

- 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 Vote on to be Withdrawn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 Wednesday 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 Thursday 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.	C	APPROVAL OF OCTOBER 14, 2021 AGENDA	
3.	C	APPROVAL OF SEPTEMBER 9, 2021 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since September 9, 2021.

ALLEY OR STREET CLOSURES

- | | | | |
|-----------|----------|---|-------------------|
| 5. | C | JOHN DENDRINOS
Request closure of Unnamed Alley between the eastern side of 069EB01502 and the southeast corner of parcel 069EB017, Council District 4. | 10-A-21-AC |
|-----------|----------|---|-------------------|

STREET NAME CHANGES

- | | | | |
|-----------|----------|---|--------------------|
| 6. | C | GWEN MCKENZIE/CITY OF KNOXVILLE
Request to change the street name of Burge Avenue between South Bell Street and Harriet Tubman Street to Elston Turner Drive, Council District 6. | 10-A-21-SNC |
|-----------|----------|---|--------------------|

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

7.

HARPER PROPERTIES, L.P.

6238 Anderson Drive / Parcel ID 121 A B 013, Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT

From O (Office) to GC (General Commercial).

10-A-21-SP

B. ONE YEAR PLAN AMENDMENT

From O (Office) to GC (General Commercial).

10-A-21-PA

C. REZONING

From I-H (Heavy Industrial) to C-G-1 (General Commercial).

8-L-21-RZ

8.

LEN JOHNSON

3613 Sevierville Pike / Parcel ID 109 K C 002, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

10-B-21-SP

C. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

10-B-21-PA

D. REZONING

From RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial).

10-A-21-RZ

9. C **K. SCOTT BRANSCOM** **10-B-21-RZ**
4909 Cain Road / Parcel ID 92 K A 006, Council District 3.
Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

10. **GFL ENVIRONMENTAL**
1901 Sutherland Avenue / Parcel ID 94 O B 010, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **10-C-21-SP**
from LI (Light Industrial) to HI (Heavy Industrial).

B. ONE YEAR PLAN AMENDMENT **10-C-21-PA**
From LI (Light Industrial) to HI (Heavy Industrial).

C. REZONING **10-C-21-RZ**
From I-G (General Industrial) to I-H (Heavy Industrial).

11. **BALL HOMES, LLC** **10-D-21-RZ**
0 Andes Road / Parcel ID 105 02504 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

12. **GRASSY CREEK, LLC**
6805 Ball Camp Pike and 0 Schaad Road / Parcel ID 79 050 & 03301, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **10-D-21-SP**
From MU-SD, NWCO-10 (Mixed Use Special District-Schaad Road / Oak Ridge Highway) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

B. REZONING

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

10-E-21-RZ

13.

URBAN ENGINEERING, INC.

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

10-E-21-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

10-D-21-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

10-F-21-RZ

14.

DOMINION GROUP

3113 and 3117 Maloney Road, and 0 Jonathan Way / Parcel ID 135 G A 005, 00501 & 006, Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN
AMENDMENT**

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

10-F-21-SP

B. REZONING

From RA (Low Density Residential) to PR (Planned Residential) up to 21 du/ac.

10-G-21-RZ

15. C

BRAND PROPERTIES

10209 Sherrill Boulevard / Parcel ID 118 17716, Council District 2. Rezoning from OP (Office Park) / TO -1 (Technology Overlay) to C-G-3 (General Commercial) / TO-1 (Technology Overlay).

10-H-21-RZ

16. C

GEORGE W. HICKS

6447 Rutledge Pike / Parcel ID 60 13113, Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

10-I-21-RZ

17.

JAMMIE DAVIS

0 Oak Ridge Highway / Parcel ID 79 K A 31 (part of) and 3101 (part of), Commission District 6.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

10-G-21-SP

B. REZONING

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

10-J-21-RZ

18. C

MATT W. BRAZILLE, P.E.

237 South Bell Street / Parcel ID 95 H C 003, Council District 6. Rezoning from RN-6 (Multi-Family Residential Neighborhood) to C-G-2 (General Commercial).

10-K-21-RZ

19.

J A MURPHY GROUP, LLC

6505 Deane Hill Drive and 0 Kingston Pike / Parcel ID 121 A C 013 and 121 A C 01202, Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT

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

10-H-21-SP

B. ONE YEAR PLAN AMENDMENT

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

10-E-21-PA

C. REZONING

From O (Office) to RN-5 (General Residential Neighborhood).

10-L-21-RZ

20.

PELLISSIPPI SOUTH, LLC

2095 and 2160 Lakeside Centre Way / Parcel ID 154 11003 (part of) and 11008 (part of), Council District 2.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

From O (Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

10-I-21-SP

B. ONE YEAR PLAN AMENDMENT

From O (Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

10-F-21-PA

C. REZONING

From OP (Office Park) to C-H-2 (Highway Commercial).

10-M-21-RZ

21.

**LAKESIDE CO. INC. C/O MARK
ADAMS AND JERRY NORTON**

1600 Island Home Avenue / Parcel ID 95 O D 00603 (part of), Council District 1.

**A. SOUTH CITY SECTOR PLAN AMENDMENT
FROM**

MDR (Medium Density Residential) / HP (Hillside Protection) to MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection).

10-J-21-SP

B. ONE YEAR PLAN AMENDMENT

From MDR (Medium Density Residential) / HP (Hillside Protection) to SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection).

10-G-21-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to SW-2 (South Waterfront) / HP (Hillside Protection Overlay).

10-N-21-RZ

22.

**NACI CORPORATION / REUBEN
MITCHELL**

0 Marble Hill Boulevard / Parcel ID 83 001, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR (Medium Density Residential) / HP (Hillside Protection).

10-K-21-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR (Medium Density Residential) / HP (Hillside Protection).

10-H-21-PA

C. REZONING

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay).

10-P-21-RZ

23.

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

24. AP
(30 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

25.

GRAHAM CORPORATION

7000 and 7038 Oak Ridge Highway / Parcel ID 78 13602
(part of) and 137 (part of), Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) and SP (Stream
Protection) to GC (General Commercial) and SP (Stream
Protection).

10-M-21-SP

B. REZONING

From A (Agricultural), PC (Planned Commercial) and OB
(Office, Medical and Related Services) to CA (General
Business).

10-S-21-RZ

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

26. C

CAPITAL DRIVE SUBDIVISION

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

7-SB-21-C

27. C

BEAVER CREEK TOWNHOMES

A. CONCEPT SUBDIVISION PLAN

634 E. Beaver Creek Drive / Parcel ID 47 192,
Commission District 7.

10-SA-21-C

B. USE ON REVIEW

Proposed use: Residential subdivision and duplexes in
RA (Low Density Residential) District.

10-C-21-UR

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- 28. C** **JENKINS BUILDERS - MURPHY ROAD**
- A. CONCEPT SUBDIVISION PLAN** **10-SB-21-C**
0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.
-
- B. USE ON REVIEW** **10-D-21-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
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- 29.** **ISABEL ESTATES**
- A. CONCEPT SUBDIVISION PLAN** **10-SC-21-C**
6517 Brackett Road / Parcel ID 20 132, Commission District 8.
-
- B. USE ON REVIEW** **10-E-21-UR**
Proposed use: Detached residential lots in PR (Planned Residential) (Pending) District.
-
- 30. C** **SHEPHERDS LANDING**
- A. CONCEPT SUBDIVISION PLAN** **10-SD-21-C**
6812 and 6806 E. Emory Road / Parcel ID 20 117 and 119, Commission District 8.
-
- B. USE ON REVIEW** **10-F-21-UR**
Proposed use: Detached and attached residential subdivision in PR (Planned Residential) (Pending) District.

Item No.

File No.

USES ON REVIEW

31. C JOHN G. BROCK **10-A-21-UR**
 1321 Harvey Road / Parcel ID 162 02944. Proposed use:
 Lodging and Boarding House in A (Agricultural) / HZ
 (Historical Overlay) District. Commission District 5.

32. C WALT HILLIS **10-B-21-UR**
 3112, 3114, 3121 and 3207 Vaughn Lane, 2925 Asbury Road
 and 5510 South National Drive / Parcel ID 097 037 and 039,
 and 111 003, 00702, 011 and 014. Proposed use: Expansion
 of an existing surface mine and mineral extraction operation
 in I (Industrial) District. Commission District 8.

33. C RANDOLPH ARCHITECTURE **10-G-21-UR**
 111 E. Hendron Chapel Rd. / Parcel ID 138 04304.
 Proposed use: Indoor self-storage facility in PC (Planned
 Commercial) and CA (General Business) District.
 Commission District 9.

34. C MCS ENTERPRISES, LLC **10-H-21-UR**
 1401 Bexhill Drive / Parcel ID 144 L B 003. Proposed use:
 Restaurants in CN (Neighborhood Commercial) District.

SPECIAL USES

35. C JOHN T. RUDOLPH **7-C-21-SU**
 0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600
 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and
 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed
 use: Master Plan and Development Guidelines Amendment
 in I-RD (Research and Development) (C) / HP (Hillside
 Protection Overlay) / F (Floodplain Overlay) District. Council
 District 1.

36. C CARRIE ROGERS 10-A-21-SU

1915 White Ave. / Parcel ID 094NJ001, 1920 Clinch Ave. / Parcel ID 094NJ002, 1830 Clinch Ave. / Parcel ID 094NJ005, 1826 Clinch Ave. / Parcel ID 094NJ006, 1820 Clinch Ave. / Parcel ID 094NJ007, 1818 Clinch Ave. / Parcel ID 094NJ008, 0 White Ave. / Parcel ID 094NJ025, 1831 White Ave. / Parcel ID 094NJ026, 0 Nineteenth St. / Parcel ID 094NJ027, 501 Twentieth St. / Parcel ID 094NK003, 501 Nineteenth St. / Parcel ID 094NK00401, 1800 Laurel Ave. / Parcel ID 094NK008, 1901 Clinch Ave. / Parcel ID 094NK01901, 1817 Laurel Ave. / Parcel ID 094NL02801, 2014 Highland Ave. / Parcel ID 094NN001, 2001 Laurel Ave. / Parcel ID 094NN00101, 2004 Highland Ave. / Parcel ID 094NN002, 2002 Highland Ave. / Parcel ID 094NN003, 1904 Highland Ave. / Parcel ID 094NN01701, 700 Twentieth St. / Parcel ID 108CD001, 1908 White Ave. / Parcel ID 108CD004, 1902 White Ave. / Parcel ID 108CD005, 705 Nineteenth St. / Parcel ID 108CD006, and 709 Nineteenth St. / Parcel ID 108CD007. Proposed use: Master sign plan for hospital in INST (Institutional), RN-5 (General Residential Neighborhood), CU-3 (Cumberland Avenue) and NC (Neighborhood Conservation Overlay) Districts. Council District 1.

37. C JIM ODLE 10-B-21-SU

4328 North Broadway / Parcel ID 69 L B 02303 (part of). Proposed use: Nightclub in C-G-3 (General Commercial) / F (Floodway) District. Council District 4.

38. C BENCHMARK ASSOCIATES, INC. 10-D-21-SU

1820 Amherst Road / Parcel ID 92 M A 00900. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

FINAL SUBDIVISIONS

39. C PATRICIA HOWELL PROPERTY 10-SA-21-F

4904 Sparks Road and 4825 Guinn Road / Parcel ID 089 B A 013 & 089 B A 027, Commission District 6.

Item No.**File No.**

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- | | | | |
|------------|----------|---|-------------------|
| 40. | C | DAVID & KATIE OGLE PROPERTY
8635 and 8637 Widener Road / Parcel ID 138 F A 002-003,
Commission District 9. | 10-SB-21-F |
|------------|----------|---|-------------------|

PLANNED DEVELOPMENT*None***ORDINANCE AMENDMENTS**

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- | | | | |
|------------|-----------------------|--|-------------------|
| 41. | P
(60 days) | CITY OF KNOXVILLE
Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 9 to add Airport as a
Special Use in the Institutional (INST) District. | 10-A-21-OA |
|------------|-----------------------|--|-------------------|

OTHER BUSINESS

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- | | | | |
|------------|--|--|-------------------|
| 42. | | KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION
Presentation of the Nominating Committee's slate of
officers for the Knoxville-Knox County Planning Commission
for the 2022 calendar year. | 10-A-21-OB |
|------------|--|--|-------------------|

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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