

# Agenda

1:30 P.M. | Main Assembly Room  
City County Building

- 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 Vote on to be Withdrawn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

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](http://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](http://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to submit your request.

<b>Item No.</b>			<b>File No.</b>
<b>1.</b>		ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
<b>2.</b>	<b>C</b>	APPROVAL OF AUGUST 12, 2021 AGENDA	
<b>3.</b>	<b>C</b>	APPROVAL OF JULY 8, 2021 MINUTES	
<b>4.</b>		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

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

There have been no Level 1 Certificates of Appropriateness issued since July 8, 2021.

**ALLEY OR STREET CLOSURES**

*None*

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

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

---

**5. W**

**CHRIS SHARP / URBAN ENGINEERING, INC.**

**5-A-21-HPA**

0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Additional disturbance in RN-2 (C) (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**6. DEAN PRESTON SMITH (REVISED)**

9608 Westland Drive / Parcel ID 144 03201 (part of),  
Council District 2.

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

**7-B-21-SP**

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

**B. ONE YEAR PLAN AMENDMENT**

**7-B-21-PA**

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

**C. REZONING**

**7-E-21-RZ**

From AG (Agricultural) / HP (Hillside Protection Overlay) to O (Office) / HP (Hillside Protection Overlay).

**7. AP BENJAMIN C. MULLINS O/B/O DAVID EUBANKS**

(30 Days)

1308, 1304, 1232, 0 and 0 Lovell Road and 0 High Meadow Drive / Parcel ID 118 H C 004, 00301, 002, 001 and 118 066, and 118 I F 00201. Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**8-A-21-SP**

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for 1308, 1304, 1232 and 0 Lovell Road [118HC001];

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for a portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection)

Protection) for another portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for 0 Lovell Road [118 066].

---

**B. REZONING**

**8-A-21-RZ**

From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 1308 Lovell Road;

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 1304, 1232 & 0 Lovell Road [118HC001];

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 0 High Meadow Drive;

From RB (General Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 0 Lovell Road [118 066].

---

**8. C**

**FRED BROOKS BY SHERI ENGEL, POA**

**8-B-21-RZ**

4212, 4216 and 0 Prospect Road / Parcel ID 110 063, 062, and 06101, Commission District 9. Rezoning from PR (Planned Residential) and A (Agricultural) to RA (Low Density Residential).

---

**9. C**

**CITY OF KNOXVILLE**

**8-C-21-RZ**

0 Callahan Drive and 1934 Old Callahan Drive / Parcel ID 67 258.01 and 256 (part of), Council District 3. Rezoning from No zone (formerly CB Business & Manufacturing) to C-H-2 (Highway Commercial).

- 
- 10. C**      **CITY OF KNOXVILLE**      **8-D-21-RZ**  
7630 Luscombe Drive / Parcel ID 133 B E 021, Council District 2. Rezoning from No Zone (formerly RA Low Density Residential) to RN-1 (Single-Family Residential Neighborhood).
- 
- 11. C**      **FAYE RABY**      **8-E-21-RZ**  
7335 Oak Ridge Highway / Parcel ID 78 182, Commission District 6. Rezoning from A (Agricultural) to CA (General Business).
- 
- 12. C**      **RICK W. AND PENNY P. CUTSHAW**      **8-F-21-RZ**  
5325 Brown Gap Road / Parcel ID 39 03001, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 
- 13. AP**      **NELSON FARM DEVELOPMENT LLC**      **8-G-21-RZ**  
(30 days) 4114 West Beaver Creek Drive / Parcel ID 67 131, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.
- 
- 14.**      **S & E PROPERTIES**      **8-H-21-RZ**  
6513 and 0 Babelay Road / Parcel ID 50 171, 174 and 178, Commission District 8. Rezoning from PR (Planned Residential) with up to 2.5 du/ac to PR (Planned Residential) with up to 4 du/ac.
- 
- 15. C**      **TYLER SANFORD**      **8-I-21-RZ**  
119 and 129 West Burwell Avenue / Parcel ID 81 G D 040 and 041, Council District 5. Rezoning from I-H (Heavy Industrial) to I-MU (Industrial Mixed-Use).

- 
- 16.** **CARMAN M. HALL**  
10001 and 10005 West Emory Road / Parcel ID 76 01302,  
Commission District 6.
- 
- A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT** **8-C-21-SP**  
From AG (Agricultural) and HP (Hillside Protection) to  
RR (Rural Residential) and HP (Hillside Protection).
- 
- B. REZONING** **8-J-21-RZ**  
From A (Agricultural) to PR (Planned Residential) up to 2  
du/ac.
- 
- 17.** **MESANA INVESTMENTS LLC** **8-K-21-RZ**  
6517 Brackett Road / Parcel ID 20 132, Commission District  
8. Rezoning from A (Agricultural) to PR (Planned  
Residential) up to 5 du/ac.
- 
- 18.** **P** **TAYLOR D. FORRESTER O/B/O** **8-L-21-RZ**  
**HARPER PROPERTIES, L.P.**  
(60 days) 6238 Anderson Drive / Parcel ID 121 AB 013, Council District  
2. Rezoning from I-H (Heavy Industrial) to C-G-1 (General  
Commercial).
- 
- 19.** **C** **BRADLEY AND AMANDA SPENCER** **8-M-21-RZ**  
2005 Dutch Valley Drive / Parcel ID 69 F B 004, Council  
District 5. Rezoning from RN-1 (Single-Family Residential  
Neighborhood) and HP (Hillside Protection Overlay) to I-MU  
(Industrial Mixed-Use) and HP (Hillside Protection Overlay).

---

**20. C**      **TIM JONES**      **8-N-21-RZ**  
0 Woods-Smith Road / Parcel ID 92 D J 04802, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) (C) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) (C) & HP (Hillside Protection) Overlay.

---

**21.**      **RUSTY BITTLE**  
11420 Hardin Valley Road / Parcel ID 117 02512, Commission District 6.

---

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**      **8-D-21-SP**  
From RC (Rural Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

---

**B. REZONING**      **8-O-21-RZ**  
From A (Agricultural) to CA (General Business).

---

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

---

**22.**      **NICKLE ROAD SUBDIVISION**      **4-SC-21-C**  
0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

---

**23.**      **PINE GROVE SUBDIVISION**

---

**A. CONCEPT SUBDIVISION PLAN**      **6-SB-21-C**  
0 Pine Grove Road / Parcel ID 84 035, Commission District 8.

---

**B. USE ON REVIEW**

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

**6-C-21-UR**

---

**24.**

**MISSION HILLS SUBDIVISION**

---

**A. CONCEPT SUBDIVISION PLAN**

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

**7-SA-21-C**

---

**B. USE ON REVIEW**

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

**7-C-21-UR**

---

**25.**

**CAPITAL DRIVE SUBDIVISION**

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131  
122 and 122.24 (part of), Commission District 3.

**7-SB-21-C**

---

**26. C**

**DORCHESTER, UNIT 2**

---

**A. CONCEPT SUBDIVISION PLAN**

7509 Carpenter Road / Parcel ID 78 035 (part of),  
Commission District 6.

**8-SA-21-C**

---

**B. USE ON REVIEW**

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

**8-C-21-UR**



**Item No.**

**File No.**

**USES ON REVIEW**

---

**27. AP**      **WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP**      **8-A-21-UR**  
 (30 days)      0 East Meadecrest Drive / Parcel ID 119 E C 01902.  
 Proposed use: Multi-dwelling development with detached houses in PR (Planned Residential) District. Commission District 3.

---

**28. C**      **BENJAMIN C. MULLINS O/B/O PASCO, LLC**      **8-B-21-UR**  
 1229 Lovell Road / Parcel ID 118 H A 03502. Proposed use: Indoor storage of vehicles accessory to existing commercial operation in CA (General Business) / TO (Technology Overlay) (k) and A (Agricultural) / TO (Technology Overlay) District. Commission District 6.

**SPECIAL USES**

---

**29. P**      **JOHN T. RUDOLPH**      **7-C-21-SU**  
 (30 days)      0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

---

**30. C**      **BENCHMARK ASSOCIATES, INC.**      **8-A-21-SU**  
 301 Tania Lane / Parcel ID 124 H G 023. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

- 
- |              |  |                  |
|--------------|--|------------------|
| <b>31. C</b> | <b>CALVARY CHAPEL OF KNOXVILLE</b><br>3330 West Governor John Sevier Highway / Parcel ID 147<br>30. Proposed use: Expansion of parking area, addition of<br>covered pavilion, pergola, event quarters, storage area and<br>drop off area in RN-1 (Single-Family Residential<br>Neighborhood) (C) / HP (Hillside Protection Overlay) District.<br>Council District 1. | <b>8-B-21-SU</b> |
|--------------|--|------------------|

---

**FINAL SUBDIVISIONS**

- |              |  |                  |
|--------------|--|------------------|
| <b>32. T</b> | <b>VILLAGE AT SADDLEBROOKE RESUB<br/>OF LOT 74 AND A PORTION OF<br/>MONROE PROPERTY</b><br>7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046<br>(part of), Commission District 7. | <b>8-SA-21-F</b> |
|--------------|--|------------------|

**PLANNED DEVELOPMENT**

*None*

---

**ORDINANCE AMENDMENTS**

- |              |  |                  |
|--------------|--|------------------|
| <b>33. W</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b><br>Consideration of an amendment to the Knox County Zoning<br>Code, Article 5.34.02 SC Shopping Center zone to allow<br>churches as a use permitted. | <b>7-B-21-OA</b> |
|--------------|--|------------------|

**OTHER BUSINESS**

*None*

# Adjournment

## TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

- 
- |           |  |                   |
|-----------|--|-------------------|
| <b>1.</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 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) | <b>5-SB-20-C</b>  |
| <hr/>     |  |                   |
| <b>2.</b> | <b>INGLES MARKETS, INC. (REVISED)</b><br>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. (Tabled date 4/8/2021)      | <b>12-D-20-UR</b> |