

- 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 Vote on to be Withdrawn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 Tuesday before the meeting.

For information regarding any agenda item, please visit our web site at 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 no later than Wednesday at 9:00 a.m. before the meeting to submit your request.

Item No.		File No.
1.	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
2.	APPROVAL OF AMENDED NOVEMBER 10, 2021 AGENDA	
3.	C APPROVAL OF OCTOBER 14, 2021 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.**File No.****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES
OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since October 14, 2021.

ALLEY OR STREET CLOSURES

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|-----------|----------|---|-------------------|
| 5. | C | CITY OF KNOXVILLE
Request closure of Campbell Avenue between Patton Street and S. Hall of Fame Drive, Council District 6. | 11-A-21-AC |
| 6. | C | CITY OF KNOXVILLE
Request closure of Glenmore Drive between southern terminus of Glenmore Drive at the northern line of West Hills and Bynon Park and a point 100 feet north of southern terminus of Glenmore Drive measured from the northern line of West Hills and Bynon Park, Council District 2. | 11-A-21-SC |
| 7. | C | CITY OF KNOXVILLE
Request closure of Patton Street between E. Jackson Avenue and Willow Avenue, Council District 6. | 11-B-21-SC |
| 8. | C | CITY OF KNOXVILLE
Request closure of Willow Avenue between Patton Street and Florida Street, Council District 6. | 11-C-21-SC |

Item No.**File No.**

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| 9. | C | CITY OF KNOXVILLE
Request closure of Right-of-Way adjacent to First Creek between western intersection with Willow Avenue and parcel 095HC010 and approximately 458' northeast between property lines of parcels 095HC012 and 095HC00201, Council District 6. | 11-D-21-SC |
|-----------|----------|---|-------------------|

STREET NAME CHANGES*None***PLANS, STUDIES, REPORTS***None***HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS***None***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

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|------------|---------------------------------------|---|-------------------|
| 10. | KNOXVILLE-KNOX COUNTY PLANNING | 9109 Chapman Highway / Parcel ID 150 020, Commission District 9. South County Sector Plan Amendment from LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection). | 11-D-21-SP |
|------------|---------------------------------------|---|-------------------|

REZONINGS AND PLAN AMENDMENT/REZONINGS

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| 11. | W | T. DEAN LARUE
7700 Pinner Drive / Parcel ID 133 C D 023, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood). | 10-Q-21-RZ |
|------------|----------|--|-------------------|

Item No.**File No.**

12. P (120 days)	HUBER PROPERTIES, LLC 1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 & 001, Council District 3.	
	A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).	10-L-21-SP
	B. ONE YEAR PLAN AMENDMENT From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).	10-I-21-PA
	C. REZONING From AG (Agricultural) to RN-5 (General Residential Neighborhood).	10-R-21-RZ
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13. W	UNIQUE CONSTRUCT LLC 0 Zoe Way / Parcel ID 107 I B 01303, Council District 2. Rezoning from OP (Office Park) and HP (Hillside Protection Overlay) to O (Office) and HP (Hillside Protection Overlay).	11-A-21-RZ
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14. C	SUSAN M. WATSON 7035 Elna Marie Drive / Parcel ID 61 K B 002, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).	11-B-21-RZ

Item No.**File No.**

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- 15. P** **HUBER PROPERTIES, LLC**
 (90 days) 2115 Andes Road / Parcel ID 91 123, Commission District 6.
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- A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** **11-A-21-SP**
 From NC (Neighborhood Commercial) to MDR (Medium Density Residential).
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- B. REZONING** **11-C-21-RZ**
 From PR (Planned Residential) to PR (Planned Residential) up to 12 du/ac.
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- 16. C** **FURROW AUCTION COMPANY** **11-D-21-RZ**
 7907 North Ruggles Ferry Pike and 0 North Wooddale Road / Parcel ID 61 060 and 051, Commission District 8.
 Rezoning from I (Industrial) to A (Agricultural).
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- 17. AP** **VINIT SHARMA** **11-E-21-RZ**
 (30 days) 2106 Schaeffer Road/ Parcel ID 104 098, Commission District 6. Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) and TO (Technology Overlay) up to 4 du/ac.
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- 18. AP** **THUNDER MOUNTAIN PROPERTIES, LLC**
 (30 days) 8802 Sevierville Pike and 0 Dry Hollow Road / Parcel ID 138 274 (part of) and 270 (part of), Commission District 9.
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- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **11-B-21-SP**
 From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

Item No.**File No.****B. REZONING****11-F-21-RZ**

From A (Agricultural), CA (General Business), CB (Business and Manufacturing) and RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac.

19.**HL CONTAINER I LLC (KRISTI DUNLAP)****11-G-21-RZ**

3600 Buffat Mill Road / Parcel ID 70 F F 00901, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

20.**STEVE LARIMER**

0 Hardin Valley Road / Parcel ID 129 12607, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**11-C-21-SP**

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

B. REZONING**11-H-21-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

21. C**CAPITAL DRIVE SUBDIVISION****7-SB-21-C**

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 12224 (part of), Commission District 3.

Item No.**File No.**

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- 22. C** **JENKINS BUILDERS - MURPHY ROAD**
- A. CONCEPT SUBDIVISION PLAN** **10-SB-21-C**
0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.
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- B. USE ON REVIEW** **10-D-21-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
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- 23.** **SEAL PROPERTY SUBDIVISION**
- A. CONCEPT SUBDIVISION PLAN** **11-SA-21-C**
12140 Hardin Valley Road and 2001 Marietta Church Road / Parcel ID 129 037 and 037.02, Commission District 6.
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- B. USE ON REVIEW** **11-A-21-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
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- 24. C** **STATION SOUTH** **11-SB-21-C**
1402, 1412, and 1418 Island Home Avenue / Parcel ID 95 O D 001, 002, and 003, Council District 1.
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- 25.** **ASHTON POINT SUBDIVISION** **11-SC-21-C**
225 Vanosdale Road / Parcel ID 120 B F 030, Council District 2.
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- 26. C** **TERRI'S PLACE**
- A. CONCEPT SUBDIVISION PLAN** **11-SD-21-C**
9109 Chapman Highway / Parcel ID 150 020, Commission District 9.

Item No.**File No.****B. USE ON REVIEW****11-C-21-UR**

Proposed use: Attached residential dwellings on individual lots in PR (Planned Residential) District.

USES ON REVIEW

27. C DENNY KOONTZ 11-B-21-UR
 4819 McCloud Road / Parcel ID 19 204. Proposed use: Detached houses in PR (Planned Residential) District. Commission District 7.

28. C DOMINION GROUP 11-D-21-UR
 3113 and 3117 Maloney Road, and 0 Jonathan Way / Parcel ID 135 G A 005, 00501 and 006. Proposed use: Multi-family in PR (Planned Residential) (Pending) District. Commission District 9.

SPECIAL USES

29. C GARY L. MILLER JR. 11-A-21-SU
 5000 Obarr Drive / Parcel ID 71 A A 011. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

30. C MCCARTY HOLSAPLE MCCARTY, INC. 11-B-21-SU
 9635 Westland Drive / Parcel ID 144 03014. Proposed use: Accessory structures and recreational uses in RN-1 (Single-Family Residential Neighborhood) (C) District. Council District 2.

31. TAYLOR D. FORRESTER 11-C-21-SU
 6238 Anderson Drive / Parcel ID 121 A B 013. Proposed use: Car wash and parking lot in C-G-1 (General Commercial) (Pending) District. Council District 2.

Item No.**File No.**

32. C **HELEN ROSS MCNABB** **11-D-21-SU**
5310 Ball Camp Pike / Parcel ID 93 H B 055. Proposed use:
Expansion of existing residential drug / alcohol treatment
facility in O (Office) District. Council District 3.

33. C **AARON JERNIGAN** **11-E-21-SU**
1642 Highland Avenue / Parcel ID 94 N G 001. Proposed
use: Expansion of an existing church in RN-5 (General
Residential Neighborhood) / NC (Neighborhood
Conservation Overlay) Districts. Council District 1.

34. C **VALLEY VIEW BAPTIST CHURCH** **11-F-21-SU**
3521 Old Valley View Drive / Parcel ID 70 A B 001. Proposed
use: Accessory structure for church bus storage in RN-5
(General Residential Neighborhood) (C) District. Council
District 4.

35. **ISAAC PANNELL** **11-G-21-SU**
5212 & 0 Villa Road / Parcel ID 49 P D 02101 & 021.
Proposed use: Market Garden on rear lot; residential use on
front lot with shared driveway access in RN-1 (Single-Family
Residential Neighborhood) District. Council District 4.

FINAL SUBDIVISIONS

36. C **MAJESTIC MOUNTAIN VIEWS** **11-SA-21-F**
0 Shipe Road / Parcel ID 41 016, Commission District 8.

Item No.**File No.****PLANNED DEVELOPMENT**

37. DOUG KIRCHHOFFER / RR LAND LLC 11-A-21-PD

Parcel ID 095AM016 / 601 E Jackson Avenue;
 Parcel ID 095AM017 / 0 E Jackson Avenue;
 Parcel ID 095AM018 / 501 E Jackson Avenue;
 Parcel ID 095AM021 / 0 E Jackson Avenue;
 Parcel ID 095HB00801 / 205 Patton Street;
 Parcel ID 095HB001 / 0 Patton Street;
 Parcel ID 095HB002 / 400 E Jackson Avenue;
 Parcel ID 095HB003 / 0 E Jackson Avenue;
 Parcel ID 095HB004 / 651 Willow Avenue;
 Parcel ID 095HB005 / 501 Willow Avenue;
 Parcel ID 095HC010 / 0 Patton Street;
 Parcel ID 095HC012 / 650 Willow Avenue;
 Parcel ID 095AM015 / 107 Randolph Street;
 Parcel ID 095AK01801 / 702 E Jackson Avenue:
 A mixed use stadium / mixed use planned development
 with associated commercial uses in I-MU (Industrial Mixed-
 Use), IG (General Industrial) and HP (Hillside Protection
 Overlay) Districts. Council District 6.

ORDINANCE AMENDMENTS*None***OTHER BUSINESS**

38. C ELITE CONSTRUCTION 11-B-21-OB

Consideration of Concept Plan Extension of the Millertown
 Pike Subdivision (1-SE-19-C) for two years to January 11,
 2024.

Adjournment**TABLED ITEMS**

Actions to untable items are heard under Agenda Item 4.

Item No.**File No.**

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- 1.** **INGLES MARKETS, INC. (REVISED)** **12-D-20-UR**
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)
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- 2.** **VILLAGE AT SADDLEBROOKE RESUB**
OF LOT 74 AND A PORTION OF
MONROE PROPERTY **8-SA-21-F**
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046
(part of), Commission District 7. (Tabled date 8/12/2021)