

Agenda 1:30 P.M. | Telemeeting

AP	Automatically Postponed
Ρ	
W	Vote on to be Withdrawn
<b>T</b> (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. with your full name, phone number and the agenda item of interest.

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.	С	APPROVAL OF NOVEMBER 12, 2020 AGENDA
3.	С	APPROVAL OF OCTOBER 8, 2020 MINUTES
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

#### ALLEY OR STREET CLOSURES

## 5. P MIKE SOUEID

 (30 days) Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District
 6.

# 6. P MIKE SOUEID

(30 days) Request closure of Cate Avenue between Pilkay Road and Third Creek, between City Blocks 50810 and 50830, Council District 6. 9-A-20-AC

9-A-20-SC

## 7. C MATT BRAZILLE / CIVIL & ENVIRONMENTAL CONSULTANTS, INC

Request closure of E. Summit Hill Drive (northern portion of ROW beginning behind sidewalk 10' from curb) between S. Bell Street and Martin Luther King Jr. Avenue, Council District 6. 11-A-20-SC

## 8. C MATT BRAZILLE / CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Request closure of Martin Luther King Jr. Avenue (eastern portion of ROW beginning behind sidewalk 10' from curb) between Harriet Tubman Street and E. Summit Hill Drive, Council District 6. 11-B-20-SC

#### STREET NAME CHANGES

## 9. C MATT BRAZILLE / CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Change S. Bell Street to 'Fort Summit Way' between E. Summit Hill Drive and the intersection of Fort Summit Way and the closed section of S. Bell Street, Council District 6. 11-A-20-SNC

9-A-20-RZ

#### PLANS, STUDIES, REPORTS

None

#### LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report of Level I COA's issued since October 8, 2020

#### REZONINGS AND PLAN AMENDMENT/REZONINGS

#### **10.** SETH D. SCHWEITZER 3430 Zion Lane / Parcel ID 91 042, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

#### **11.** DANIEL D. & KIMBERLY OVERBEY 1615 Choto Road / Parcel ID 162 M C 019, Commission

District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT	10-C-20-SP
From LDR (Low Density Residential) to NC	
(Neighborhood Commercial).	

#### B. REZONING 10-D-20-RZ From A (Agricultural) to CN (Neighborhood Commercial).

# **12.** C CENTRAL VIEW, LLC - JOE PETRE

114 Dameron Avenue / Parcel ID 94 D B 00501, Council District 4. Rezoning from O (Office) to C-G-2 (General Commercial).

# **13.** C CLAYTON SHEARER

2244 & 0 Western Avenue, & 0, 1600 & 1606 Proctor Street / Parcel ID 94 G H 011, 010, 015, 014, & 016, Council District 6. Rezoning from I-G (General Industrial) to C-G (General Commercial). 11-B-20-RZ

11-A-20-RZ

## **14.** URBAN ENGINEERING, INC.

1737 N. Campbell Station Road & O Long Farm Way Road / Parcel ID 117 01203 & 130AA00214, Commission District 6.

Α.	NORTHWEST COUNTY SECTOR PLAN AMENDMENT	11-A-20-SP
	From AG (Agricultural) / HP (Hillside Protection) to IDP	

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

#### B. REZONING

From A (Agricultural) / RA (Low Density Residential) to PR (Planned Residential) up to 3.15 du/ac.

11-C-20-RZ

# **15.** AP BEN MULLINS O/B/O NANCY ZIEGLER

11-D-20-RZ

(30 days) 931 Piney Grove Church Road / Parcel ID 106 J A 026, Council District 3. Rezoning from RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

# **16.** BENJAMIN C. MULLINS O/B/O USCC SERVICES, LLC

875 Cornerstone Drive / Parcel ID 131 069, Commission District 6.

	A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT From OS (Open Space) to O (Office).	11-B-20-SP	
	<b>B. REZONING</b> From CB (Business and Manufacturing) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).	11-E-20-RZ	
17.	<b>BWI ETN LLC DBA BLUE WATER</b> <b>INDUSTRIES (BWI)</b> 0, 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Lane and 2925 & 0 Asbury Road / Parcel ID 111 002, 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043, Commission District 8.		
	A. EAST COUNTY SECTOR PLAN AMENDMENT From HIM (Mining), LI (Light Industrial) & GC (General Commercial) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).	11-C-20-SP	
	<b>B. REZONING</b> From A (Agricultural) & CA (General Business) to I (Industrial).	11-F-20-RZ	
18.	<b>RONNIE WELCH</b> 2910-2912 & 3000 Greenway Drive / Parcel ID 59 P D 010 & 011, Council District 4. From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General	11-G-20-RZ	

Residential Neighborhood) / F (Floodplain Overlay).

**19. RONNIE WELCH** 2613, 2615 and 2625 Greenway Drive / Parcel ID 58 M D 005, 004 & 003, Council District 4. Rezoning from O (Office) to C-H-1 (Highway Commercial).

# **20.** WATERLOO CONSTRUCTION LLC

10607 Coward Mill Road / Parcel ID 103 091, Commission District 6.

#### A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-D-20-SP

11-I-20-RZ

11-H-20-RZ

From TP (Technology Park) to LDR (Low Density Residential).

#### **B. REZONING**

From BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay) up to 5 du/ac.

# **21.** P ACRE KINGSTON PIKE T5 LLC

 (30 days) 8002 Kingston Pike / Parcel ID 120 J A 008, Council District
 2. Rezoning from C-G-3 (General Commercial) to C-H-2 (Highway Commercial).

# 22. C TAYLOR D. FORRESTER

0 Western Avenue / Parcel ID 93 A E 004, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

# 23. C GEORGE S. TATE

817 E. Oldham Avenue / Parcel ID 81 E H 019, Council District 5. Rezoning from RN-4 (General Residential Neighborhood) and IH-1 (Infill Overlay) Districts to O (Office) and IH-1 (Infill Overlay) Districts.

11-J-20-RZ

#### 11-K-20-RZ

## 11-L-20-RZ

# 24. PATRICIA NELSON 1630 Osborne Road / Parcel ID 84 058, Commission District 8. 8. A. EAST COUNTY SECTOR PLAN AMENDMENT 11-E-20-SP From LDR (Low Density Residential) to GC (General Commercial). 11-E-20-SP

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

# **25.** C BILL JOHNSON

6521 Tecoy Quarry Road / Parcel ID 79 J A 01803, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

# **26.** BENJAMIN C. MULLINS O/B/O ELEVATION FOODS PROPERTIES, LLC

1702 & 1600 Harris Road and 5811 Rutledge Pike / Parcel ID 60 080, 07905, & 07906, Commission District 8.

Α.	NORTHEAST COUNTY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) / GC (General Commercial) to O (Office).	11-F-20-SP
B.	<b>REZONING</b> From RB (General Residential) / CB (Business and	11-0-20-RZ

11-N-20-RZ

27. C LAND DEVELOPMENT SOLUTIONS 205 Bridgewater Road / Parcel ID 119 L A 01601, Council District 2. Rezoning from OP (Office Park) to C-H (Highway Commercial). 11-P-20-RZ

# **28.** C LEE FREEMAN / SERTOMA CENTER, INC. (REVISED)

1136 Groner Drive / Parcel ID 95 G P 025, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection). 11-Q-20-RZ

#### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

#### CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

# **29.** SYCAMORE CREEK AT HARDIN VALLEY

A. CONCEPT SUBDIVISION PLAN	11-SA-20-C
10134 & 10120 Coward Mill Road / Parcel ID 90 08101	
& 08102, Commission District 6.	

#### **B. USE ON REVIEW**

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

# HUNTERS WOODS 11-SB-20-C

0, 7632, 7636, 7640 Strawberry Plains Pike & 0, 741, 745 Wooddale Church Road / Parcel ID 73 048, 04801, 04802, 04803, 052 & 073 J A 013, 014, Commission District 8.

**30.** C

11-B-20-UR

**31.** C

## A. CONCEPT SUBDIVISION PLAN 11-SC-20-C 0 Tribe Road / Parcel ID 136 11901, Commission District 9. **B. USE ON REVIEW** 11-E-20-UR Proposed use: Attached residential subdivision in PR (Planned Residential) District. FRANCIS ROAD SUBDIVISION 11-SD-20-C 32. W 1200 Francis Road / Parcel ID 106 C D 001, Council District 3. **STERCHI VILLAGE** 33. A. CONCEPT SUBDIVISION PLAN 11-SE-20-C 6585 Fountain City Road / Parcel ID 57 12515 (part of), Commission District 7. **B. USE ON REVIEW** 11-J-20-UR Proposed use: Detached residential subdivision in PR (Planned Residential) District. **CLEAR SPRINGS PLANTATION 34.** C 11-SF-20-C 5505 - 5577 Meadow Wells Drive & 5605 - 5714 Autumn Creek Drive / Parcel ID 60 H E 001-092, 107 & 108, Council

CHEROKEE LANDING

District 4.

36.

(30 days)

USES ON REVIEW

#### **35.** C HONEY BADGER PROPERTIES 8234 Chapman Highway/ Parcel ID 138 H A 014. Proposed use: Expansion of an existing outdoor self-storage facility in

CA (General Business) District. Commission District 9.

11-A-20-UR

11-C-20-UR

11-F-20-UR

# **37.** AP SETH SCHWEITZER

District 6.

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.

7009 Wright Road / Parcel ID 78 J B 03602. Proposed use: Duplex in RA (Low Density Residential) District. Commission

## **38.** STUART ANDERSON, AIA

**BRIAN DAVIS** 

11333 Hardin Valley Road / Parcel ID 117 031. Proposed use: Child day care center in CA (k) (General Business) District. Commission District 6.

# **39.** TAYLOR FORRESTER O/B/O JOURNEYPURE

7447 Andersonville Pike / Parcel ID 28 205. Proposed use: Recovery housing in OB (Office, Medical, and Related Services) District. Commission District 7.

# **40.** C DAMON A. FALCONNIER

8833 Middlebrook Pike / Parcel ID 105 15701. Proposed use: Religious Worship in RB (General Residential) & PR (Planned Residential) District. Commission District 3. 11-G-20-UR

11-H-20-UR

11-I-20-UR

SPECIAL USES

# **41.** AARON S. ROBERTS

1219 Harmony Lane / Parcel ID 80 D B 036. Proposed use: Two-family dwelling (duplex) in RN-1 (Single-Family Residential Neighborhood) District. Council District 5. 9-A-20-SU

## **42.** C ROBERT COCHRAN

3101 Gazebo Point Way / Parcel ID 135 H C 01801. Proposed use: Reduction of front setback from 20 feet to 12 feet in RN-3 (General Residential Neighborhood) /HP (Hillside Protection) / PD (Planned Development) District. Council District 1. 10-C-20-SU

# **43.** C LISA A. VARNADO / MARBLE CITY SWEETS LLC

3336 Sevier Avenue / Parcel ID 109 F K 029. Proposed use: Neighborhood non-residential reuse for retail bakery store in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. 11-A-20-SU

## **44.** C RANDALL WEST

4600 Chambliss Avenue / Parcel ID 107 K E 011. Proposed use: Small animal vet clinic use in O (Office) District. Council District 2. 11-B-20-SU

11-C-20-SU

# **45.** C TAYLOR D. FORRESTER

7403 Middlebrook Pike / Parcel ID 106 J D 03206. Proposed use: Medical clinic in C-N (Neighborhood Commercial) District. Council District 3.

# **46.** C KELSY HENDERSON

6260 Patel Way / Parcel ID 92 07504R. Proposed use: Reduce peripheral setback from 25 ft. to 11 ft. in RN-3 (General Residential Neighborhood) District. Council District 3. 11-E-20-SU

11-F-20-SU

11-G-20-SU

11-SB-20-F

# **47.** C HESS-WHITE PROPERTIES, LLC (FORMERLY HARB-WHITE PROPERTIES)

205 Bridgewater Road / Parcel ID 119 L A 01601. Proposed use: Expansion of existing event center in OP (Office Park) District. Council District 2.

# **48.** C RAY FLAKE

9225 Kingston Pike / Parcel ID 132 02807 part of. Proposed use: New restaurant with drive-thru in C-R-2 (Regional Commercial) District. Council District 2.

#### FINAL SUBDIVISIONS

- 49. C OPEN ARMS TATE TROTTER 11-SA-20-F 609 Tate Trotter Road / Parcel ID 47 03606, Commission District 7.
- **50.** C FIRST UTILITY DISTRICT TANK SITE 0 Palestine Lane / Parcel ID 141 part of 079, 141KA016 (part of). Commission District 5.

# PLANNED DEVELOPMENT

51. C VOLUNTEER MINISTRY CENTER 11-A-20-PD 1501 E. Fifth Avenue / Parcel ID 82 P K 039. Proposed use: Permanent supportive housing in O (Office) District. Council District 6.

#### ORDINANCE AMENDMENTS

None

OTHER BUSINESS

# **52.** C KNOXVILLE-KNOX COUNTY PLANNING

10-C-20-OB

Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations Article 2, Section 2.10.G.

## 53. KNOXVILLE-KNOX COUNTY PLANNING

Consideration of election of Knoxville-Knox County Planning Commission Officers for Calendar Year 2021. 11-A-20-OB

# 54. C KNOXVILLE-KNOX COUNTY PLANNING

Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

11-B-20-OB

# Adjournment

#### TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

55.

#### **CHRISTINE DUNCAN**

2521 Orchard House Way & O 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

**56.** 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