

- 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- AW**.....Automatically Withdrawn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 Vote on to be Withdrawn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 SEPTEMBER 12, 2024 AGENDA
3.	C		APPROVAL OF AUGUST 8, 2024 MINUTES
4.			POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED

Knox County

FINAL SUBDIVISIONS

5. **FINAL PLAT OF NEELY LANDING** 9-SA-24-F
0, 7321 Old Clinton Pike / Parcel ID 067 147, 14801, 14802,
Commission District 6.

6. **FINAL PLAT OF THE HAVEN AT
HARDIN VALLEY PHASE 1C
(FORMERLY KNOWN AS THE
HIGHLANDS AT HARDIN VALLEY)** 9-SB-24-F
12202 Couch Mill Road / Parcel ID 117 812 (part of),
Commission District 6.

STREET NAME/SUBDIVISION NAME CHANGES

7. **RYAN HICKEY** 9-A-24-SDNC
Change the subdivision name of “The Meadows at Hickory
Creek” to “Hickory Meadows.” South of Buttermilk Road,
east of Graybeal Road / Parcel ID 129JA001 to 129JA105,
Commission District 6.

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. **MICHAEL SHADDLE** **8-H-24-RZ**
 9510 Daybreak Drive / Parcel ID 104 033, Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).

9. **AVERA LYNN MCDANIEL** **9-D-24-RZ**
 7509 Nichols Road / Parcel ID 125 016, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

10. **BENJAMIN C. MULLINS** **9-G-24-RZ**
 8920 Karns Valley Drive / Parcel ID 077 053, Commission District 6. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 6 du/ac, F (Floodway).

11. **AP** **HOMESTEAD LAND HOLDINGS, LLC** **9-H-24-RZ**
 (30 Days) 6300 Keck Road / Parcel ID 068 044 (part of), Commission District 7. Rezoning from LI (Light Industrial) to CA (General Business).

12. **BENJAMIN C MULLINS** **9-I-24-RZ**
 2528, 2536 W Beaver Creek Drive / Parcel ID 067 061, 062, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 24 du/ac.

13. **NANCY COX** **9-J-24-RZ**
 7757 Heiskell Road / Parcel ID 046 239, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

- 14.** **STEFAN CLaar** **9-K-24-RZ**
0 Jim Jones Lane / Parcel ID 076 007 , Commission District
6. Rezoning from PR (Planned Residential) up to 7.25 du/ac
to CA (General Business).
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- 15.** **MESANA INVESTMENTS, LLC** **9-L-24-RZ**
1413 Tipton Station Road / Parcel ID 137 053, Commission
District 9. Rezoning from PR (Planned Residential) up to 3
du/ac to PR (Planned Residential) up to 6 du/ac.
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- 16.** **BENJAMIN C. MULLINS** **9-M-24-RZ**
2713 Byington Beaver Ridge Road / Parcel ID 090 116,
Commission District 6. Rezoning from PR(k) (Planned
Residential) up to 4 du/ac to PR (Planned Residential) up to
4.3 du/ac.
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- 17.** **BLAKLEY DANCE PAVLIS** **9-N-24-RZ**
5027, 5033, 5039 Crippen Road / Parcel ID 039 006, 008,
009, Commission District 7. Rezoning from RB (General
Residential), A (Agricultural), F (Floodway) to RA (Low
Density Residential), F (Floodway).
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- 18.** **HOMESTEAD LAND HOLDINGS, LLC** **9-O-24-RZ**
7514 Millertown Pike / Parcel ID 050 199, Commission
District 8. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 5 du/ac.
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- 19.** **GREGORY DEE** **9-Q-24-RZ**
0 George Light Road / Parcel ID 089 122, Commission
District 6. Rezoning from A (Agricultural), TO (Technology
Overlay), F (Floodway) to PR (Planned Residential) up to 2
du/ac, TO (Technology Overlay), F (Floodway).

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

20. **HOROBET ON BOB GRAY ROAD**

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.

21. P **THE FARM AT BEAVER RIDGE**
 (60 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(k) (Planned Residential) up to 4 du/ac District.

22. **0 HARVEY RD**

A. CONCEPT SUBDIVISION PLAN **9-SA-24-C**
 0 Harvey Road / Parcel ID 169 00903, Commission District 5.

B. DEVELOPMENT PLAN **9-B-24-DP**
 Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

23. **717 W GOVERNOR JOHN SEVIER
HIGHWAY**

A. CONCEPT SUBDIVISION PLAN

717 W Governor John Sevier Highway / Parcel ID 137
013, Commission District 9.

9-SD-24-C

B. DEVELOPMENT PLAN

Proposed use: Detached residential subdivision in PR(k)
(Planned Residential) up to 4 du/ac District.

9-F-24-DP

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

24. P **DOUG JUSTUS/JELLY BEAN
PROPERTIES LLC**

(30 Days)

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.

8-A-24-DP

25. **BARNES CAPITAL MANAGEMENT,
LLC**

8441 Old Middlebrook Pike / Parcel ID 105LB047. Proposed
use: 18-unit townhouse development in PR(k) (Planned
Residential) up to 9 du/ac District. Commission District 3.

9-A-24-DP

26. **STUART ANDERSON, AIA**

830 Discovery Lane / Parcel ID 118 17307. Proposed use:
Warehouse in PC (Planned Commercial), TO (Technology
Overlay) District. Commission District 3.

9-C-24-DP

Item No.

File No.

27. **JUSTIN HARVEY** 9-D-24-DP
 8813 Ball Camp Pike / Parcel ID 104 06901. Proposed use: 42-unit apartment and townhome development in PR (Planned Residential) up to 5 du/ac (partial), PR (Planned Residential) up to 12 du/ac (partial) District. Commission District 6.

28. **ADAM WILSON** 9-E-24-DP
 9821 Dutchtown Road / Parcel ID 118 158. Proposed use: Duplex and attached houses in PR (Planned Residential) up to 5 du/ac District. Commission District 3.

29. **THOMAS WILSON, JENNIFER WILSON** 9-G-24-DP
 9817 Dutchtown Road / Parcel ID 118 156. Proposed use: Duplexes in PR (Planned Residential) up to 5 du/ac District. Commission District 3.

30. **LKM PROPERTIES, LP** 9-H-24-DP
 7590 Bill Bell Way / Parcel ID 067 00904. Proposed use: Carwash in CA (General Business), SC (Shopping Center) District. Commission District 6.

USES ON REVIEW

31. **UJESH PATEL** 9-A-24-UR
 9714 Middlebrook Pike / Parcel ID 104 08602. Proposed use: Child Care Center in CA (General Business) District. Commission District 3.

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS
None

City of Knoxville

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

32.	AW	CITY OF KNOXVILLE Change the street name of Willow Avenue to “Jessamine Street” between McCalla Avenue and Florida Street, Council District 6.	9-A-24-SNC
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33.		CITY OF KNOXVILLE Change the street name of Richard Street to “Vivid Lights Street” between Bernard Avenue and May Avenue, Council District 6.	9-B-24-SNC
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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

- 34. P** **MADDOX CONSTRUCTION COMPANY INC.**
 (60 Days) 100 E Inskip Drive / Parcel ID 068LG003, Council District 5.
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- A. NORTH CITY SECTOR PLAN AMENDMENT** **7-A-24-SP**
 From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).
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- B. ONE YEAR PLAN AMENDMENT** **7-A-24-PA**
 From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).
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- C. REZONING** **7-C-24-RZ**
 From C-N (Neighborhood Commercial) to I-MU (Industrial-Mixed Use).
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- 35.** **BARNES CAPITAL MANAGEMENT, LLC** **9-A-24-RZ**
 800, 818, 820, 900, 906, 910, 912 Hollywood Road, 4335, 4341, 4345 Apex Drive / Parcel ID 107FF02503, 02401, 024, 022, 021, 02101,02001, 020, 02003, 02004, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).
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- 36.** **JIM FRITZ/APEX BANK** **9-B-24-RZ**
 9721 Sherrill Boulevard / Parcel ID 131 104, Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay).

Item No.**File No.**

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| 37. | MARK & EMILY CAMPEN
1916 Fenwood Drive / Parcel ID 058JA01001, 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). | 9-C-24-RZ |
| 38. AP
(30 Days) | HOMESTEAD LAND HOLDINGS, LLC
6302 Keck Road / Parcel ID 068 04401, City Council District 3. Rezoning from C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Overlay) to C-G-1 (General Commercial), HP (Hillside Overlay). | 9-E-24-RZ |
| 39. | JOE E. PETRE
525 Portland Street, 0 Booth Street / Parcel ID 094PD011, 01101, Council District 6. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use). | 9-F-24-RZ |
| 40. | BENJAMIN C. MULLINS
9905 Sherrill Boulevard / Parcel ID 131 10403, Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay). | 9-P-24-RZ |
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Item No.

File No.

CONCEPTS/SPECIAL USES

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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 41. P
(30 Days) | MONTEREY OAKS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN
0 Monterey Road / Parcel ID 068PC01418, Council District 3.

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

5-A-24-SU |
| 42. P
(30 Days) | PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN
0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

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

7-A-24-SU |
| 43. AP
(30 Days) | 0 BROOME ROAD
0 Broome Road, 7700, 7708 Middlebrook Pike / Parcel ID 106OA04002, 041, 042, Council District 2. | 9-SB-24-C |
| 44. | FOX & FOGERTY ON YOSEMITE DR
0 Yosemite Trail / Parcel ID 107BA018, Council District 2. | 9-SC-24-C |

Item No.

File No.

SPECIAL USES

45. **DAMON FALCONNIER** **8-B-24-SU**
 1015 Cedar Lane / Parcel ID 058PB020. Proposed use:
 Expansion of a place of worship in RN-1 (Single-Family
 Residential Neighborhood) District. Council District 5.

46. **AP** **CAR CONNEXION COMPLETE AUTO**
 REPAIR **9-A-24-SU**
 (30 Days) 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.

47. **HERSCHEL JACKSON** **9-B-24-SU**
 7600 Kingston Pike / Parcel ID 120KA00104. Proposed use:
 Amendment to the master sign plan for West Town Mall (4-
 B-18-UR) in C-R-2 (Regional Commercial) District. Council
 District 2.

48. **AW** **JONAH PRUITT** **9-C-24-SU**
 1814 Bethel Avenue / Parcel ID 095BM002. Proposed use:
 Two-family dwelling in RN-2 (Single-Family Residential
 Neighborhood), HP (Hillside Protection Overlay) District.
 Council District 6.

49. **LIBERTY GENERAL CONSTRUCTION** **9-D-24-SU**
 2304 Ault Road / Parcel ID 070DE028. Proposed use: Priest
 living quarters in RN-1 (Single-Family Residential
 Neighborhood) District. Council District 4.

50. **AW** **PRIMROSE KNOXVILLE** **9-E-24-SU**
 315 Erin Drive / Parcel ID 121HA007. Proposed use: Day
 Care Center in I-MU (Industrial Mixed-Use) District
 (pending). Council District 2.

51.	ANDY STOLL 0, 518, 526, 546 W. Scott Avenue / Parcel ID 081NM01801, 020, 021, 022. Proposed use: Vehicle repair facility (primary use) and outdoor storage (secondary use) in I-MU (Industrial Mixed-Use) District. Council District 6.	9-F-24-SU
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52. AP (30 Days)	CALVARY CHAPEL OF KNOXVILLE 3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.	
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A. HILLSIDE PROTECTION OVERLAY REVIEW 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.	9-A-24-HPA
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B. SPECIAL USE 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.	9-G-24-SU
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PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

53. 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 subsections G and H to Article 10.1, General Development Requirements to add standards for flag lots and multiple lots using access easements.

54. AW **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.

55. **CITY OF KNOXVILLE** **9-A-24-OA**
 Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code Article 2.3, Definitions, to add contractor’s offices to the definition of "Industrial-Craft".

OTHER BUSINESS

None

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. W CHAD WILHITE 8-G-23-RZ
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)

2. U R. BENTLEY MARLOW 8-A-23-OA
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

3. 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.

4. **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)

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

6. **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.

7. **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

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

12-G-23-DP

8.

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

9.

R. BENTLEY MARLOW

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)

8-B-23-OA

11.

YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC

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-A-24-UR

12.

LEAH METCALF

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)

5-C-24-SU

13.

KNOXVILLE-KNOX COUNTY PLANNING

Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)

8-A-24-CP