

Agenda

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

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- 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 Vote on to be Withdrawn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 JUNE 8, 2023 AGENDA	
3.	C	APPROVAL OF MAY 11, 2023 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

5.	LISA OLIVER Request closure of Eakers Street between the northeast property line of parcel 109GE028 and its southern terminus, Council District 1.	6-A-23-SC
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6.	UNIVERSITY OF TN Request closure of Riverside Drive / Kreis Road between southwest corner of parcel 096 01104 and its southern terminus, Council District 6.	6-B-23-SC
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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

7.

VICTOR JERNIGAN

522 and 524 Victory Street / Parcel ID 108 A C 017 and 018, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From MDR/O (Medium Density Residential/Office) to MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside).

4-I-23-SP

B. ONE YEAR PLAN AMENDMENT

From MDR/O (Medium Density Residential/Office) to MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside).

4-G-23-PA

C. REZONING

From RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

4-P-23-RZ

8.

ZACHARY TETLEY/NEXUS PARTNERS, LLC

1909 and 1915 Hoitt Avenue / Parcel ID 082 H H 035 and 034, Council District 4. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

6-A-23-RZ

9.

JUAN HERNANDEZ

3705 Valley View Drive / Parcel ID 070 B A 012, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and PD (Planned Development) to RN-4 (General Residential Neighborhood).

6-C-23-RZ

10. **DAMON FALCONNIER** **6-E-23-RZ**
0 and 237 Chickamauga Avenue / Parcel ID 081 B G 032 and 031, Council District 5. Rezoning from RN-2 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood) and IH (Infill Housing Overlay).

11. **GORDON SMITH** **6-F-23-RZ**
1902 Forest Avenue / Parcel ID 094 N P 02801, Council District 1. Rezoning from O (Office) to RN-6 (Multi-Family Residential Neighborhood).

12. **FRANCO IRAKOZE** **6-G-23-RZ**
0 Sterchi Street / Parcel ID 094 A J 019, Council District 3. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

13. **DAVID BUCKNER** **6-K-23-RZ**
0 and 112 Shipman Drive / Parcel ID 069 E A 027 and 028, Council District 5. Rezoning from RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to O (Office) and HP (Hillside Protection Overlay).

CONCEPT PLANS

14. **5117 LONAS DRIVE SUBDIVISION** **4-SB-22-C**
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

15. **SHANNON HILLS SUBDIVISION** **5-SA-23-C**
4900 Shannon Lane / Parcel ID 059 B A 035, Council District 4.

16. **6702 WESTLAND DR** **6-SD-23-C**
6702 Westland Drive / Parcel ID 121 P B 024, Council District 2.

Item No.

File No.

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| 17. | AP
(30 days) | THE WOODS AT LONAS DRIVE
0 Yosemite Trail, 0 Lance Drive, 0 and 4933 Lonas Drive /
Parcel ID 107 B A 018 and 01801, 107GB025 and 004,
Council District 2. | 6-SG-23-C |
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SPECIAL USES

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| 18. | WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood
Commercial), IH (Infill Housing Overlay) District. Council
District 4. | 4-A-23-SU |
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| 19. | PETER DADZIE
2553 Western Avenue / Parcel ID 094 A A 017. Proposed
use: Nightclub in C-H-1 (Highway Commercial) District.
Council District 5. | 6-A-23-SU |
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| 20. | COMMERCIAL SITE DESIGN,
SAMBATEK PC NC
2900 North Broadway / Parcel ID 081 D C 004. Proposed
use: Drive-through facility for a restaurant in C-G-2 (General
Commercial) and IH (Infill Housing Overlay) District. Council
District 4. | 6-B-23-SU |
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FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

21. **KNOXVILLE-KNOX COUNTY PLANNING** **8-A-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts.

22. **CITY OF KNOXVILLE** **6-B-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 17.3 Nonconforming Lot of Record, to clarify the definition of lot of record, and relocating the definition of lot of record from Article 17.3 Nonconforming Lot of Record to Article 2.3 Definitions.

OTHER BUSINESS

23. **CITY OF KNOXVILLE** **6-A-23-OB**

Consideration of Plans of Service: 1-05-23-AX - 7624 Sabre Drive, Tax I.D. 120ND03100, an area generally described as being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 47, City Block 47665 of the City of Knoxville Tennessee, abutting the eastern right-of-way of Sabre Road and being approximately 0.64 acres; 2-05-23-AX - 2920 Dresser Road, Tx I.D. 122OJ00201, an area generally described as being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, to be within Ward 25, City Block 25916 of the City of Knoxville Tennessee, abutting the eastern right-of-way of Dresser Road and being approximately 5.29 acres.

Item No.

File No.

Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

24.	DOMINGO GARCIA 1533 Forrester Road / Parcel ID 047 E B 016, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	6-B-23-RZ
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25.	JACK SMITH 3416 Zion Lane / Parcel ID 0 091 03901, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.	6-D-23-RZ
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26.	ROY ANDERSON AND STEPHEN PADGETT 842 East Raccoon Valley Drive / Parcel ID 026 057, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	6-H-23-RZ
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27.	TROWBRIDGE LAND HOLDINGS, LLC 8103 Norris Freeway and 8150 Pelleaux Road / Parcel ID 028 057, and 021, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	6-I-23-RZ
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28. **TROWBRIDGE LAND HOLDINGS, LLC** **6-J-23-RZ**
7816 Ball Camp Pike / Parcel ID 091 226, Commission
District 6. Rezoning from I (Industrial) and A (Agricultural) to
PR (Planned Residential) up to 5 du/ac.

29. **TAYLOR D FORRESTER**
1110 and 1112 Lovell Road / Parcel ID 118 061 and 062,
Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT** **6-A-23-SP**
From O (Office) to GC (General Commercial).

B. REZONING **6-L-23-RZ**
From OB (Office, Medical, and Related Services) and TO
(Technology Overlay) to CB (Business and
Manufacturing) and TO (Technology Overlay).

CONCEPT AND DEVELOPMENT PLANS

30. **MAYHEW SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **6-SA-23-C**
7642 Old Clinton Pike / Parcel ID 067 A B 01303,
Commission District 7.

B. DEVELOPMENT PLAN **6-A-23-DP**
Proposed use: Attached residential subdivision in PR
(Planned Residential) pending District.

OTHER BUSINESS

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| 44. | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of the FY 2024 Operating Budget for
Knoxville-Knox County Planning. | 6-B-23-OB |
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| 45. | KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION
Discussion on changing the name of the Knoxville-Knox
County Planning Commission. | 6-C-23-OB |
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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. TERRY E. ROMANS**
 0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

 - A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **5-A-22-SP**
 From AG (Agricultural) to RR (Rural Residential).

 - B. REZONING** **5-A-22-RZ**
 From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

- 2. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3** **7-SE-22-F**
 326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8/11/2022)

- 3. GABRIEL W. RATCLIFFE** **11-A-22-RZ**
 2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

- 4. U BEELER ROAD SUBDIVISION**

 - A. CONCEPT SUBDIVISION PLAN** **1-SF-23-C**
 0 Beeler Road / Parcel ID 029 18803, Commission District 8. (Tabled date 3/9/2023)

 - A. DEVELOPMENT PLAN** **1-E-23-DP**
 Proposed use: Detached residential subdivision in PR (Planned Residential) District. (Tabled date 3/9/2023)