

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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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. If you are not an applicant and you are interested in speaking during the meeting about a specific agenda item, visit knoxplanning.org/act no later than Thursday at 9:00 a.m. before the meeting to submit your request.

Item No. **File No.**

1. ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

2. C APPROVAL OF JULY 11, 2024 AGENDA

3. C APPROVAL OF JUNE 13, 2024 MINUTES

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Knox County

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

None

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

**5. BRAD ANDERS KNOX COUNTY
EMERGENCY COMMUNICATIONS
DISTRICT**

7-A-24-SNC

Change the street name of “Debusk Lane” from Kingston Pike to its northern terminus to “Frontier House Lane.”

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. THUNDER MOUNTAIN PROPERTIES

8744 Chapman Highway / Parcel ID 138 104 (part of),
Commission District 9.

A. COMPREHENSIVE PLAN AMENDMENT

7-I-24-PA

(Formerly 1-G-24-SP) From TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed Use), HP (Hillside Protection) to CMU (Commercial Mixed Use), HP (Hillside Protection).

B. REZONING

1-L-24-RZ

From A (Agricultural) to CA (General Business).

Item No.**File No.**

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- 13.** **BENJAMIN C. MULLINS** **7-G-24-RZ**
717 W Governor John Sevier Highway / Parcel ID 137 013,
Commission District 9. Rezoning from RA (Low Density
Residential) to PR (Planned Residential) up to 12 du/ac.
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- 14.** **RALPH SMITH** **7-H-24-RZ**
2101, 2103, 2105 Rosewood Road / Parcel ID 060DA00201,
003, 004, Commission District 8. Rezoning from A
(Agricultural) to RA (Low Density Residential).
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- 15.** **JOHN KANDEL** **7-L-24-RZ**
309 Highland View Drive / Parcel ID 150BA003, Commission
District 9. Rezoning from A (Agricultural) to RA (Low Density
Residential).
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- 16.** **PRIYANKA PATEL** **7-M-24-RZ**
8529 Asheville Highway / Parcel ID 062 211, Commission
District 8. Rezoning from A (Agricultural) to CA (General
Business).
-
- 17. AP** **PETR FESYUK** **7-Q-24-RZ**
(30 Days) 7404 Willow Fork Lane / Parcel ID 038 122 (part of),
Commission District 7. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 6 du/ac.
-
- 18.** **MESANA INVESTMENTS, LLC** **7-U-24-RZ**
3239 George Light Road / Parcel ID 089 166, Commission
District 6. Rezoning from A (Agricultural), TO (Technology
Overlay) to PR (Planned Residential) up to 5 du/ac, TO
(Technology Overlay).

19. **MESANA INVESTMENTS, LLC** **7-V-24-RZ**
7803, 7805, 7807 Sevierville Pike / Parcel ID 125 041,
04301, 04001, Commission District 9. Rezoning from RA
(Low Density Residential), A (Agricultural) to PR (Planned
Residential) up to 5 du/ac.

20. **THUNDER MOUNTAIN PROPERTIES** **7-W-24-RZ**
8802 Sevierville Pike, 8744 Chapman Highway / Parcel ID
138 270, 104 (part of), Commission District 9. Rezoning
from A (Agricultural) to PR (Planned Residential) up to 5
du/ac.

CONCEPTS/DEVELOPMENT PLANS

21. P **HOROBET ON BOB GRAY ROAD**
(30 Days)

A. CONCEPT SUBDIVISION PLAN **6-SB-24-C**
0 Pellissippi Parkway / Parcel ID 118 071, Commission
District 3.

B. DEVELOPMENT PLAN **6-E-24-DP**
Proposed use: Attached residential subdivision in PR(k)
(Planned Residential) up to 10 du/ac District.

22. **MAYNARDVILLE PIKE SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **7-SB-24-C**
7933 Maynardville Pike / Parcel ID 029 001,
Commission District 7.

B. DEVELOPMENT PLAN **7-D-24-DP**
Proposed use: Detached residential subdivision in PR
(Planned Residential) up to 2.6 du/ac, F (Floodway)
Districts.

23. **BELLTOWN COMMERCIAL** 7-SD-24-C
4714 W Emory Road, 0 Freedom Bell Avenue / Parcel ID 066
121 (part of), 122 (part of), Commission District 6.

24. AP **THE FARM AT BEAVER RIDGE**
(30 Days)

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

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

CONCEPTS/USES ON REVIEW
None

DEVELOPMENT PLANS

25. **URBAN ENGINEERING, INC.** 7-A-24-DP
0 Spring Bluff Way / Parcel ID 103MA001, 002, 003.
Proposed use: Commercial development in PC (Planned
Commercial), TO (Technology Overlay) Districts.
Commission District 6.

26. **DALTON MADDOX** 7-B-24-DP
0 Grassy Knoll Road / Parcel ID 079JE004, 003, 002
Proposed use: Conceptual master plan, phase 2, for the
Grassy Creek Commercial Development (lots 2-4) in CA(k)
(General Business) District. Commission District 6.

27. **RON WHITTAKER** 7-F-24-DP
7707, 7709 Bell Road / Parcel ID 20 10102. Proposed use:
Garage apartment in PR (Planned Residential) up to 3 du/ac
District. Commission District 7.

28. **W. SCOTT WILLIAMS & ASSOCIATES** 7-G-24-DP
3479 Sparks Scenic Way / Parcel ID 91 G B 018. Proposed
use: Peripheral setback reduction from 25 ft to 20 ft on lot
18 in PR (Planned Residential) up to 3 du/ac District.
Commission District 6.

29. **TIM WELLS** 7-H-24-DP
5283 Fountainhead Lane / Parcel ID 49 J D 004 Proposed
use: 4 detached residential lots in PR (Planned Residential)
up to 5 du/ac District. Commission District 8.

USES ON REVIEW

30. **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.

31. **TOMMY HUNT** 6-B-24-UR
1025 Concord Road / Parcel ID 153 03703 (part of).
Proposed use: Fueling station and restaurant with drive-
thru in CN (Neighborhood Commercial) District. Commission
District 5.

32. **MICHAEL FOUST** 7-A-24-UR
0 Lyons Bend Road / Parcel ID 146 30309. Proposed use:
Two detached indoor storage structures in A (Agricultural),
F (Floodway) Districts. Commission District 4.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

33. AP

**KNOXVILLE-KNOX COUNTY
PLANNING**

7-A-24-OA

(30 Days)

Consideration of amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive-Through Facilities in Section 4.108.

OTHER BUSINESS

34.

PATRICK & KIMBERLY MCGUIRE

3-A-24-OB

Consideration of Similar use determination for off-road trail riding for motorized vehicles and mountain bikes in the A (Agricultural) zone.

City of Knoxville

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

35. **FINAL PLAT OF LOT 190 & 191 OF
OVERBROOK ADDITION,
RESUBDIVISION OF A PORTION OF
LOT 22 OF RICHMOND HEIGHTS**

3-SB-24-F

0 Richmond Avenue / Parcel ID 094 H C 010 01, Council
District 3.

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

36. **RAND PARTNERS, LLC**

7-A-24-HPA

5233 McIntyre Road / Parcel ID 060PA025. Proposed use:
Request to exceed the Hillside Protection disturbance
budget by 3.68 acres for a single-family residential
subdivision in RN-2 (Single-Family Residential
Neighborhood), HP (Hillside Protection Overlay) District.
Council District 4.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

37.

CHIA HSIANG WU

925, 929, 933 Maryville Pike / Parcel ID 122DE010, 011, 012,
Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

7-B-24-SP

From HI (Heavy Industrial) to LI (Light Industrial).

B. ONE YEAR PLAN AMENDMENT

7-B-24-PA

From HI (Heavy Industrial) to LI (Light Industrial).

C. REZONING

5-C-24-RZ

Rezoning from RN-4 (General Residential
Neighborhood) to I-MU (Industrial Mixed-Use).

38.

**MADDOX CONSTRUCTION
COMPANY INC.**

100 E Inskip Drive / Parcel ID 068LG003, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-A-24-SP

From NC (Neighborhood Commercial), GC (General
Commercial) to LI (Light Industrial).

B. ONE YEAR PLAN AMENDMENT

7-A-24-PA

From NC (Neighborhood Commercial), GC (General
Commercial) to LI (Light Industrial).

C. REZONING

7-C-24-RZ

From C-N (Neighborhood Commercial) to I-G (General
Industrial).

39. AP
(30 Day)

KOKILA ESTATES, LLC

5303 Jacksboro Pike, 3225 Essary Drive / Parcel ID
058DK020, 022, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT **7-D-24-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

B. ONE YEAR PLAN AMENDMENT **7-C-24-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

C. REZONING **7-D-24-RZ**
From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

40. **BENJAMIN C. MULLINS** **7-E-24-RZ**
315 Erin Drive / Parcel ID 121HA007, Council District 2.
Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

41. **HOMESTEAD LAND HOLDINGS, LLC**
962 N Gallaher View Road / Parcel ID 106 P A 037, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT **7-C-24-SP**
From LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT **7-D-24-PA**
From LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection), SP (Stream Protection).

C. REZONING

7-I-24-RZ

From RN-1(Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District).

42.

KARM RESTORATION, LLC

7-J-24-RZ

2909 N Broadway / Parcel ID 081DB01201 (part of), Council District 5. Rezoning from O (Office), F (Floodplain Overlay) to C-G-2 (General Commercial), F (Floodplain Overlay).

43. AP
(30 Days)

ST. JOHN'S CATHEDRAL

824 Melrose Place / Parcel ID 108CF007, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

7-E-24-SP

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

B. ONE YEAR PLAN AMENDMENT

7-E-24-PA

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

C. REZONING

7-K-24-RZ

From O (Office) to CU-1 (Cumberland Avenue).

44.

TAYLOR D. FORRESTER

7-N-24-RZ

5900, 5902 Kingston Pike / Parcel ID 121BA014, 013, Council District 2. Rezoning from C-G-3 (General Commercial) to C-G-1 (General Commercial).

45. **COMMERCIAL REDEVELOPMENT,
LLC**

3514, 3520 Sevier Avenue / Parcel ID 109FM021, 020,
Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT **7-F-24-SP**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

B. ONE YEAR PLAN AMENDMENT **7-F-24-PA**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

C. REZONING **7-O-24-RZ**
From RN-2 (Single-Family Residential Neighborhood) to
RN-7 (Multi-Family Residential Neighborhood).

46. **ANDREW THOMAS**

1210 W Parkway Avenue / Parcel ID 069AD01101, Council
District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT **7-G-24-SP**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

B. ONE YEAR PLAN AMENDMENT **7-G-24-PA**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

C. REZONING **7-P-24-RZ**
From RN-2 (Single-Family Residential Neighborhood) to
RN-4 (General Residential Neighborhood).

Item No.

File No.

CONCEPTS/SPECIAL USES

50. P
(30 Days)

MONTEREY OAKS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **5-SC-24-C**
 0 Monterey Road / Parcel ID 068PC01418, Council District 3.

B. SPECIAL USE **5-A-24-SU**
 Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

51. AP
(30 Days)

PLEASANT VILLAGE SUBDIVISION

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

52. T

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.

Item No.

File No.

ORDINANCE AMENDMENTS

58. P **CITY OF KNOXVILLE** **4-A-24-OA**
 (30 Days) Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsection G to Article 10.1, General Development Requirements to add standards for flag lots and lots using access easements.

59. P **KNOXVILLE-KNOX COUNTY PLANNING** **5-B-24-OA**
 (30 Days) Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, Table 5-2, Commercial Districts Design Standards, to add design standards to the C-G-1 district.

OTHER BUSINESS

60. **KNOXVILLE-KNOX COUNTY PLANNING COMMISSION** **7-A-24-OB**
 The Planning Commission Chair will appoint the Planning Commission Executive Committee members for the 2024-2025 term.

Adjournment

4. **WILKINSON SUBDIVISION**
(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN **7-SC-23-C**
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

B. DEVELOPMENT PLAN **7-A-23-DP**
Proposed use: Detached residential house and
reduction of peripheral setbacks in PR(k) (Planned
Residential) District.

5. **R. BENTLEY MARLOW (REVISED)** **8-E-23-OA**
Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 12.2.A Landscape Plan
Required, to amend language regarding required landscape
plans; Article 12.2.B, Content of Landscape Plan, adding
language regarding the requirement for landscape plans to
specify the exact species of plantings for residential lots
with a disturbed area of less than 10,000 sf; and Article 12.8
Buffer Yards, to amend or remove language regarding
buffer yards. All Council Districts. (Tabled date 11/9/2023)

6. **MILLERTOWN VILLAS** **9-SA-23-C**
4602 Millertown Pike / Parcel ID 059 M E 005, Council
District 4. (Tabled date 11/9/2023)

7. **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.

8. **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.

9. **BENJAMIN C. MULLINS** **2-B-24-DP**
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)

10. **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)

11. **W** **616 NORTH WOODDALE ROAD**
(Tabled 6/13/2024)

A. CONCEPT SUBDIVISION PLAN **6-SC-24-C**
616 N Wooddale Road / Parcel ID 61 057, Commission
District 8.

B. DEVELOPMENT PLAN

6-F-24-DP

Proposed use: 70-lot single family subdivision in PR
(Planned Residential) up to 3 du/ac District.