

- 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 Vote on to be Withdrawn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.	C APPROVAL OF MARCH 11, 2021 AGENDA	-
3.	C APPROVAL OF FEBRUARY 11, 2021 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

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.

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.

7. C **CENTRAL BAPTIST CHURCH OF BEARDEN** **3-A-21-AC**
Request closure of Unnamed Alley between Anderson Drive and the western property line of parcel 121AB018 and bisecting parcel 121AB017, Council District 2.

8. C **BOBBY C. SMELCER** **3-A-21-SC**
Request closure of Wrinkle Avenue between the southeast property line of Parcel 109IA011 and the southwest property line of Parcel 109IA011, Council District 1.

9. C **BOBBY C. SMELCER** **3-B-21-SC**
Request closure of the eastern end of McCarty Avenue between the northwest corner of Parcel 109IH014 and northwest corner of Parcel 109IH008, Council District 1.

10. C **BOBBY C. SMELCER** **3-C-21-SC**
Request closure of the western end of McCarty Avenue between W. Blount Avenue and northeast corner of Parcel 109IH017, Council District 1.

Item No.

File No.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

- 11.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-A-21-OYP**
2021 One Year Plan.

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report from staff on Level 1 COA’s issued since the February 11, 2021 meeting.

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 12.** **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).

- 13.** **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.

- 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).

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).

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 Drive and from AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2600 Merchant Drive and 5291 Oakhill Drive, Council District 5.

14.

ERICK GARCIA SALAS

2-E-21-RZ

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).

15.

IGOR CHEBAN

3-A-21-RZ

1416 Chert Pit Road / Parcel ID 105 113, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

16. 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.

17. C

RITESH GABA

3-C-21-RZ

202 Cedar Lane / Parcel ID 68 L D 013, Council District 5. Rezoning from O (Office) to C-G-1 (General Commercial).

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

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

**A. SOUTHWEST COUNTY SECTOR PLAN
AMENDMENT**

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

3-A-21-SP

B. REZONING

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

3-D-21-RZ

19. **BENJAMIN C. MULLINS**

2910, 2912 & 3000 Greenway Drive / Parcel ID 59 P D 010 & 011, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) to RN-4 (General Residential Neighborhood) / F (Floodway) for 2910 and 2912 Greenway Drive and from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) for 3000 Greenway Drive. Council District 4.

3-E-21-RZ

20. AP
(30 days)

BALL HOMES, LLC

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

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

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

3-B-21-SP

B. REZONING

3-F-21-RZ

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

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

21.

MURPHY ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

3-SA-21-C

4917 Murphy Road / Parcel ID 49 067 (part of),
Commission District 2.

B. USE ON REVIEW

3-B-21-UR

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

22.

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 052NB001, Commission District 8.

23. AP

EPPERLY PROPERTY – WESTLAND DRIVE

(30 days)

A. CONCEPT SUBDIVISION PLAN

3-SC-21-C

9850 and 9812 Westland Drive / Parcel ID 144 028 and
029, Commission District 5.

B. USE ON REVIEW

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

3-F-21-UR

24. BLUEGRASS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

9005 Bluegrass Road / Parcel ID 144 10601,
Commission District 5.

3-SD-21-C

B. USE ON REVIEW

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

3-G-21-UR

USES ON REVIEW

25. W HUBER PROPERTIES, LLC - CLEAR WATER PARTNERS, LLC

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.

12-B-20-UR

26. W DAVE MCGINNIS

0 Jim Luttrell Lane / Parcel ID 39 27003. Proposed use:
Detached residential lots in PR (Planned Residential) District. Commission District 8.

3-A-21-UR

27. C 875 CORNERSTONE MULTIFAMILY DEVELOPMENT

875 Cornerstone Drive / Parcel ID 131 069 (part of).
Proposed use: Multi-dwelling development in OB (Office, Medical, and Related Services) / TO (Technology Overlay) District. Commission District 6.

3-C-21-UR

28. **RELIANCE DEVELOPMENT, LLC** **3-D-21-UR**
2718 Shipetown Road / Parcel ID 42 056. Proposed use:
Fuel service station with convenience store and Restaurant
with drive-through facility in CN (Neighborhood
Commercial) District. Commission District 8.

29. **C** **DEREK GRIZ / IMMANUEL CHURCH** **3-E-21-UR**
KNOXVILLE
0 Valley Vista Road / Parcel ID 103 12011. Proposed use:
Church in PC (Planned Commercial) (k) / TO (Technology
Overlay) District. Commission District 6.

SPECIAL USES

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

31. **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) pending District. Council District 2.

32. **C** **KNOX NUTRITION, LLC** **3-A-21-SU**
5221 North Broadway / Parcel ID 58 K C 00301. Proposed
use: Drive-through facility for restaurant in C-G-2 (General
Commercial) District. Council District 5.

FINAL SUBDIVISIONS

None

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

33.	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
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34.	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
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