

- 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 Vote on to be Withdrawn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 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 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.	APPROVAL OF FEBRUARY 11, 2021 AGENDA	-
3.	C APPROVAL OF JANUARY 14, 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

Brief report from staff on Level 1 COA's issued since the January 14, 2021 meeting.

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. W **RONNIE WELCH (REVISED)**
2910, 2912 and 3000 Greenway Drive / Parcel ID 59 P D 010 & 59 P D 011, Council District 4

A. NORTH CITY SECTOR PLAN AMENDMENT **1-C-21-SP**
From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT **1-C-21-PA**
From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

C. REZONING **11-G-20-RZ**
From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

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- 6.** **TAYLOR FORRESTER O/B/O
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).

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- 7.** **BENJAMIN C. MULLINS O/B/O
HILTON CAPITAL GROUP**
2400 and 2600 Merchant Drive and 5291 Oakhill Drive / Parcel ID 80 J B 024, 021 & 023, Council District 5.

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- A. NORTHWEST CITY SECTOR PLAN AMENDMENT** **1-E-21-SP**
From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

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- B. ONE YEAR PLAN AMENDMENT** **1-E-21-PA**
From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

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- C. REZONING** **1-C-21-RZ**
From C-N (Neighborhood Commercial) and AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2400 Merchant Dr. and from AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2600 Merchant Dr. and 5291 Oakhill Dr., Council District 5, Northwest City Sector.

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- 8.** **S & E PROPERTIES**
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

1-G-21-SP

From RR (Rural Residential) / HP (Hillside Protection) /
SP (Stream Protection) to LDR (Low Density Residential)
/ HP (Hillside Protection) / SP (Stream Protection).

B. REZONING

1-G-21-RZ

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

**9. JOSH SANDERSON / PRIMOS LAND
COMPANY**

2-A-21-RZ

8520 West Emory Road / Parcel ID 77 098, Commission
District 6. Rezoning from A (Agricultural) & F (Floodway)
to PR (Planned Residential) & F (Floodway) up to 3 du/ac.

10. C JOAN NEWMAN

2-B-21-RZ

622 and 624 Dry Gap Pike / Parcel ID 57 M A 020, Council
District 5. Rezoning from AG (Agricultural) to RN-1
(Single-Family Residential Neighborhood).

**11. C VAULTON FAMILY HOLDING
COMPANY, LLC**

2-C-21-RZ

8014 Asheville Highway / Parcel ID 62 165 (part of),
Commission District 8. Rezoning from A (Agricultural) to OA
(Office Park).

12. C AXIOM PROPERTIES

2-D-21-RZ

0 Asheville Highway / Parcel ID 62 166 & 16601,
Commission District 8. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 5 du/ac.

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- 13.** **AP** **ERICK GARCIA SALAS** **2-E-21-RZ**
(30 days) 4821 North Broadway / Parcel ID 58 N D 042, Council
District 5. Rezoning from C-G-2 (General Commercial) to C-
G-1 (General Commercial).

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

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- 14.** **HATMAKER LN. SUBDIVISION**
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- 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.

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

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- 15.** **C** **LOBETTI LANDING**
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- A. CONCEPT SUBDIVISION PLAN** **1-SA-21-C**
3208 and 0 Lobetti Road / Parcel ID 91 20402 and 202
(part of), Commission District 6.

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- B. USE ON REVIEW** **1-A-21-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

16. C THE RESERVE AT PENROSE FARM

A. CONCEPT SUBDIVISION PLAN

8116, 8108, 8106 and 8104 Nubbin Ridge Road / Parcel ID 133 07402, 07404, 07403 and 073, Commission District 4.

1-SB-21-C

B. USE ON REVIEW

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

1-E-21-UR

17. C BEELER FARM

A. CONCEPT SUBDIVISION PLAN

6848 and 6900 Beeler Rd. / Parcel ID 20 21401 & 21201, Commission District 8.

2-SA-21-C

B. USE ON REVIEW

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

2-B-21-UR

18. C CAMP FOX

A. CONCEPT SUBDIVISION PLAN

0 Bays Mountain Road / Parcel ID 126 13803, Commission District 9.

2-SB-21-C

B. USE ON REVIEW

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

2-D-21-UR

Item No.**File No.****USES ON REVIEW**

- 19.** **HUBER PROPERTIES, LLC - CLEAR WATER PARTNERS, LLC** **12-B-20-UR**
 0 Emory Church Road / Parcel ID 144 02016 & 02009.
 Proposed use: Multi-dwelling development in PR (Planned Residential) (k) / F (Floodway) District. Commission District 5.
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- 20.** **P** **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.
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- 21.** **AMERCO REAL ESTATE COMPANY** **1-D-21-UR**
 6905 and 6909 Maynardville Pike / Parcel ID 38 K D 014, 012 and 01102. Proposed use: Indoor & outdoor self-storage in CA (General Business) & PC (Planned Commercial) District. Commission District 7.
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- 22.** **ROD PARTON** **2-A-21-UR**
 806 East Governor John Sevier Highway / Parcel ID 125 I A 010. Proposed use: Craft Distillery in PC (Planned Commercial) District. Commission District 9.
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- 23.** **C** **MARKETS AT CHOTO / HUBER PROPERTIES, LLC** **2-C-21-UR**
 12344 South Northshore Drive / Parcel ID 162 M B 00105.
 Proposed use: Add up to 5,000 sqft. of Restaurant Uses in a mixed use building in CN (Neighborhood Commercial) District. Commission District 5.

Item No.

File No.

SPECIAL USES

24.		<p>TAYLOR D. FORRESTER O/B/O NORTHSHORE MARKET INVESTOR LLC</p> <p>2002 Thunderhead Road/Parcel ID 154 09813. Request to remove a previously approved planned district designation. Council District 2, Southwest County Sector.</p>	<p>12-C-20-SU</p>
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25.	<p>P (30 days)</p>	<p>ACRE KINGSTON PK, T5, LLC</p> <p>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) pending District. Council District 2.</p>	<p>1-D-21-SU</p>
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FINAL SUBDIVISIONS

26.	<p>C</p>	<p>SOUTH WATER FRONT LAKESIDE CO INC. PROPERTY</p> <p>1536 Island Home Avenue / Parcel ID 95 O D 006, Council District 1.</p>	<p>1-SA-21-F</p>
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PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

27.	<p>C</p>	<p>KNOXVILLE KNOX COUNTY PLANNING (REVISED)</p> <p>Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add a social service center as a special use in the Downtown Knoxville (DK) Zoning District, General Commercial (C-G) Zoning District and Regional Commercial (C-R) Zoning District.</p>	<p>1-A-21-OA</p>
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Item No.

File No.

OTHER BUSINESS

None

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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| 1. | 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/> | | |
| 2. | 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 |