

# 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 Vote on to be Withdrawn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 (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). 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>			<b>ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE</b>
<b>2.</b>	C		<b>APPROVAL OF JUNE 10, 2021 AGENDA</b>
<b>3.</b>	C		<b>APPROVAL OF MAY 13, 2021 MINUTES</b>
<b>4.</b>			<b>POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON</b>

**Item No.**

**File No.**

**ALLEY OR STREET CLOSURES**

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**5. P** **MIKE SOUEID** **9-A-20-AC**  
 (90 days) Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

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

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**7.** **RICHARD CLARK** **5-B-21-SC**  
 Request closure of Glenmore Drive between its southeast terminus at West Hills Bynon Park and Bennington Drive, Council District 2.

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**8. C** **MATTHEW HOWELL WANTLAND** **6-A-21-SC**  
 Request closure of the undeveloped portion of Georgia Avenue starting south of East Depot Avenue to the train tracks to the southeast and between Parcel ID 095AL014 and 095AL015, Council District 6.

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

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

No Level 1 Certificates of Appropriateness have been issued since May 13, 2021

**Item No.**

**File No.**

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

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- 9. P**                      **CHRIS SHARP / URBAN ENGINEERING, INC.**                      **5-A-21-HPA**
- (30 days)                      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**

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- 10.**                      **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.

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**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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- 11.** **JENKINS BUILDERS, INC.** 5-G-21-RZ  
0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.
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- 12. C** **TAYLOR D. FORRESTER O/B/O OFR INVESTMENTS, LLC** 5-J-21-RZ  
1820 Amherst Road / Parcel ID 92 M A 009, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).
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- 13. C** **STEPHANIE WALTHER** 6-A-21-RZ  
0 Amherst Road / Parcel ID 92 05802, Commission District 3. Rezoning from I (Industrial) to A (Agricultural).
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- 14.** **KARLA GOINS**  
8700 Ball Camp Pike / Parcel ID 104 054, Commission District 6.
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- A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** 6-A-21-SP  
From OS (Open Space) to NC (Neighborhood Commercial).
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- B. REZONING** 6-B-21-RZ  
From PR (Planned Residential) to CN (Neighborhood Commercial).
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- 15. C** **LINDSEY LIEB** 6-C-21-RZ  
203 Fox Road / Parcel ID 131 L A 017, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

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**16. C**      **WES CARRUTHERS**      **6-D-21-RZ**  
4315 Rutledge Pike / Parcel ID 70 L C 001, Council District 6.  
Rezoning from C-N (Neighborhood Commercial) / HP  
(Hillside Protection Overlay) to C-G-1 (General Commercial)  
/ HP (Hillside Protection Overlay).

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**17.**      **ROBYN ASKEW, TRUSTEE FOR  
OPTION HOLDER**  
1928 Marietta Church Road / Parcel ID 129 128,  
Commission District 6.

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**A. NORTHWEST COUNTY SECTOR PLAN  
AMENDMENT**      **6-B-21-SP**  
From AG (Agricultural) / HP (Hillside Protection) to LDR  
(Low Density Residential) / HP (Hillside Protection).

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**B. REZONING**      **6-E-21-RZ**  
From A (Agricultural) to PR (Planned Residential) up to 2  
du/ac.

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**18. C**      **BARRY VAULTON / VAULTON  
FAMILY HOLDINGS COMPANY, LLC**      **6-F-21-RZ**  
8014 Asheville Highway / Parcel ID 62 165 (part of),  
Commission District 8. Rezoning from A (Agricultural) to OA  
(Office Park).

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**19.**      **PAVEL AND EMILIA GUSHTYUK**  
8819 Rutledge Pike / Parcel ID 42 029, Commission District  
7.

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**A. NORTHEAST COUNTY SECTOR PLAN  
AMENDMENT**      **6-C-21-SP**  
From NC (Neighborhood Commercial) to GC (General  
Commercial).

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**B. REZONING**

**6-G-21-RZ**

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

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**CONCEPTS/DEVELOPMENT PLANS**

*(may include Uses on Review/Special Uses)*

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**20. P**

(30 days)

**INNSBRUCK FARMS**

**3-SB-21-C**

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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**21. P**

(30 days)

**NICKLE ROAD SUBDIVISION**

**4-SC-21-C**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

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**22. C**

**BAKERTOWN ROAD SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**

**6-SA-21-C**

0 Bakertown Road / Parcel ID 091 25604 (part of).

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**B. USE ON REVIEW**

**6-B-21-UR**

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

See application for all addresses and Parcel ID's  
submitted.

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**23. AP**

(30 days)

**PINE GROVE SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**

**6-SB-21-C**

0 Pine Grove Road / Parcel ID 84 035, Commission  
District 8.

**B. USE ON REVIEW**

**6-C-21-UR**

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

**USES ON REVIEW**

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**24. KNOX STORAGE EQUITIES, LLC 5-G-21-UR**

9091, 9103 and 9105 Middlebrook Pike / Parcel ID 105 086, 087 and 08701. Proposed use: Indoor and outdoor self-storage facility in CA (General Business) and PR (Planned Residential) Districts. Commission District 3.

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**25. JENNIFER MOORE-PITTS 5-H-21-UR**

8535 Asheville Highway / Parcel ID 62 21101. Proposed use: Recovery housing for men in OB (Office, Medical, and Related Services) - pending District. Commission District 8.

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**26. C DENNA MIDDLETON 6-A-21-UR**

9036 Middlebrook Pike / Parcel ID 105 O C 028 (CN portion only) . Proposed use: Restaurant / Food Trucks in CN (Neighborhood Commercial) / OB (Office, Medical and Related Services) District. Commission District 3.

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**27. CRESCENT AT EBENEZER, LLC 6-D-21-UR**

1040 Ebenezer Road / Parcel ID 132 09901. Proposed use: Multi-family development in PR (Planned Residential), PR (Planned Residential) / F (Floodway), and PC (Planned Commercial) District. Commission District 5.

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**28. C URBAN ENGINEERING, INC. 6-E-21-UR**

637 Idlewood Lane / Parcel ID 133 H A 032. Proposed use: Four Townhouses in PR (Planned Residential) District. Commission District 5.



**Item No.**

**File No.**

**29.**                    **BENJAMIN C. MULLINS O/B/O  
SCHUBERT AND SCHAAD TRUSTEES**                    **6-F-21-UR**  
1321 Dry Gap Pike / Parcel ID 57 125 (part of). Proposed use: Commercial in PR (Planned Residential) District. Commission District 7.

**30. C**                    **DANIEL GETTINGS**                    **6-G-21-UR**  
8810 Courtyard Way / Parcel ID 105 15804. Proposed use: Change of use - clubhouse to apartment in PR (Planned Residential) District. Commission District 3.

**31. C**                    **VALLEY CHURCH UMC**                    **6-H-21-UR**  
11012 Hardin Valley Road / Parcel ID 103 11102 (OB/TO portion only). Proposed use: Church in OB (Office, Medical, and Related Services) / TO (Technology Overlay) District. Commission District 6.

**32. AP**                    **AMERCO REAL ESTATE COMPANY**                    **6-I-21-UR**  
(30 days)                    0 Beaver Ridge Road / Parcel ID 91 00105. Proposed use: Outdoor self-storage in PC (Planned Commercial) District. Commission District 6.

**SPECIAL USES**

**33.**                    **BENJAMIN C. MULLINS O/B/O  
RUFUS SMITH AND DOOLEY L.P.**                    **6-B-21-SU**  
7140, 7144 and 7134 Deane Hill Drive / Parcel ID 120 E D 001 and 002. Proposed use: Removal of a previously approved planned district (C) designation in RN-3 (General Residential Neighborhood) (C) District. Council District 2.

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- 34. W**      **PSYCHIATRIC SERVICES OF EAST TENNESSEE, LLC**      **6-C-21-SU**  
201 Prosperity Drive / Parcel ID 119 K A 008. Proposed use: Behavioral Health Center in C-H-2 (Highway Commercial) District. Council District 2.

**FINAL SUBDIVISIONS**

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- 35. C**      **GLEN AT HARDIN VALLEY RESUB OF LOT 49, COMMON AREA, AND JPE**      **6-SA-21-F**  
2535 Mishas Meadow Way / Parcel ID 103 O A 001 (part of), 00171 (part of) and all of 00149, Commission District 6.

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- 36. AP**      **DUNCAN FARM**      **6-SB-21-F**  
(30 days)      0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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- 37. C**      **KNOXVILLE-KNOX COUNTY PLANNING**      **6-A-21-OB**  
Consideration of the FY 2022 Operating Budget for Knoxville-Knox County Planning.

**38. C**

**CITY OF KNOXVILLE**

**6-B-21-OB**

Consideration of Consideration of Plans of Service: 01-05-21.AX - 0 Callahan Drive, Tax I.D. 067 258.01 and 1934 Old Callahan Drive, Tax I.D. 067 256 (part of), an area generally described as a certain tract of land abutting the northern right-of-way of Callahan Drive approximately 800 feet west of the intersection with Old Callahan Drive; 02-05-21.AX - 7630 Luscombe Drive, Tax I.D. 133BE021, an area generally described as a tract of land northeast of Luscombe Drive and approximately 300 feet northeast of the intersection of Bardon Road and Luscombe Drive.

## Adjournment

### TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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|------------|--|-------------------|
| <b>39.</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>40.</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>  |
| <hr/>      |  |                   |
| <b>41.</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> |