

# Agenda

1:30 P.M. | Main Assembly Room  
City County Building

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- AW**.....Automatically Withdrawn
- W**..... Vote on to be Withdrawn
- T** (*A list of Tabled items may be seen at the end of this Agenda*) ..... Vote on to be Tabled
- U** ..... Vote on to be Untabled
- C**..... Heard on Consent requiring a vote

Items recommended for approval on consent are marked with a C and will be considered under one motion to approve *at the beginning of the meeting*. If you would like to discuss an item marked with a C, you must be present at the meeting and request that it be removed immediately following the reading of the list by the Chair. The consent list will be posted by noon on Wednesday before the meeting.

For information regarding any agenda item, please visit our web site at [knoxplanning.org/agenda](http://knoxplanning.org/agenda). If you are not an applicant and you are interested in speaking during the meeting about a specific agenda item, visit [knoxplanning.org/act](http://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to submit your request.

| <b>Item No.</b> |   | <b>File No.</b>   |
|-----------------|---|---|
| <b>1.</b>       |   | ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE                     |
| <b>2.</b>       | C | APPROVAL OF DECEMBER 12, 2024 AGENDA                                |
| <b>3.</b>       | C | APPROVAL OF NOVEMBER 14, 2024 MINUTES                               |
| <b>4.</b>       |   | POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOT |

# City of Knoxville

## FINAL SUBDIVISIONS

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- 5. T**      **FINAL PLAT OF ELI CORUM  
SUBDIVISION LOT 4A-1 & 5A-1**      **11-SD-24-F**  
0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council  
District 1.

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

## LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

## REZONINGS AND PLAN AMENDMENT/REZONINGS

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- 6.**      **WHITE REALTY & SERVICE  
CORPORATION**      **12-C-24-RZ**  
5941 Kingston Pike / Parcel ID 121BB041, Council District 2.  
Rezoning from C-G-3 (General Commercial) to C-G-1  
(General Commercial).

**Item No.**

**File No.**

**CONCEPTS/SPECIAL USES**

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**7. P PLEASANT VILLAGE SUBDIVISION**  
(30 Days)

**A. CONCEPT SUBDIVISION PLAN** **7-SA-24-C**  
0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

**B. SPECIAL USE** **7-A-24-SU**  
Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

**SPECIAL USES**

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**8. T CAR CONNEXION COMPLETE AUTO REPAIR** **9-A-24-SU**  
0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

**9. CALVARY CHAPEL OF KNOXVILLE**  
3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.

**A. HILLSIDE PROTECTION OVERLAY REVIEW** **9-A-24-HPA**  
Request to exceed the Hillside Protection disturbance budget by .76 acre for a place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

**B. SPECIAL USE** **9-G-24-SU**  
Proposed use: Sanctuary and podium parking for place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

**Item No.**

**File No.**

**10. P** **DAMON A FALCONNIER** **11-A-24-SU**  
 (30 Days) 0 Mineral Springs Avenue / Parcel ID 069EB03102. Proposed use: Two-family dwellings on property to be subdivided in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

**11.** **STUART ANDERSON, AIA** **11-D-24-SU**  
 0, 3303 Chapman Highway / Parcel ID 109IA006, 00701, 00702, 00703. Proposed use: Automatic Carwash in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

**12.** **BRADFORD EVOLVE TREATMENT SERVICES LLC** **12-A-24-SU**  
 6262 Clinton Highway / Parcel ID 068IC017. Proposed use: Drug/Alcohol Treatment Facility, Residential in C-H-1 (Highway Commercial), HP (Hillside Protection Overlay) District. Council District 3, Council District 5.

**13.** **JUAN HERNANDEZ** **12-C-24-SU**  
 4600 Ernestine Drive / Parcel ID 059KB01501. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

**PLANNED DEVELOPMENT**

**14.** **HEYOH DESIGN & DEVELOPMENT** **12-A-24-PD**  
 2805 Delrose Drive, 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

**Item No.**

**File No.**

**ORDINANCE AMENDMENTS**

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- |               |   |                   |
|---------------|---|-------------------|
| <b>15. AW</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>Consideration of amendments to the Knoxville City Code,<br>Appendix B, Zoning Code, Article 17.3., Nonconforming Lot<br>of Record. | <b>12-A-24-OA</b> |
|---------------|---|-------------------|

**OTHER BUSINESS**

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- |            |  |                   |
|------------|--|-------------------|
| <b>16.</b> | <b>R. BENTLEY MARLOW</b><br>1214 Calloway Street / Parcel ID 094FQ017. Appeal of an<br>administrative decision to deny a Middle Housing request. | <b>12-B-24-OB</b> |
|------------|--|-------------------|

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|------------|--|-------------------|
| <b>17.</b> | <b>R. BENTLEY MARLOW</b><br>1216 Calloway Street / Parcel ID 094FQ016. Appeal of an<br>administrative decision to deny a Middle Housing request. | <b>12-C-24-OB</b> |
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# Knox County

## FINAL SUBDIVISIONS

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- |            |  |                   |
|------------|--|-------------------|
| <b>18.</b> | <b>FINAL PLAT OF ISABEL ESTATES,<br/>PHASE 2</b><br>0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID<br>020KB068, 069, 070, 071, Commission District 8. | <b>12-SA-24-F</b> |
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## STREET NAME/SUBDIVISION NAME CHANGES

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|------------|--|--------------------|
| <b>19.</b> | <b>JIM SNOWDEN/KNOX COUNTY<br/>ENGINEERING &amp; PUBLIC WORKS</b><br>Change Andes Road to 'Bailey Farm Drive' between Ball<br>Camp Pike and northeast corner of parcel 091PA037,<br>Commission District 6. | <b>12-A-24-SNC</b> |
|------------|--|--------------------|

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|------------|--|--------------------|
| <b>20.</b> | <b>JIM SNOWDEN/KNOX COUNTY<br/>ENGINEERING &amp; PUBLIC WORKS</b><br>Change Ball Camp Pike to 'Bailey Farm Drive' between west<br>corner of parcel 104 046 and Andes Road, Commission<br>District 6. | <b>12-B-24-SNC</b> |
|------------|--|--------------------|

## PLANS, STUDIES, REPORTS

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

## REZONINGS AND PLAN AMENDMENT/REZONINGS

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- |              |   |                   |
|--------------|---|-------------------|
| <b>21. W</b> | <b>MESANA INVESTMENTS, LLC</b><br>0 Strawberry Plains Pike / Parcel ID 096 49 (part of),<br>Commission District 9. Rezoning from A (Agricultural) to PR<br>(Planned Residential) up to 5 du/ac. | <b>10-I-24-RZ</b> |
|--------------|---|-------------------|

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**22.** **DAVID HARBIN** **11-A-24-RZ**  
7507 Ball Camp Pike / Parcel ID 091 20103, Commission District 6. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) at 8 du/ac.

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**23. AW** **MESANA INVESTMENTS, LLC** **11-I-24-RZ**  
5027 Tazewell Pike / Parcel ID 049 01101, Commission District 8. Rezoning from RB (General Residential) to PR (Planned Residential) up to 10 du/ac.

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**24. W** **MESANA INVESTMENTS, LLC**  
0 Strawberry Plains Pike / Parcel ID 096 049 (part of), Commission District 9.

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**A. COMPREHENSIVE PLAN AMENDMENT** **11-F-24-PA**  
From RC (Rural Conservation), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection).

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**B. REZONING** **11-T-24-RZ**  
From RB (General Residential) to PR (Planned Residential) 9 du/ac.

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**25.** **HOMESTEAD LAND HOLDINGS, LLC** **12-A-24-RZ**  
1824 N Campbell Station Road / Parcel ID 117 014, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in the Planned Growth Area.

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**26.** **BENJAMIN C. MULLINS** **12-B-24-RZ**  
4923 Shipe Road / Parcel ID 040 166, Commission District 8. Rezoning from PR (Planned Residential) up to 2.5 du/ac to PR (Planned Residential) up to 5 du/ac.

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- 27.**                    **MESANA INVESTMENTS, LLC**                    **12-D-24-RZ**  
205 N Wooddale Road / Parcel ID 062 047, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.
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- 28.**                    **EVER ARIAS**                    **12-E-24-RZ**  
1420 Chert Pit Road / Parcel ID 105 112, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).
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- 29.**                    **RANDY GUIGNARD**                    **12-F-24-RZ**  
0 Parkerhill Lane / Parcel ID 060PC014, Commission District 8. Rezoning from RA (Low Density Residential), CA (General Business) to PR (Planned Residential) up to 3 du/ac.
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- 30.**                    **BENJAMIN C. MULLINS**                    **12-G-24-RZ**  
6350 Clinton Highway / Parcel ID 068IB009, Commission District 7. Rezoning from A (Agricultural), CA (General Business) to RB (General Residential).
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- 31.**                    **BENJAMIN C. MULLINS**                    **12-H-24-RZ**  
6356 Clinton Highway / Parcel ID 068IB008, Commission District 7. Rezoning from A (Agricultural) to CA (General Business).



**Item No.**

**File No.**

CONCEPTS/DEVELOPMENT PLANS

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**32. THE FARM AT BEAVER RIDGE**

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**A. CONCEPT SUBDIVISION PLAN** **7-SE-24-C**  
 2713 Byington Beaver Ridge Road / Parcel ID 090 116,  
 Commission District 6.

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**B. DEVELOPMENT PLAN** **7-C-24-DP**  
 Proposed use: Attached residential subdivision in PR  
 (Planned Residential) up to 4 du/ac District.

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**33. TIPTON STATION SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN** **10-SB-24-C**  
 2814 Tipton Station Road / Parcel ID 148 049,  
 Commission District 9.

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**B. DEVELOPMENT PLAN** **10-C-24-DP**  
 Proposed use: Detached residential subdivision in F  
 (Floodway), A (Agricultural), PR(k) (Planned Residential)  
 up to 4 du/ac District.

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**34. COOPER MEADOWS LANE**

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**A. CONCEPT SUBDIVISION PLAN** **11-SC-24-C**  
 0, 7740 Cooper Meadows Lane / Parcel ID 020 12002,  
 12001, Commission District 8.

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**B. DEVELOPMENT PLAN** **11-C-24-DP**  
 Proposed use: Single-Family subdivision in PR (Planned  
 Residential) up to 4 du/ac District.

**35. P**  
(30 Days)

**THE RIDGE AT NEALS LANDING**

**A. CONCEPT SUBDIVISION PLAN**

0 Limelight Lane / Parcel ID 061 071, Commission District 8.

**11-SD-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

**11-F-24-DP**

**36.**

**8014 ASHEVILLE HIGHWAY**

**A. CONCEPT SUBDIVISION PLAN**

0, 8003 Strawberry Plains Pike; 7920, 8014 Asheville Highway / Parcel ID 073 08003, 08008, 062 165 (part of), 062 164, Commission District 8.

**11-SG-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac and CA (General Business) Districts.

**11-J-24-DP**

**37.**

**PEBBLE CREEK SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN**

842 E Raccoon Valley Drive / Parcel ID 026 057, Commission District 7.

**12-SA-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 3.5 du/ac District.

**12-A-24-DP**

38.

**ROWLAND MANOR**

**A. CONCEPT SUBDIVISION PLAN**

3324 Swafford Road / Parcel ID 103 073 (part of),  
Commission District 6.

**12-SB-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Detached residential subdivision in PR  
(Planned Residential) up to 3 du/ac, F (Floodway)  
District.

**12-C-24-DP**

39.

**HUMBERTO RODRIGUEZ PROPERTY -  
CURETON ROAD**

**A. CONCEPT SUBDIVISION PLAN**

0 Cureton Road / Parcel ID 105 00401, Commission  
District 6.

**12-SC-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Attached residential subdivision in PR  
(Planned Residential) up to 5 du/ac (pending) District.

**12-D-24-DP**

40.

**BLACK RIDGE POINTE, UNIT 2**

**A. CONCEPT SUBDIVISION PLAN**

0, 11912 Black Road / Parcel ID 130 05805, 05810,  
Commission District 6.

**12-SD-24-C**

**B. DEVELOPMENT PLAN**

Proposed use: Attached residential subdivision in PR  
(Planned Residential) up to 2.99 du/ac District.

**12-E-24-DP**

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**41.**                    **BRACKETT RD SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN**

**12-SE-24-C**

0 Brackett Road / Parcel ID 020 13207, Commission District 8.

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**B. DEVELOPMENT PLAN**

**12-H-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

**CONCEPTS/USES ON REVIEW**

*None*

**DEVELOPMENT PLANS**

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**42.**                    **DOUG JUSTUS/JELLY BEAN PROPERTIES LLC**

**8-A-24-DP**

0 Crenshaw Road / Parcel ID 147 109. Proposed use: Multi-dwelling development in PR(k) (Planned Residential) up to 8 du/ac District. Commission District 9.

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**43.**                    **TIM AND WYNTER MANIS**

**12-B-24-DP**

2310 Drinnen Road / Parcel ID 098 071. Proposed use: Single-family house in PR (Planned Residential) up to 0.5 du/ac District. Commission District 9.

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**44.**                    **BATSON HIMES NORVELL AND POE**

**12-F-24-DP**

0 Bakertown Road / Parcel ID 091 25603. Proposed use: Gas station with convenience store and car wash in PC(k) (Planned Commercial) District. Commission District 6.

- 45.**                    **RICHARD LEMAY**                    **12-G-24-DP**  
1308, 1316 Lovell Road / Parcel ID 118HC004, 005.  
Proposed use: Grading plan for multi-family building in RB  
(General Residential), TO (Technology Overlay), PC (Planned  
Commercial) District. Commission District 3.

**USES ON REVIEW**

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- 46.**                    **TOMMY HUNT**                    **11-B-24-UR**  
1025 Concord Road / Parcel ID 153 03703 (part of).  
Proposed use: Fueling station and restaurant in CN  
(Neighborhood Commercial) District. Commission District 5.

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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- 47.**                    **HOMESTEAD LAND HOLDINGS, LLC**                    **12-A-24-OB**  
0 English Ivy Lane/ Parcel ID 129 12601 (part of).  
Consideration of a request for an extension of a previously  
approved concept plan. Commission District 6.

**Adjournment**

**Item No.**

**File No.**

**TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY IN ORDER OF TABLED DATE**

Actions to untable items are heard under Agenda Item 4.

**1. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)**

(Tabled date 1/11/2024)

**A. CONCEPT SUBDIVISION PLAN** **12-SG-23-C**  
0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

**B. DEVELOPMENT PLAN** **12-H-23-DP**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**2. LANTERN PARK**

(Tabled 3/7/2024)

**A. CONCEPT SUBDIVISION PLAN** **12-SF-23-C**  
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

**B. DEVELOPMENT PLAN** **12-G-23-DP**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**3. BENJAMIN C. MULLINS**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

**2-B-24-DP**

**Item No.**

**File No.**

4. **R. BENTLEY MARLOW** 8-B-23-OA  
 Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. (Tabled 3/7/2024)

5. **YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC** 6-A-24-UR  
 0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024)

6. **LEAH METCALF** 5-C-24-SU  
 0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024)

7. **KNOXVILLE-KNOX COUNTY PLANNING** 8-A-24-CP  
 Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)

8.

**ANDREW THOMAS**

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)

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**A. NORTH CITY SECTOR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).

**7-G-24-SP**

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**B. ONE YEAR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).

**7-G-24-PA**

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**C. REZONING**  
From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**7-P-24-RZ**