

**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**AW**.....Automatically Withdrawn  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 Vote on to be Withdrawn  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](https://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](https://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 MARCH 7, 2024 AGENDA	
3.	C APPROVAL OF FEBRUARY 8, 2024 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

**Item No.**

**File No.**

## Knox County

### STREET NAME CHANGES

*None*

### PLANS, STUDIES, REPORTS

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**5.**

#### KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

Consideration of the Knox County Comprehensive Land Use  
and Transportation Plan.

**2-A-24-CP**

### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

### REZONINGS AND PLAN AMENDMENT/REZONINGS

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**6.**

#### BENJAMIN C. MULLINS

2600 W Gallaher Ferry Road / Parcel ID 116 020,  
Commission District 6.

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##### **A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From AG (Agricultural), HP (Hillside Protection) and SP  
(Stream Protection) to RR (Rural Residential), HP  
(Hillside Protection) and SP (Stream Protection).

**2-B-24-SP**

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##### **B. REZONING**

From A (Agricultural) to PR (Planned Residential) up to 2  
du/ac.

**2-E-24-RZ**

**7.****MILLSTONE VENTURES LLC**

11471 Outlet Drive / Parcel ID 130 175, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From MDR (Medium Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).

**2-C-24-SP****B. REZONING**

From PR (Planned Residential) up to 12 du/ac to OB (Office, Medical, and Related Services).

**2-F-24-RZ****8.****MESANA INVESTMENTS, LLC**

0 Night Time Drive / Parcel ID 078 A B 044, Commission District 6. Rezoning from PR (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 4 du/ac.

**2-K-24-RZ****9.****R. JASON BARNES**

8441 Middlebrook Pike / Parcel ID 105 L B 047, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

**3-B-24-RZ****10.****SCOTT DAVIS**

616 N Wooddale Road / Parcel ID 061 057, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**3-D-24-RZ**

**Item No.****File No.****11.****SCOTT DAVIS**

7803, 7807 and 7809 Sevierville Pike / Parcel ID 125 041, 04001 and 04301. Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**

From AG (Agricultural), HP (Hillside Protection) to LDR (Low Density Residential), HP (Hillside Protection).

**3-A-24-SP****B. REZONING**

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

**3-E-24-RZ****CONCEPTS/DEVELOPMENT PLANS****12.****LANTERN PARK****A. CONCEPT SUBDIVISION PLAN**

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

**12-SF-23-C****B. DEVELOPMENT PLAN**

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

**12-G-23-DP****13.****BBK PROPERTIES****A. CONCEPT SUBDIVISION PLAN**

0, and 11912 Black Road / Parcel ID 130 05805 and 05810, Commission District 6.

**3-SA-24-C****B. DEVELOPMENT PLAN**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.99 du/ac District (pending).

**3-B-24-DP**

**Item No.****File No.****CONCEPTS/USES ON REVIEW***None***DEVELOPMENT PLANS**

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**14. 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.

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**15. AMY SHERRILL 3-A-24-DP**

1315 Lovell Road / Parcel ID 118 H A 03202. Proposed use: Commercial Development in PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

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**USES ON REVIEW**

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**16. DANIEL LEVY 3-A-24-UR**

0 Roscoe Lane / Parcel ID 072 04501. Proposed use: Multi-dwelling development in RB (General Residential) District. Commission District 9.

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**FINAL SUBDIVISIONS / WITH VARIANCES***None***FINAL SUBDIVISIONS / WITHOUT VARIANCES**

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**17. FINAL PLAT OF TANGLED BRANCH SUBDIVISION PHASE 2 3-SA-24-F**

0 Henderson Road and 0 W. Emory Road / Parcel ID 077 082 and 08302, Commission District 6.

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**PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None*

**Item No.****File No.****OTHER BUSINESS**

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| <b>18.</b> | <b>PATRICK &amp; KIMBERLY MCGUIRE</b><br>112 Tarklin Valley Road. Consideration of a similar use determination for off-road trail riding. Commission District 9.   | <b>3-A-24-OB</b> |
| <hr/>      |  |                  |
| <b>19.</b> | <b>DAVID HARBIN BATSON, HIMES, NORVELL &amp; POE</b><br>9922 W Emory Road. Consideration of concept plan extension of the M&M Partners - Pebblepass Lane Subdivision (4-SI-21-C) for two years to May 14, 2026. Commission District 6. | <b>3-C-24-OB</b> |

## City of Knoxville

**LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS***None***ALLEY OR STREET CLOSURES**

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| <b>20.</b> | <b>BESS CONNALLY</b><br>Request closure of unnamed alley between its southeast terminus and Morgan Street, Council District 4.         | <b>3-A-24-AC</b> |
| <b>21.</b> | <b>URBAN ENGINEERING, INC</b><br>Request closure of McElroy Avenue between its eastern terminus and Varner Street, Council District 6. | <b>3-A-24-SC</b> |

**STREET NAME CHANGES***None***PLANS, STUDIES, REPORTS**

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| <b>22.</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING</b><br>2024 One Year Plan Update, All Council Districts. | <b>3-A-24-OYP</b> |
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**Item No.****File No.****LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES  
OF APPROPRIATENESS***None***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**23.****R. JASON BARNES****3-A-24-RZ**

610 and 612 Hollywood Road / Parcel ID 107 F F 011 and 012, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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**24.****MIKHAIL HABIB****3-C-24-RZ**

0 Western Avenue / Parcel ID 094 G H 005 and 004, Council District 6. Rezoning from I-G (General Industrial) to C-G-1 (General Commercial).

**CONCEPTS/SPECIAL USES***None***SPECIAL USES**

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**25.****KAITY WOZEK / BATSON, HIMES,  
NORVELL & POE****12-B-23-SU**

3330 W Governor John Sevier Highway / Parcel ID 147 030. Proposed use: New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway in RN-1 (C) (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts. Council District 1.

**Item No.****File No.**

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<b>26.</b>	<b>BUFFALO CONSTRUCTION CO</b> 6395 S Northshore Drive / Parcel ID 121 O A 010 (part of). Proposed use: Multi-dwelling development in RN-2(C) (Single-Family Residential Neighborhood) and F (Floodplain Overlay) Districts. Council District 2.	<b>3-A-24-SU</b>
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<b>27.</b>	<b>JAMES FOX</b> 707 Delapp Drive / Parcel ID 069 A A 01 01. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 5.	<b>3-B-24-SU</b>
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<b>28.</b>	<b>JOHN GILL, CHURCH OF THE SAVIOR UCC</b>  934 N Weisgarber Road / Parcel ID 107 P A 003. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.	<b>3-C-24-SU</b>
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**FINAL SUBDIVISIONS / WITH VARIANCES**

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<b>29.</b>	<b>FINAL PLAT OF RICHMOND HEIGHTS</b> 0 Richmond Avenue / Parcel ID 094 H C 01001, Council District 3.	<b>3-SB-24-F</b>
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<b>30.</b>	<b>RESUBDIVISION OF A PORTION OF LOTS 184A TO 185A OF B. H. SPRANKLE'S 2ND ADDITION TO WEST KNOXVILLE</b> 0 Sapphire Road / Parcel ID 107 F B 015, Council District 6.	<b>3-SC-24-F</b>
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**Item No.****File No.****FINAL SUBDIVISIONS / WITHOUT VARIANCES**

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**31.****FINAL PLAT OF THE HIGHLANDS AT  
CLEAR SPRING, UNIT 3**

2175 Glen Creek Road / Parcel ID 060 H E 103 01 (part of),  
Council District 4.

**1-SC-24-F****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS**

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**32.****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.

**8-B-23-OA****33.****CITY OF KNOXVILLE**

Consideration of an amendment to the Knoxville City Code,  
Appendix B, Zoning Code, Article 11.4 Required Off-Street  
Parking Spaces; Table 11-2: Required Off-Street Parking.

**3-A-24-OA****OTHER BUSINESS**

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**34.****KNOXVILLE-KNOX COUNTY  
PLANNING**

3030, 3042, and 3038 Forestdale Avenue / Parcel ID 070 J J  
009, 010 and 011. 3.2.C. Administrative Mapping Errors -  
Administrative map error correction. Council District 4.

**3-D-24-OB****Adjournment**

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

Actions to untable items are heard under Agenda Item 4.

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| 1.    | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>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. (Tabled date 6/8/2023)  | 8-A-22-OA |
| <hr/> |  |           |
| 2.    | <b>WILLIAM MAYS</b><br>2700 Whittle Springs Road / Parcel ID 070 P D 02602.<br>Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) Districts. Council District 4. (Tabled date 7/13/2023)   | 4-A-23-SU |
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| 3.    | <b>CHAD WILHITE</b><br>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)   | 8-G-23-RZ |
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| 4.    | <b>R. BENTLEY MARLOW</b><br>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) | 8-A-23-OA |

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| 5. | <b>WILKINSON SUBDIVISION</b><br><br><b>A. CONCEPT SUBDIVISION PLAN</b><br>8502 Nubbin Ridge Road / Parcel ID 145 001,<br>Commission District 4. (Tabled date 10/5/2023)<br><br><b>B. DEVELOPMENT PLAN</b><br>Proposed use: Detached residential house and<br>reduction of peripheral setbacks in PR(k) (Planned<br>Residential) District. (Tabled date 10/5/2023) | <b>7-SC-23-C</b><br><br><br><br><br><br><br><b>7-A-23-DP</b> |
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| 6. | <b>R. BENTLY MARLOW (REVISED)</b><br>Consideration of an amendment to the Knoxville City Code,<br>Appendix B, Zoning Code, Article 12.2.A Landscape Plan<br>Required, to amend language regarding required landscape<br>plans; Article 12.2.B, Content of Landscape Plan, adding<br>language regarding the requirement for landscape plans to<br>specify the exact species of plantings for residential lots<br>with a disturbed area of less than 10,000 sf; and Article 12.8<br>Buffer Yards, to amend or remove language regarding<br>buffer yards. All Council Districts. (Tabled date 11/9/2023) | <b>8-E-23-OA</b> |
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| 7. | <b>MILLERTOWN VILLAS</b><br>4602 Millertown Pike / Parcel ID 059 M E 005, Council<br>District 4. (Tabled date 11/9/2023) | <b>9-SA-23-C</b> |
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| 8. | <b>THUNDER MOUNTAIN PROPERTIES</b><br>8744 Chapman Highway / Parcel ID 138 104 (part of),<br>Commission District 9. Rezoning from RA (Low Density<br>Residential), A (Agricultural) to PR (Planned Residential) up<br>to 3 du/ac. (Tabled date 1/11/2024) | <b>1-K-24-RZ</b> |
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| 9. | <b>THUNDER MOUNTAIN PROPERTIES</b><br>8744 Chapman Highway / Parcel ID 138 104 (part of),<br>Commission District 9. (Tabled date 1/11/2024) |  |
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**Item No.****File No.**

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**A. SOUTH COUNTY SECTOR PLAN  
AMENDMENT****1-G-24-SP**

From PP (Public Parks), LDR (Low Density Residential),  
HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use  
Special District, South Knox County Gateway), HP  
(Hillside Protection)

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**B. REZONING****1-L-24-RZ**

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

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8.

**BRADLEY LAKE LANE (FORMERLY  
KNOWN AS SPRING LAKE FARMS,  
PHASE 3)**

(Tabled date 1/11/2024)

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**C. CONCEPT SUBDIVISION PLAN****12-SG-23-C**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission  
District 3.

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**D. DEVELOPMENT PLAN****12-H-23-DP**

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