

- 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 Vote on to be Withdrawn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 knoxmpc.org/act](http://knoxmpc.org/act) no later than Thursday at 9:00 a.m. before the meeting 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 [knoxplanning.org/share](http://knoxplanning.org/share) 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 noon on Wednesday before the meeting.

For information regarding any agenda item, please visit our web site at [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda).

Item No.		File No.
1.	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
2.	C APPROVAL OF APRIL 8, 2021 AGENDA	-
3.	C APPROVAL OF MARCH 11, 2021 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

**ALLEY OR STREET CLOSURES**

*None*

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

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

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**5.**

**TIM HOWELL**

0 Knott Avenue / Parcel ID 107 D A 01802, Council District 6.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT** **1-A-21-SP**  
From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

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**B. ONE YEAR PLAN AMENDMENT** **1-A-21-PA**  
From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

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**C. REZONING** **1-A-21-RZ**  
From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

6.

**TIM HOWELL**

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel ID 107 D A 01801, 107 D J 003-007 and 107 D J 013, Council District 6.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**1-B-21-SP**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

**B. ONE YEAR PLAN AMENDMENT**

**1-B-21-PA**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

**C. REZONING**

**1-B-21-RZ**

For 3415 Pilkay Rd. & 0 Knott Ave / Parcel ID 107DJ013 & 107DA01801. Rezoning from RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay);

For 0 Pilkay Rd. & 0 Knott Ave. / Parcel ID 107DJ007 & 107DJ003-006. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood). Council District 6, Central City Sector.

7. C

**KEVIN NELSON / PALMETTO HOMES, LLC**

**3-B-21-RZ**

3604 Henderson Road / Parcel ID 77 082, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**8.**                    **BENJAMIN MULLINS O/B/O HOME  
FEDERAL BANK OF TENNESSEE**

1401 Bexhill Drive / Parcel ID 144 L B 003, Commission  
District 4.

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**A. SOUTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

From LDR (Low Density Residential) to MU-NC  
(Neighborhood Mixed Use Center).

**3-A-21-SP**

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**B. REZONING**

From PC (Planned Commercial) / RA (Low Density  
Residential) to CN (Neighborhood Commercial).

**3-D-21-RZ**

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**9.**                    **BALL HOMES, LLC**

0 North Campbell Station Road / Parcel ID 117 02101,  
Commission District 6.

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**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

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

**3-B-21-SP**

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**B. REZONING**

From A (Agricultural) to PR (Planned Residential) up to 4  
du/ac.

**3-F-21-RZ**

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**10.**    **C**            **SONYA LEANN BECKHAM**

1629 Maplegreen Lane / Parcel ID 154 035, Commission  
District 4. Rezoning from A (Agricultural) to RA (Low Density  
Residential).

**4-A-21-RZ**

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**11. C HOMESTEAD LAND HOLDINGS, LLC** 4-B-21-RZ  
7125 Old Clinton Pike / Parcel ID 67 191, Commission District 6. Rezoning from RB (General Residential) to PR (Planned Residential) up to 5 du/ac.

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**12. C MARK SHOEMAKER** 4-C-21-RZ  
3530 Cunningham Road / Parcel ID 38 N A 019, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**13. C GREGORY A. KEISLER** 4-D-21-RZ  
349 Granville Conner Road / Parcel ID 56 E B 007, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**14. URBAN ENGINEERING**  
0 Pine Grove Road / Parcel ID 84 035, Commission District 8.

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**W A. EAST COUNTY SECTOR PLAN AMENDMENT** 4-A-21-SP  
From LDR (Low Density Residential) to MDR (Medium Density Residential). TO BE WITHDRAWN AT THE MEETING.

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**B. REZONING** 4-E-21-RZ  
From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**15. TERRY L. HARRIS**  
2100 Chipman Street / Parcel ID 82 H E 41, Council District 6.

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**A. CENTRAL CITY SECTOR PLAN AMENDMENT** **4-B-21-SP**  
From HI (Heavy Industrial) to LI (Light Industrial).

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**B. ONE YEAR PLAN AMENDMENT** **4-A-21-PA**  
From HI (Heavy Industrial) to LI (Light Industrial).

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**C. REZONING** **4-F-21-RZ**  
From RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

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**16.** **SMITHBILT HOMES / JOSH SANDERSON** **4-G-21-RZ**  
8345 Beaver Ridge Road / Parcel ID 77 148 (part of),  
Commission District 3. Rezoning from A (Agricultural) / F (Floodway) to PR (Planned Residential) / F (Floodway) up to 3 du/ac.

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**17.** **SMITHBILT HOMES / JOSH SANDERSON**  
8107 and 0 Tazewell Pike / Parcel ID 13 11501 and 127,  
Commission District 8.

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**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT** **4-C-21-SP**  
From AG (Agricultural) to LDR (Low Density Residential).

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**B. REZONING** **4-H-21-RZ**  
From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**18.**                    **BENJAMIN C. MULLINS O/B/O  
KAREN SPEEGLE**

0 Middlebrook Drive / Parcel ID 105 057 and 058,  
Commission District 6.

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**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

From LDR (Low Density Residential) / HP (Hillside  
Protection) to O (Office) / HP (Hillside Protection).

**4-D-21-SP**

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**B. REZONING**

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

**4-I-21-RZ**

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**19.**                    **WILBANKS, LLC**

6621 Wilbanks Road and 6300 Keck Road / Parcel ID 68  
072 and 044 (part of), Commission District 7.

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**A. NORTHWEST CITY SECTOR PLAN  
AMENDMENT**

From GC (General Commercial) to MU-SD, NWC-1  
(Callahan Drive Mixed Use Special District) for 6621  
Wilbanks Road and from GC (General Commercial) / HP  
(Hillside Protection) to MU-SD, NWC-1 (Callahan Drive  
Mixed Use Special District) / HP (Hillside Protection) for  
6300 Keck Road.

**4-E-21-SP**

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**B. REZONING**

From CB (Business and Manufacturing) to LI (Light  
Industrial).

**4-J-21-RZ**

20.

## WILBANKS, LLC

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road;  
6601 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part  
of), 04501 and 04502 and 07201, Council District 3.

### A. NORTHWEST CITY SECTOR PLAN AMENDMENT

4-G-21-SP

From LDR (Low Density Residential) to MU-SD, NWC-1  
(Callahan Drive Mixed Use Special District) for 0 Keck  
Road;

From GC (General Commercial) / HP (Hillside Protection  
Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use  
Special District) / HP (Hillside Protection Overlay) for  
0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside  
Protection Overlay) to MU-SD, NWC-1 (Callahan Drive  
Mixed Use Special District) / HP (Hillside Protection  
Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1  
(Callahan Drive Mixed Use Special District) for 6601  
Wilbanks Road.

### B. ONE YEAR PLAN AMENDMENT

4-B-21-PA

From LDR (Low Density Residential) to MU-SD, NWC-1  
(Callahan Drive Mixed Use Special District) for 0 Keck  
Road;

From GC (General Commercial) / HP (Hillside Protection  
Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use  
Special District) / HP (Hillside Protection Overlay) for  
0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside  
Protection Overlay) to MU-SD, NWC-1 (Callahan Drive  
Mixed Use Special District) / HP (Hillside Protection  
Overlay) for 6318 and 6303 Keck Road;



From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

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**C. REZONING**

**4-M-21-RZ**

From C-H-2 (Highway Commercial) to I-G (General Industrial) for 726 Callahan Drive;

From AG (Agricultural) to I-G (General Industrial) for 0 Keck Road;

From C-G-1 (General Commercial) to C-H-1 (Highway Commercial) for 8.24-acre portion of parcel and from C-G-1 (General Commercial) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel for 6302 Keck Road;

From AG (Agricultural) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From C-H-1 (Highway Commercial) to I-G (General Industrial) for 6601 Wilbanks Road.

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**21.**

**DALE AKINS**

0 East Meadecrest Drive / Parcel ID 119 E C 01912, Commission District 3.

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**4-F-21-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

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**B. REZONING**

**4-K-21-RZ**

From RA (Low Density Residential) to PR (Planned Residential) up to 10 du/ac.

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**22.** **WILMA CARDIN / ROBERT VAUGHN**  
8535 Asheville Highway / Parcel ID 62 21101, Commission District 8.

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**A. EAST COUNTY SECTOR PLAN AMENDMENT** **4-H-21-SP**  
From MU-SD, ECO-3 (Carter Town Center) to O (Office).

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**B. REZONING** **4-L-21-RZ**  
From A (Agricultural) to OB (Office, Medical, and Related Services).

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**23.** **AP** **MIKE PATEL / PURVI HOSPITALITY LLC** **4-N-21-RZ**  
(30 days) 317 North Cedar Bluff Road / Parcel ID 119 01861, Council District 2. Rezoning from C-H-2 (Highway Commercial) to C-G-2 (General Commercial).

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**  
*None*

**CONCEPTS/DEVELOPMENT PLANS**  
*(may include Uses on Review/Special Uses)*

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**24.** **P** **INNSBRUCK FARMS** **3-SB-21-C**  
(60 days) 0 and 908 Blake Lane, 0 Burris Road, 8621, 0 and 8605 North Ruggles Ferry Pike / Parcel ID 52 02601, 026, 027, 032, 034 and 052 N B 001, Commission District 8.

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**25.** **C** **EPPELRY PROPERTY – WESTLAND DRIVE**  
**A. CONCEPT SUBDIVISION PLAN** **3-SC-21-C**  
9850 and 9812 Westland Drive / Parcel ID 144 028 and 029, Commission District 5.

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**B. USE ON REVIEW** **3-F-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

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**26. C**      **BARRY VAULTON FAMILY**

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**A. CONCEPT SUBDIVISION PLAN** **4-SA-21-C**  
8014 and 0 Asheville Highway / Parcel ID 62 166,  
16601 (part of) and 165 (part of), Commission District 8.

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**B. USE ON REVIEW** **4-A-21-UR**  
Proposed use: Detached residential subdivision in A  
(Agricultural) / PR (Planned Residential) pending District  
and OA (Office Park) – pending District.

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**27. AP**      **NICKLE ROAD SUBDIVISION** **4-SC-21-C**  
(30 days) 0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

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**28.**      **EMORY GREEN SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN** **4-SD-21-C**  
0 West Emory Road / Parcel ID 77 083 (part of),  
Commission District 6.

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**B. USE ON REVIEW** **4-D-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

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**29.** AP **HILL WIND SUBDIVISION**  
(30 days)

**A. CONCEPT SUBDIVISION PLAN** **4-SE-21-C**  
10607 Coward Mill Rd. / Parcel ID 103 091,  
Commission District 6.

**B. USE ON REVIEW** **4-E-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

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**30.** C **CALLAHAN DEVELOPMENT / PUBLIC ACCESS ROAD AND INTERSECTION** **4-SF-21-C**  
726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road;  
6601 and 6614 Wilbanks Road / Parcel ID 68 05602, 046,  
04401 (part of), 04501 and 502, 07201 and 202, Council  
District 3; 6621 Wilbanks Road and 6300 Keck Road / Parcel  
ID 68 072 and 044 (part of) and 900 Callahan Drive / Parcel  
ID 68 05401, Commission District 7.

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**31.** C **ARCADIA PENINSULA**

**A. CONCEPT SUBDIVISION PLAN** **4-SG-21-C**  
0 Arcadia Peninsula Way / Parcel ID 163 2861, 3006  
and 2862 (part of), Commission District 5.

**B. USE ON REVIEW** **4-F-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

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- 32. C RESUBDIVISION OF LOT 88 - NORTHSHORE TOWN CENTER**
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- A. CONCEPT SUBDIVISION PLAN** **4-SH-21-C**  
1830 Thunderhead Road / Parcel ID 154 09817 (part of) Council District 2.
- 
- B. SPECIAL USE** **4-E-21-SU**  
Proposed use: Commercial Subdivision in C-R-2 (Regional Commercial) (C) District.

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- 33. AP M & M PARTNERS - PEBBLEPASS LANE**  
(30 days)
- 
- A. CONCEPT SUBDIVISION PLAN** **4-SI-21-C**  
9922 West Emory Road and 8609 Diamondview Way / Parcel ID 76 031 & 090 001 (part of), Commission District 6.
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- B. USE ON REVIEW** **4-H-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**USES ON REVIEW**

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- 34. T INGLES MARKETS, INC. (REVISED)** **12-D-20-UR**  
7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7.

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**35. C SALLY JEAN HAYS PERETZ O/B/O HAYS FARM AND DEVELOPMENT** 4-C-21-UR  
1201 Hickey Road and 0 Bob Gray Road / Parcel ID 118 091 and 09102. Proposed use: Detached residential subdivision in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

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**36. JENNIFER MOORE-PITTS** 4-G-21-UR  
8537 Asheville Highway / Parcel ID 62 210. Proposed use: Recovery housing in OB (Office, Medical, and Related Services) & OB (Office, Medical, and Related Services) pending District. Commission District 8.

**SPECIAL USES**

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**37. C ACRE KINGSTON PK, T5, LLC** 1-D-21-SU  
8002 Kingston Pike / Parcel ID 120 J A 008. Proposed use: Vehicle Repair / Service Business (oil change) and Drive-Through Facility (coffee shop) in C-G-1 (General Commercial) District. Council District 2.

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**38. C EMERALD YOUTH FOUNDATION** 4-A-21-SU  
234 Dale Avenue / Parcel ID 94 K K 02401 (part of). Proposed use: Luminaires to be 70' tall in OS (Parks and Open Space) District. Council District 6.

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**39. W EAST TENNESSEE CHILDREN'S HOSPITAL** 4-B-21-SU  
2018 Clinch Avenue, 617 and 710 South Twenty First Street, and 1915 and 2100 White Avenue / Parcel ID 108 C B 021 & 028, 108CC015 & 019, 094NJ001. Proposed use: Master Sign Plan in INST (Institutional) District. Council District 1.

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**40. W DOR SHIMONOV** 4-D-21-SU  
501 E. Hill Avenue / Parcel ID 95 I C 00301. Proposed use:  
Residential care facility in DK-B (Downtown Knoxville)  
District. Council District 6.

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**41. C CHRIS SHARP, P.E. /URBAN ENGINEERING** 4-F-21-SU  
0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Removal  
of the Planned District (C) designation from the property in  
RN-2 (Single-Family Residential Neighborhood) (C) / HP  
(Hillside Protection Overlay) District. Council District 3.

**FINAL SUBDIVISIONS**

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**42. C FAIRVIEW JOHN L MOSES ADDITION TO KNOXVILLE** 4-SA-21-F  
1512 Boyd Street and 1507 Wallace Street / Parcel ID 94 F P  
010-011, 013 and 042-043, Council District 6.

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**43. C ARCADIA PHASE IV, RESUB OF LOTS 248-250 AND A PORTION OF PARCELS 02841-02843 AND 02811 (PART OF)** 4-SB-21-F  
0 Arcadia Peninsula Way / Parcel ID 163 02841-02843 and  
02811 (part of), Commission District 5.

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**44. C RIVER ISLAND NATURAL ROOTS REALTY PROPERTY** 4-SC-21-F  
9604 Kodak Road / Parcel ID 100 026 (part of),  
Commission District 8.

**PLANNED DEVELOPMENT**

*None*

**Item No.**

**File No.**

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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- |            |   |  |                  |
|------------|---|--|------------------|
| <b>45.</b> | C | <p><b>W. SCOTT WILLIAMS AND ASSOCIATES</b></p> <p>Consideration of Concept Plan extension for Pleasant Village Subdivision (2-SA-17-C) for one year to April 14, 2022.</p>                                 | <b>4-A-21-OB</b> |
| <hr/>      |   |  |                  |
| <b>46.</b> | C | <p><b>KNOXVILLE-KNOX COUNTY PLANNING</b></p> <p>Consideration of an Amendment to the Knoxville-Knox County Planning FY 2020 Budget.</p>  | <b>4-B-21-OB</b> |
| <hr/>      |   |  |                  |
| <b>47.</b> | C | <p><b>THE FOUNDATION CHURCH</b></p> <p>7220 Chapman Highway / Parcel ID 137 18504.<br/>Consideration of Similar Use Determination: Church in the SC (Shopping Center) District. Commission District 9.</p> | <b>4-C-21-OB</b> |
| <hr/>      |   |  |                  |
| <b>48.</b> | C | <p><b>BENJAMIN C. MULLINS O/B/O POST OAK BEND, LLC</b></p> <p>Consideration of Concept Plan Extension for Post Oak Bend, LLC (8-SA-18-C) for 2 years to 9/14/2023.</p>                                     | <b>4-D-21-OB</b> |

**Adjournment**

**TABLED ITEMS**

Actions to untable items are heard under Agenda Item 4.



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

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- |           |  |                  |
|-----------|--|------------------|
| <b>1.</b> | <b>CHRISTINE DUNCAN</b><br>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)      | <b>3-C-20-SU</b> |
| <hr/>     |  |                  |
| <b>2.</b> | <b>ROCK POINTE DEVELOPMENT, LLC</b><br>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) | <b>5-SB-20-C</b> |