

- 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 Vote on to be Withdrawn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 SEPTEMBER 8, 2022 AGENDA	
3.	C	APPROVAL OF AUGUST 11, 2022 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.

File No.

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

5.

ERIC FORRESTALL

9-A-22-AC

Request closure of unnamed alley between Katherine Avenue and the southern termination point of the alley, Council District 5.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

6.

KNOXVILLE-KNOX COUNTY PLANNING

9-A-22-CP

Consideration of proposed amendments to the 2018 Major Road Plan for the City of Knoxville and Knox County to comply with Public Chapter 1128.

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. **MARIEL WILLIAMSON** **8-A-22-RZ**
2302 Ridgcrest Drive / Parcel ID 058 G F 013, Council
District 4. Rezoning from RN-1 (Single-Family Residential
Neighborhood) / HP (Hillside Protection Overlay) to RN-2
(Single-Family Residential Neighborhood) / HP (Hillside
Protection Overlay).

8. **RALPH SMITH** **9-C-22-RZ**
6357, 0, 6367, 6345 and 6361 Clinton Highway / Parcel ID
068 P A 01105, 01106, 011, 01104 and 01101, Council
District 3. Rezoning from AG (Agricultural) and HP (Hillside
Protection Overlay) to RN-1 (Single-Family Residential
Neighborhood) and HP (Hillside Protection Overlay).

9. W JUSTIN QUINN **9-E-22-RZ**
934 W. Oak Hill Avenue / Parcel ID 081 O K 002, Council
District 6. Rezoning from RN-2 (Single-Family Residential
Neighborhood) to RN-3 (General Residential
Neighborhood).

SPECIAL USES

10. **RD BUFFAT, LLC** **9-A-22-SU**
5233 McIntyre Road / Parcel ID 060 P A 025. Proposed use:
Removal of the previously approved planned district (C)
designation in RN-2 (Single-Family Residential
Neighborhood) and HP (Hillside Protection Overlay)
Districts. Council District 4.

11. **TENNESSEE AUTO SALVAGE &
RECYCLING, INC.** **9-B-22-SU**
4912 Rutledge Pike / Parcel ID 071 H B 003. Proposed use:
Auto and salvage yard in I-H (Heavy Industrial) and HP
(Hillside Protection Overlay) Districts. Council District 4.

Item No.

File No.

FINAL SUBDIVISIONS

- | | | |
|------------|---|-----------|
| 12. | <p>RESUBDIVISION OF MARS RIDGE PROPERTY
 651 Mars Hill Road / Parcel ID 119 D D 00305, Council District 2.</p> | 9-SB-22-F |
|------------|---|-----------|
-

- | | | |
|------------|---|-----------|
| 13. | <p>FINAL PLAT OF LOT 24, SEQUOYAH GARDENS SUBDIVISION
 4312 Thistlewood Way / Parcel ID 107 L A 046, Council District 2.</p> | 9-SC-22-F |
|------------|---|-----------|

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

- | | | |
|------------|---|-----------|
| 14. | <p>CITY OF KNOXVILLE
 Consideration of a Plan of Service: 01-08-22.AX - 3101 Lakemoor Station Way, Tax ID135GA009 (part of); formerly known and described as 3113 Maloney Rd., Tax ID 135GA005; 3117 Maloney Rd., Tax ID 135GA006 and 0 Jonathan Way, Tax ID 135GA00501.
 Property abutting the northern right-of-way of Maloney Road, lying approximately 600 feet east of the intersection with Maloney Road and Dresser Road. [The 3 former parcels listed were combined with 2 adjacent parcels to make 1 lot of record, final plat recorded 4/14/2022.]</p> | 9-A-22-OB |
|------------|---|-----------|

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

15.

BENJAMIN C. MULLINS (REVISED)

0 Palestine Lane / Parcel ID 141 079 (part of), Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

8-A-22-SP

B. REZONING

From PC (k) (Planned Commercial) to PR (Planned Residential) up to 5 du/ac.

8-C-22-RZ

16. P / W **JEFF GRISSOM**
(30 days) 6612 Brackett Road / Parcel ID 020 10412, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT **8-C-22-SP**
From LDR (Low Density Residential) to GC (General Commercial). **TO BE WITHDRAWN AT THE MEETING**

B. REZONING **8-E-22-RZ**
From RA (Low Density Residential) to CA (General Business). **TO BE POSTPONED AT THE MEETING**

17. **LINDA NATIONS**
6626 Shannon Lane / Parcel ID 124 10505, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **9-A-22-SP**
From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection.)

B. REZONING **9-A-22-RZ**
From A (Agricultural) to RA (Low Density Residential).

18. **JULIO MANUEL SOLIS ROBLERO**
3116 Mynatt Road / Parcel ID 048 04505, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT **9-B-22-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

B. REZONING **9-B-22-RZ**
From A (Agricultural) to RB (General Residential).

19. **MESANA INVESTMENTS, LLC** **9-D-22-RZ**
0 Fox Road / Parcel ID 143 112, Commission District 3.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

CONCEPT AND DEVELOPMENT PLANS

20. **ZENITH HOMES
ON RIFLE RANGE DRIVE**

A. CONCEPT SUBDIVISION PLAN **8-SC-22-C**
3009 Rifle Range Drive / Parcel ID 048 070,
Commission District 7.

B. DEVELOPMENT PLAN **8-H-22-DP**
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

21. AP **PRICE-TOOLE SUBDIVISION**
(30 days)

A. CONCEPT SUBDIVISION PLAN **9-SA-22-C**
0 E. Governor John Sevier Highway / Parcel ID 111 058
and 03605, Commission District 9.

B. DEVELOPMENT PLAN **9-A-22-DP**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

22. **DUNCAN FARM** **9-SB-22-C**
0 Duncan Farm Way / Parcel ID 146 01801, Commission
District 4.

23. **SPARKS MEADOW**

A. CONCEPT SUBDIVISION PLAN **9-SC-22-C**
6917 Ball Road / Parcel ID 091 07709, Commission
District 6.

B. DEVELOPMENT PLAN **9-C-22-DP**
Proposed use: Residential subdivision in PR (Planned
Residential) (Pending) District.

-
- 24.** **THE VILLAS OF BEAVER CREEK**
- A. CONCEPT SUBDIVISION PLAN** **9-SD-22-C**
1331 W. Beaver Creek Drive / Parcel ID 056 133 (part of), Commission District 7.
- B. DEVELOPMENT PLAN** **9-F-22-DP**
Proposed use: Attached residential subdivision in PR (Planned Residential) District.
-

- 25.** **BENJAMIN C. MULLINS** **9-B-22-DP**
7216 Hammer Road / Parcel ID 072 261. Proposed use: Multi-family homes for targeted population in PR (Planned Residential) District. Commission District 8.
-

- 26.** **KNOXVILLE TWISTERS CHEER & TUMBLING, INC. (REVISED)** **9-D-22-DP**
3720 and 3732 Neal Drive / Parcel ID 038 N B 008 and 010. Proposed use: Construction of gymnasium for youth athletic training in PC (Planned Commercial) and CA (General Business) Districts. Commission District 7.
-

- 27.** **BLUE WATER INDUSTRIES, LLC** **9-E-22-DP**
0 Mascot Road / Parcel ID 043 02001 Proposed use: Expansion of existing surface mine Plan of Operations in I (Industrial) District. Commission District 8.
-

USES ON REVIEW

- 28.** **ROBERT G. CAMPBELL AND ASSOCIATES** **9-B-22-UR**
3117 Mynatt Road / Parcel ID 048 04502 (part of). Proposed use: Mobile home park with 31 spaces in RB (General Residential) District. Commission District 7.
-

Item No.

File No.

FINAL SUBDIVISIONS

29. **FINAL PLAT OF CARINA E. AND JOSEPH VALESQUEZ PROPERTY** 9-SA-22-F
8020 Ousley Lane / Parcel ID 041 066 (part of), Commission District 8.

30. **FINAL PLAT OF KELLY PROPERTY, MILDRED IMOGENE HAMMOND SUBDIVISION** 9-SD-22-F
3305, 3307, 3309 and 3311 Hudson Road / Parcel ID 033 06607, 06606, 06608 and 066, Commission District 8.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

Adjournment

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

Actions to untable items are heard under Agenda Item 4.

-
1. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.
-
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **12-A-21-SP**
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)
-
- B. REZONING** **12-G-21-RZ**
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)
-
2. **WESLEY HICKS** **1-F-22-UR**
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)
-
3. **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)
-
4. **HUBER PROPERTIES, LLC**
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

10-L-21-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

10-I-21-PA

C. REZONING

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

10-R-21-RZ

5.

5117 LONAS DRIVE SUBDIVISION

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.
(Tabled date 6/9/2022)

4-SB-22-C

6.

TERRY E. ROMANS

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From AG (Agricultural) to RR (Rural Residential).

5-A-22-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

5-A-22-RZ

7.

**FINAL PLAT OF FORD SUBDIVISION,
RESUBDIVISION OF LOT 3R3 AND
PART OF 3**

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)

7-SE-22-F