

- 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 Vote on to be Withdrawn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 [knoxplanning.org/act](http://knoxplanning.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 5 pm on Tuesday.

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 JANUARY 14, 2021 AGENDA	-
3.	C APPROVAL OF DECEMBER 10, 2020 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

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- 5. C**      **ERIC E. WALLACE**      **1-A-21-AC**  
Request closure of unnamed, undeveloped alley inside parcel 081NC003 on the southeast side of W. Oldham Avenue between Worth Street and Davanna Street. Council District 5, Central City Sector.

STREET NAME CHANGES

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- 6. C**      **CHRIS HOWLEY / CITY OF KNOXVILLE - ENGINEERING DEPT.**      **1-A-21-SNC**  
Change Leroy Avenue to 'Marion Street' between Marion Street and Val Street, Council District 6.

- 7. C**      **CHRIS HOWLEY / CITY OF KNOXVILLE – ENGINEERING DEPT.**      **1-B-21-SNC**  
Change Val Street to 'Marion Street' between Leroy Avenue and West Baxter Avenue, Council District 6.

PLANS, STUDIES, REPORTS

*None*

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

**Item No.**

**File No.**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**8.**

**BEN MULLINS O/B/O NANCY ZIEGLER (REVISED)**

931 Piney Grove Church Road / Parcel ID 106 J A 026, Council District 3.

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

**1-D-21-SP**

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**B. ONE YEAR PLAN AMENDMENT**

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

**1-D-21-PA**

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**C. REZONING**

From RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

**11-D-20-RZ**

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**9.**

**RONNIE WELCH (REVISED)**

2910, 2912 and 3000 Greenway Drive / Parcel ID 59 P D 010 & 59PD011, Council District 4

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**A. NORTH CITY SECTOR PLAN AMENDMENT**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

**1-C-21-SP**

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**B. ONE YEAR PLAN AMENDMENT**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

**1-C-21-PA**

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**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

**11-G-20-RZ**

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**10.**

**ACRE KINGSTON PIKE T5 LLC  
(REVISED)**

8002 Kingston Pike / Parcel ID 120 J A 008, Council District 2. Rezoning from C-G-3 (General Commercial) to C-G-1 (General Commercial).

**11-J-20-RZ**

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**11.**

**PATRICIA NELSON**

1630 Osborne Road / Parcel ID 84 058, Commission District 8.

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**A. EAST COUNTY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential) to GC (General Commercial).

**11-E-20-SP**

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**B. REZONING**

From A (Agricultural) to CA (General Business).

**11-M-20-RZ**

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**12. P**

**TAYLOR FORRESTER O/B/O  
NORTHSHORE MARKET INVESTOR,  
LLC**

(30 days)

2002 Thunderhead Road / Parcel ID 154 09813, Council District 2. Rezoning from C-R-2 (Regional Commercial) to C-G-3 (General Commercial).

**12-B-20-RZ**

**13.** P  
(90 days)

**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).

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**14.** P  
(90 days)

**TIM HOWELL**

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel  
ID 107 D A 01801, 107DJ003-007 and 107DJ013, Council  
District 6.

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**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).

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**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).

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**C. REZONING**

**1-B-21-RZ**

From RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

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**15.**

**BENJAMIN C. MULLINS O/B/O  
HILTON CAPITAL GROUP**

2400 and 2600 Merchant Drive and 5291 Oakhill Drive /  
Parcel ID 80 J B 021, 023 & 024, 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).

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**16. C**

**SAVANNAH HERMOSILLO**

**1-D-21-RZ**

7529 W. Emory Road / Parcel ID 77 140, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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**17.**                    **RANDY GUIGNARD / CAFÉ INTERNATIONAL LLC**                    **1-E-21-RZ**

0 Beverly Road and 0 New Beverly Church Road / Parcel ID 59 00201 and 002, Commission District 2. Rezoning from I (Industrial) / RB (General Residential) / F (Floodway) to PR (Planned Residential) / F (Floodway) up to 3.22 du/ac.

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**18.**                    **BARRY VAULTON**

0 Asheville Highway / Parcel ID 62 02308 and 02309, Commission District 8.

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**A. EAST COUNTY SECTOR PLAN AMENDMENT**                    **1-F-21-SP**  
From LDR (Low Density Residential) and MU-SD, ECO-5 (Asheville Highway Mixed Use Special District - Agricultural, Residential and Office) to GC (General Commercial).

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**B. REZONING**                    **1-F-21-RZ**  
From A (Agricultural) to CA (General Business) for part of both parcels only.

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**19.**                    **S & E PROPERTIES**

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

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**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).

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**B. REZONING**                    **1-G-21-RZ**  
From A (Agricultural) to PR (Planned Residential) up to 4 du/ac.





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**C. REZONING**

From I-MU (Industrial Mixed-Use) to C-G-2 (General Commercial Zoning District).

**1-J-21-RZ**

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**23.**

**SETH KEHNE**

0 Jackson Road / Parcel ID 92 L C 018 (part of), Council District 3.

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

**1-J-21-SP**

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**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

**1-H-21-PA**

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**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) to I-G (General Industrial) / HP (Hillside Protection).

**1-K-21-RZ**

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**24.**

**WINTERPAST DEVELOPMENT, LLC**

1301 E. Weisgarber Road / Parcel ID 106 D A 00622, Council District 3.

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From LI (Light Industrial) to O (Office).

**1-K-21-SP**

**Item No.**

**File No.**

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**B. ONE YEAR PLAN AMENDMENT**

**1-I-21-PA**

From LI (Light Industrial) to O (Office).

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**C. REZONING**

**1-L-21-RZ**

From I-MU (Industrial Mixed-Use) to O (Office).

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**CONCEPTS/DEVELOPMENT PLANS**

*(may include Uses on Review)*

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**25. P HATMAKER LN. SUBDIVISION**

(30 days)

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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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**26. AP LOBETTI LANDING**

(30 days)

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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**

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

**1-A-21-UR**

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**27. AP**      **THE RESERVE**  
(30 days)

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**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**

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**B. USE ON REVIEW**

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

**1-E-21-UR**

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**USES ON REVIEW**

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**28. P**      **INGLES MARKETS, INC.**  
(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.

**12-D-20-UR**

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**29. C**      **SEVAN MULTI-SITE SOLUTIONS  
O/B/O MY PETS WELLNESS**

10657 Hardin Valley Road / Parcel ID 103 E A 002. Proposed  
use: Veterinary Clinic in CA (General Business) / TO  
(Technology Overlay) District. Commission District 6.

**1-B-21-UR**

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**30. C SEVAN MULTI-SITE SOLUTIONS  
O/B/O MY PETS WELLNESS** 1-C-21-UR  
6734 Malone Creek Drive / Parcel ID 79 J E 014. Proposed use: Veterinary Clinic in CA(k) (General Business) District. Commission District 6.

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**31. 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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**32. C BENJAMIN C. MULLINS OBO  
ELEVATION FOODS PROPERTIES, LLC** 1-F-21-UR  
1600 and 1702 Harris Road and 5811 Rutledge Pike / Parcel ID 60 07905, 07906, and 080. Proposed use: Expansion for parking & access for existing operations in PC (Planned Commercial) pending District. Commission District 8.

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**33. C DANIEL D. & KIMBERLY BITT  
OVERBEY** 1-G-21-UR  
1615 Choto Road / Parcel ID 162 M C 019. Proposed use: Restaurant (Eating & Drinking Establishment) in CN (Neighborhood Commercial) pending District. Commission District 5.

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**SPECIAL USES**

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**34. P TAYLOR D. FORRESTER O/B/O  
NORTHSHORE MARKET INVESTOR  
LLC** 12-C-20-SU  
(30 days) 2002 Thunderhead Road/Parcel ID 154 09813. Request to remove a previously approved planned district designation. Council District 2, Southwest County Sector.

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**35. C SIGNCRAFT** 1-A-21-SU  
1210, 1240, 1250, 1270 and 0 Tennova Medical Way /  
Parcel ID 106 K C 01702, 01703, 01704, 01706, 01707 and  
01708. Proposed use: Master sign plan for office park in OP  
(Office Park) District. Council District 2.

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**36. C CASSIDY MELHORN** 1-B-21-SU  
3110 Greenway Drive / Parcel ID 59 P D 038. Proposed use:  
Two-family dwelling in RN-2 (Single-Family Residential  
Neighborhood) District. Council District 4.

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**37. C BENJAMIN C. MULLINS OBO HELEN  
ROSS MCNABB** 1-C-21-SU  
5310 Ball Camp Pike / Parcel ID 93 H B 055. Proposed use:  
Expansion of an existing alcohol and drug rehabilitation  
facility in O (Office) District. Council District 3.

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**38. AP ACRE KINGSTON PK, T5, LLC** 1-D-21-SU  
(30 days) 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.

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**FINAL SUBDIVISIONS**

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**39. AP SOUTH WATER FRONT LAKESIDE CO  
INC. PROPERTY** 1-SA-21-F  
(30 days) 1536 Island Home Avenue / Parcel ID 95 O D 006, Council  
District 1.

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**PLANNED DEVELOPMENT**

*None*

**Item No.**

**File No.**

**ORDINANCE AMENDMENTS**

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- 40.**    **AP**    **KNOXVILLE KNOX COUNTY PLANNING**    **1-A-21-OA**
- (30 days)    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.

**OTHER BUSINESS**

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- 41.**            **KNOXVILLE-KNOX COUNTY PLANNING**    **1-A-21-OB**
- Consideration of the Appointment of Knoxville-Knox County Planning Commission Executive Committee Members for Calendar Year 2021.

# Adjournment

## TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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- |            |  |                  |
|------------|--|------------------|
| <b>42.</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> |
| <b>43.</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> |
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