

- AP**..... Automatically Postponed
- P**..... Vote on to be Postponed
- W**..... Vote on to be Withdrawn
- T**..... Vote on to be Tabled
- U**..... Vote on to be Untabled
- C**..... Heard on Consent requiring a vote

A list of Tabled items may be seen at the end of this Agenda.

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, email us at dori.caron@knoxplanning.org no later than Wednesday at noon 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. C APPROVAL OF OCTOBER 8, 2020 AGENDA	-
3. C APPROVAL OF SEPTEMBER 10, 2020 MINUTES	
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

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

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. **METRO TRAILER REPAIR SERVICE**
10426 Rutledge Pike / Parcel ID 23 06901, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

From NC (Neighborhood Commercial) and AG (Agricultural) to HI (Heavy Industrial).

8-B-20-SP

B. REZONING

From CA (General Business) and A (Agricultural) to I (Industrial).

8-F-20-RZ

8.

SETH D. SCHWEITZER

3430 Zion Lane / Parcel ID 91 042, Commission District 6.
Rezoning from PR (Planned Residential) to A (Agricultural).

9-A-20-RZ

9.

W

CAMERON S. BOLIN

211 Jessamine Street / Parcel ID 95 A D 020, Council District 6.
Rezoning from C-G-2 (General Commercial) to DK-E (Downtown Edge).

9-C-20-RZ

10.

**HUDSON EMULSION, LLC DBA
HUDSON MATERIALS COMPANY**

405 W. Oldham Avenue / Parcel ID 81 N B 034, Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From LI (Light Industrial) and SP (Stream Protection) to HI (Heavy Industrial) and SP (Stream Protection).

10-A-20-SP

B. ONE YEAR PLAN AMENDMENT

From LI (Light Industrial) and SP (Stream Protection) to HI (Heavy Industrial) and SP (Stream Protection).

10-A-20-PA

C. REZONING

From I-MU (Industrial Mixed-Use) and F (Floodway) to I-H (Heavy Industrial) and F (Floodway).

10-A-20-RZ

11.

E. LUKE GREENE

1308 Saylor's Ford Road / Parcel ID 42 19575, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

From LI (Light Industrial) to AG (Agricultural).

10-B-20-SP

B. REZONING

From I (Industrial) to A (Agricultural).

10-B-20-RZ

12. C

JEFFREY D. & DARSEY WATTS

8326 & 8328 Joey Lane / Parcel ID 28 004 and 00401, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

10-C-20-RZ

13.

DANIEL D. & KIMBERLY OVERBEY

1615 Choto Road / Parcel ID 162 M C 019, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

10-C-20-SP

B. REZONING

From A (Agricultural) to CN (Neighborhood Commercial).

10-D-20-RZ

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- 14.** **BEN MULLINS O/B/O PRIMOS LAND COMPANY, LLC** **10-E-20-RZ**
5913 W. Emory Road / Parcel ID 78 038, Commission District 6. Rezoning from A (Agricultural) & CA (General Business) to PR (Planned Residential) up to 5 du/ac.
-
- 15. C** **ROBYN MCADOO** **10-F-20-RZ**
1718 Whittle Springs Rd. / Parcel ID 82 H D 054, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-G (General Industrial).
-
- 16. C** **CASSIDY MELHORN** **10-G-20-RZ**
3110 Greenway Drive / Parcel ID 59 P D 038, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).
-
- 17. C** **RELIANCE DEVELOPMENT, LLC** **10-H-20-RZ**
10134 & 10120 Coward Mill Road / Parcel ID 90 08102 and 08101, Commission District 6. Rezoning from PR (Planned Residential) up to 2.5 du/ac to PR (Planned Residential) up to 3.5 du/ac.
-
- 18. C** **WORLEY BUILDERS, INC.** **10-I-20-RZ**
3208 Lobetti Road / Parcel ID 91 202 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.
-
- 19. C** **JAMIE L. DAVIS** **10-J-20-RZ**
2728 Tipton Station Road / Parcel ID 148 05201, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

B. REZONING (REVISED)

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

10-M-20-RZ

23.

LAND DEVELOPMENT SOLUTIONS

0 Callahan Drive and part of 1934 Old Callahan Drive / Parcel ID 67 25801 and 256 (part of), Commission District 7.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From MDR/O (Medium Density Residential/Office) to GC (General Commercial).

10-F-20-SP

B. REZONING

From A (Agricultural) to CB (Business and Manufacturing).

10-N-20-RZ

24.

HOMESTEAD LAND HOLDINGS, LLC

1200 Francis Road / Parcel ID 106 C D 001, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

10-O-20-RZ

25.

LAND DEVELOPMENT SOLUTIONS

0 Mountain Grove Drive and 0, 105 and 115 W. Marine Road / Parcel ID 137 22301, 22803, 22804 and 22802, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) and MDR (Medium Density Residential) to O (Office).

10-G-20-SP

B. REZONING

From CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services).

10-P-20-RZ

26. C

SERGIV COJOCARI

3240 Johnson Road / Parcel ID 79 059, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

10-Q-20-RZ

27.

BALL HOMES, LLC

9005 Bluegrass Road / Parcel ID 144 10601, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

10-R-20-RZ

28.

LAND DEVELOPMENT SOLUTIONS

10611 Hardin Valley Road / Parcel ID 104 00105, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From GC (General Commercial) to O (Office).

10-H-20-SP

B. REZONING

From CA (General Business) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

10-S-20-RZ

Item No.

File No.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

29. BRAKEBILL ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **9-SB-20-C**
 521 and 601 Brakebill Road / Parcel ID 72 267 and 26701, Commission District 8.

B. USE ON REVIEW **9-D-20-UR**
 Proposed use: Detached and Attached Residential Subdivision in PR (Planned Residential) District.

30. C WESTLAND STATION

A. CONCEPT SUBDIVISION PLAN **10-SA-20-C**
 861 S. Gallaher View Road & 0 Westland Drive / Parcel ID 133 03101 and 03102, Commission District 5.

B. USE ON REVIEW **10-B-20-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

31. C RIVER POINTE

A. CONCEPT SUBDIVISION PLAN **10-SB-20-C**
 1740 Number Two Drive / Parcel ID 52 01802 (part of), Commission District 8.

B. USE ON REVIEW **10-C-20-UR**
 Proposed use: Detached residential subdivision in PR (Planned Residential) (pending) District.

32. C B & B BUILDERS, INC. - DRY GAP PIKE

A. CONCEPT SUBDIVISION PLAN

10-SC-20-C

1611 Dry Gap Pike / Parcel ID 47 241, Commission District 7.

B. USE ON REVIEW

10-D-20-UR

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

USES ON REVIEW

33. C TODD RECHENBACH

10-A-20-UR

10525 Arnold Lane / Parcel ID 143 01206. Proposed use: Garage apartment in RA (Low Density Residential) & F (Floodway) District. Commission District 8.

34. C LAND DEVELOPMENT SOLUTIONS

10-E-20-UR

270 Fort Sanders West Blvd. / Parcel ID 131 L A 00101. Proposed Use: Corporate offices in PC (Planned Commercial) District. Commission District 5.

SPECIAL USES

35. STEVEN W. ABBOTT, JR.

9-C-20-SU

2317 Peachtree Street / Parcel ID 109 D L 006. Proposed use: Two-family dwelling (duplex) in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

36. C WADE LOVIN / MBI COMPANIES

9-E-20-SU

2724 Western Avenue / Parcel ID 94 H A 00801. Proposed use: Crematorium in C-G-1 (General Commercial) (pending) District. Council District 3.

37. C BRIAN ROWE 10-A-20-SU
0, 633 and 639 Mars Hill Road / Parcel ID 119 D D 00302, 00303 and 00304. Proposed use: Three two-family (duplex) dwellings on individual lots in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 2.

38. C KROGER LIMITED PARTNERSHIP I 10-B-20-SU
5201 N. Broadway / Parcel ID 58 K C 007 (part of). Proposed use: Fuel center for grocery store in C-G-2 (General Commercial) District. Council District 5.

39. AP ROBERT COCHRAN 10-C-20-SU
(30 days) 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.

FINAL SUBDIVISIONS

40. C CAROLYN JEAN DUNCAN ESTATE PROPERTY 10-SA-20-F
8019 Millertown Pike / Parcel ID 41 176, Commission District 8.

41. C COFFEY PROPERTY 10-SB-20-F
6032 Zachary Road / Parcel ID 15 077, Commission District 8.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

42. **KNOXVILLE-KNOX COUNTY PLANNING** **10-A-20-OB**
 Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2021 calendar year.

43. **C** **KNOXVILLE-KNOX COUNTY PLANNING** **10-B-20-OB**
 Consideration of Knoxville-Knox County Planning’s 2020-2021 Work Program.

44. **AP** **KNOXVILLE-KNOX COUNTY PLANNING** **10-C-20-OB**
 (30 days) Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations Article 2, Section 2.10.G.

45. **KNOXVILLE-KNOX COUNTY PLANNING** **10-D-20-OB**
 Consideration of a minor amendment to Knoxville-Knox County Planning’s Planning Position Descriptions.

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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- | | | |
|------------|--|------------------|
| 46. | 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/> | | |
| 47. | 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 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) | 5-SB-20-C |