

- 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 Vote on to be Withdrawn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 OCTOBER 5, 2023 AGENDA	
3.	C	APPROVAL OF SEPTEMBER 14, 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. ERIC FORRESTALL** **10-A-23-AC**
Request closure of an unnamed alley originating at Wilson Avenue and terminating between 503 Houston Street (Parcel ID 082KP016) and 2758 Wilson Avenue (Parcel ID 082KP013) at an unnamed alley, Council District 6.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

- 6. MAPLE LANE HOMES LLC**
0 Westridge Drive / Parcel ID 106 N K 01701, Council District 2.
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- A. NORTHWEST CITY SECTOR PLAN AMENDMENT** **10-E-23-SP**
From CI (Civic and Institutional) to LDR (Low Density Residential).
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- B. ONE YEAR PLAN AMENDMENT** **10-E-23-PA**
From CI (Civic and Institutional) to LDR (Low Density Residential).

10.

ERIKA AYALA MUNOZ

0 Merchant Drive / Parcel ID 080 J B 01801 (part of), Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

10-B-23-SP

B. ONE YEAR PLAN AMENDMENT

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

10-B-23-PA

C. REZONING

From OP (Office Park) and HP (Hillside Protection Overlay) to C-G-1 (General Commercial) and HP (Hillside Protection Overlay).

10-B-23-RZ

11.

JUAN HERNANDEZ

4600 Ernestine Drive / Parcel ID 059 K B 01501, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

10-C-23-SP

B. ONE YEAR PLAN AMENDMENT

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

10-C-23-PA

C. REZONING

10-D-23-RZ

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

12.

MATT. W BRAZILLE, PE

1500 Fort Promise Drive, 1203 and 1331 West Oldham Avenue / Parcel ID 094 B C 002, 003 and 004, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

10-D-23-SP

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use-Neighborhood Center) and HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT

10-D-23-PA

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use-Neighborhood Center) and HP (Hillside Protection).

C. REZONING

10-H-23-RZ

From RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial) and HP (Hillside Protection Overlay).

13.

JIM FOX

10-M-23-RZ

707 Delapp Drive / Parcel ID 069 A A 01101, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

Item No.**File No.****FINAL SUBDIVISIONS***None***PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS**

20.**CITY OF KNOXVILLE****10-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Articles 7.02.E.10, 7.02.F.1.c, 7.0.2.F.11, 7.0.2.G.3, and 7.0.2.H.5 to correct references pertaining to the City of Knoxville Board of Zoning Appeals and Variances, Article 7.0.2.F.8.c. to limit the percentage of ground floor transparency variances and permitted deviations for minimum interior and rear setbacks for stand-alone parking lots in the South Waterfront Districts, and Article 7.1.4.D.1. to provide standards for stand-alone surface parking lots in the South Waterfront District. All Council Districts.

21.**CITY OF KNOXVILLE****10-B-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types , 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations , and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards. All Council Districts.

Item No.**File No.**

26. P (30 days)	R. BENTLEY MARLOW (REVISED) 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.	8-E-23-OA
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OTHER BUSINESS*None*

Knox County

STREET NAME CHANGES
None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
None

REZONINGS AND PLAN AMENDMENT/REZONINGS

27.

BLACKMON CONSTRUCTION (REVISED)

4904 and 4900 E Emory Road / Parcel ID 029 058 and 05701, Commission District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) to MDR (Medium Density Residential)

10-F-23-SP

B. REZONING

From PR (Planned Residential) up to 5 du/ac and A (Agricultural) to PR (Planned Residential) up to 6.0 du/ac.

9-J-23-RZ

28.

MILES MORRISON

8255 and 8263 Dove Wing Lane / Parcel ID 028 11208, Commission District 7. Rezoning from PR (Planned Residential) from 1-3 du/ac to A (Agricultural).

10-C-23-RZ

29.

A STEP TOWARDS HOME

7816 Ball Camp Pike / Parcel ID 091 226, Commission District 6. Rezoning from: for the portion of the parcel zoned A (Agricultural) to PR (Planned Residential) up to 3.25 du/ac and for the portion of the parcel zoned I (Industrial) to PR (Planned Residential) up to 5 du/ac.

10-E-23-RZ

35.

HOLSTON SPRINGS LLC

1144 Wooddale Church Road and 733 McCubbins Road /
Parcel ID 073 203 (part of), Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

10-G-23-SP

B. REZONING

From A (Agricultural) to OS (Open Space).

10-L-23-RZ

CONCEPT AND DEVELOPMENT PLANS

36. T

WILKINSON SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

7-SC-23-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

7-A-23-DP

37.

CMH HOMES, INC ON TIPTON STATION ROAD

A. CONCEPT SUBDIVISION PLAN

2116 and 2120 Tipton Station Road / Parcel ID 148
10804 and 10806, Commission District 9.

10-SB-23-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR (Planned Residential) (pending) District.

10-B-23-DP

42. **EMPOWER AT VALLEY GREEN FARM** 10-B-23-UR
0 Clark Drive / Parcel ID 010 09401. Proposed use:
Farming, educational, and religious development for young
adults in A (Agricultural) District. Commission District 8.

43. **HOLSTON SPRINGS LLC** 10-C-23-UR
1144 Wooddale Church Road and 733 McCubbins Road /
Parcel ID 073 203, Commission District 8. Proposed use:
Rural retreat in A (Agricultural) District. Commission District
8.

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

44. **FINAL PLAT OF ISABEL ESTATES** 10-SA-23-F
6517 Brackett Road / Parcel ID 020 132, Commission
District 8.

45. **FINAL PLAT OF SPARKS MEADOW
SUBDIVISION** 10-SB-23-F
6917 Ball Road / Parcel ID 091 07709, Commission District
6.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

46. **DANEEN STALLINGS** **10-A-23-OB**
8537 Asheville Highway. Consideration of a Similar Use
Determination for a small dog grooming shop in OB (Office,
Medical and Related Services). Commission District 8.

47. **KNOXVILLE-KNOX COUNTY** **10-B-23-OB**
PLANNING
Consideration of approval of previously recorded final plats
that are in substantial conformance with the concept plan.
Multiple City and County Districts.

Adjournment

