

- 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 Vote on to be Withdrawn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

This meeting will be conducted electronically via Zoom.

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. to submit your request.

Items recommended for approval on consent are marked with (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 (C), contact staff at commission@knoxplanning.org no later than noon prior to the meeting and request that it be removed from the consent list. The consent list will be posted by 5 pm on Tuesday.

For information regarding any agenda item, please visit our web site at KnoxPlanning.org/agenda.

Item No.	File No.
1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
2. C APPROVAL OF DECEMBER 10, 2020 AGENDA	-
3. C APPROVAL OF NOVEMBER 12, 2020 MINUTES	
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

8. P **ACRE KINGSTON PIKE T5 LLC
(REVISED)** **11-J-20-RZ**
(30 days) 8002 Kingston Pike / Parcel ID 120 J A 008, Council District
2. Rezoning from C-G-3 (General Commercial) to C-G-1
(General Commercial).

9. **PATRICIA NELSON**
1630 Osborne Road / Parcel ID 84 058, Commission District
8.

EAST COUNTY SECTOR PLAN AMENDMENT **11-E-20-SP**
From LDR (Low Density Residential) to GC (General
Commercial).

REZONING **11-M-20-RZ**
From A (Agricultural) to CA (General Business).

10. **TAYLOR FORRESTER O/B/O THE
OFFICES AT ST. ANDREWS, LLC** **12-A-20-RZ**
8300 E. Walker Springs Lane / Parcel ID 120 H C 061, Council
District 2. Rezoning from OP (Office Park) to RN-6 (Multi-
Family Residential Neighborhood).

11. **TAYLOR FORRESTER OBO
NORTHSHORE MARKET INVESTOR,
LLC** **12-B-20-RZ**
2002 Thunderhead Road / Parcel ID 154 09813, Council
District 2. Rezoning from C-R-2 (Regional Commercial) to C-
G-3 (General Commercial).

12. C **DK DEVELOPMENT** **12-C-20-RZ**
6900 Beeler Road / Parcel ID 20 021201, Commission
District 8. Rezoning from A (Agricultural) to PR (Planned
Residential) 4 du/ac.

13. C **RANDY GUIGNARD** **12-D-20-RZ**
3107, 3117 and 3123 Greenway Drive / Parcel ID 59 P A 003, 00204 and 00203, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District to RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District.

14. C **RICK WILKINSON** **12-E-20-RZ**
8116, 8108, 8106 and 8104 Nubbin Ridge Road/ Parcel ID 133 073, 07403, 07404 and 07402, Commission District 4. Rezoning from RA (Low Density Residential) & A (Agricultural) to PR (Planned Residential) 4 du/ac.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

15. WOODBURY CROSSING

A. CONCEPT SUBDIVISION PLAN **12-SA-20-C**
7605 Twin Oak Lane / Parcel ID 21 00203, Commission District 8.

B. USE ON REVIEW **12-A-20-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

16. AP HATMAKER LN. SUBDIVISION
(30 days)

A. CONCEPT SUBDIVISION PLAN **12-SB-20-C**
0 Everett Road, 0 Pine Creek Road and 0 Hatmaker Lane
/ Parcel ID 141 082, 08203 and 129 16413, Commission
District 6.

B. USE ON REVIEW **12-C-20-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

17. MILLER FARM SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **12-SC-20-C**
5913 W. Emory Road / Parcel ID 78 038, Commission
District 6.

B. USE ON REVIEW **12-E-20-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) pending District.

**18. EMORY GREEN SUBDIVISION (FKA
HATMAKER SUBDIVISION)**

A. CONCEPT SUBDIVISION PLAN **12-SD-20-C**
8935 W. Emory Road / Parcel ID 77 083 (part of),
Commission District 6.

B. USE ON REVIEW **12-F-20-UR**
Proposed use: Detached and attached residential
subdivision in PR (Planned Residential) District.

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- 19. C HAYDEN FARMS** 12-SE-20-C
11181 Sam Lee Road / Parcel ID 103 072 (part of),
Commission District 6.

USES ON REVIEW

- 20. SETH SCHWEITZER** 11-F-20-UR
3430 Zion Lane / Parcel ID 91 042. Proposed use: Boarding
home for support for people getting back on their feet in A
(Agricultural) pending District. Commission District 6.

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- 21. HUBER PROPERTIES, LLC - CLEAR
WATER PARTNERS, LLC** 12-B-20-UR
0 Emory Church Road / Parcel ID 144 02016 and 02009.
Proposed use: Multi-dwelling development in PR (Planned
Residential) (k) / F (Floodway) District. Commission District
5.

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- 22. AP INGLES MARKETS, INC.** 12-D-20-UR
(30 days) 7220 Norris Freeway / Parcel ID 38 08902 (part of) & 08901
(part of). Proposed use: Expansion of Ingles grocery store
and addition of fuel center in SC (Shopping Center) District.
Commission District 7.

SPECIAL USES

- 23. C BENJAMIN MULLINS O/B/O
ENCOMPASS HEALTH CORPORATION** 12-A-20-SU
100 and 270 Fort Sanders West Blvd. and 10150 Kingston
Pike / Parcel ID 131 L A 00105 (part of), 00101 (part of) and
131NC018. Proposed use: Rehabilitation hospital in OP
(Office Park), CA (General Business) & PC (Planned
Commercial) District. Council District 2 and Commission
District 5.

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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| 27. | CHRISTINE DUNCAN
2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020) | 3-C-20-SU |
| <hr/> | | |
| 28. | ROCK POINTE DEVELOPMENT, LLC
325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 071IA001, 00101, 00201, 00203, and 011, 013 and 071IA020-028, Council District 6. (Tabled date 9/10/2020) | 5-SB-20-C |