

- 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 Vote on to be Withdrawn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.	APPROVAL OF SEPTEMBER 9, 2021 AGENDA	
3.	C APPROVAL OF AUGUST 12, 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 August 12, 2021.

ALLEY OR STREET CLOSURES

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|-----------|--|------------------|
| 5. | MIKE SOUEID
Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6. | 9-A-20-AC |
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| 6. | MIKE SOUEID
Request closure of Cate Avenue between Pilkay Road and Third Creek between City Blocks 50810 and 50830, Council District 6. | 9-A-20-SC |
| <hr/> | | |
| 7. | BENCHMARK ASSOCIATES, INC.
Request closure of Lakeland Dr. between parcels 121EB004 and 121EB005 and running from Cherokee Blvd. to Sequoyah Hills Park, Council District 2. | 9-A-21-SC |

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. BENJAMIN C. MULLINS O/B/O DAVID EUBANKS (REVISED)

1308, 1304, 1232, 0 and 0 Lovell Road and 0 High Meadow Drive / Parcel ID 118 H C 004, 00301, 002, 001 and 118 066, and 118 I F 00201. Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

8-A-21-SP

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for 1308, 1304, 1232 and 0 Lovell Road [118HC001];

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for a portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for another portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for 0 Lovell Road [118 066].

B. REZONING

8-A-21-RZ

From A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 1308 Lovell Road;

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 1304, 1232 & 0 Lovell Road [118HC001];

Item No.

File No.

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 0 High Meadow Drive;

From RB (General Residential) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 0 Lovell Road [118 066].

9. **NELSON FARM DEVELOPMENT LLC** **8-G-21-RZ**
 4114 West Beaver Creek Drive / Parcel ID 67 131,
 Commission District 6. Rezoning from A (Agricultural) to PR
 (Planned Residential) up to 5 du/ac.

10. **VICTOR JERNIGAN (REVISED)** **9-A-21-RZ**
 0 Ball Road / Parcel ID 91 07701, Commission District 6.
 Rezoning from RA (Low Density Residential) to PR
 (Planned Residential) up to 5 du/ac.

11. C **RELIANCE DEVELOPMENT, LLC** **9-B-21-RZ**
 6806 and 6812 East Emory Road / Parcel ID 20 117 and
 119, Commission District 8. Rezoning from A Agricultural) to
 PR (Planned Residential) up to 5 du/ac.

12. **JOSHUA BISHOP** **9-C-21-RZ**
 4849 Chambliss Avenue / Parcel ID 107 K H 031, Council
 District 2. Rezoning from RN-4 (General Residential
 Neighborhood) to O (Office).

13. C **JOE PETRE / LAWLER-WOOD, LLC** **9-E-21-RZ**
 350 S. Gay Street / Parcel ID 95 I A 04101, Council District 6.
 Rezoning from DK-H (Downtown Knoxville Historic Core
 Subdistrict) to DK-G (Downtown Knoxville Grid Subdistrict).

and HP (Hillside Protection) for a portion of the parcel.

B. REZONING

9-I-21-RZ

For 12054 Hardin Valley Road / Parcel ID 129 12604:

From A (Agricultural) to CR (Rural Commercial) for a portion of the parcel;

From CA (General Business) to PR (Planned Residential) up to 3 du/ac for another portion;

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac for another portion;

From PR up to 2 du/ac (Planned Residential) to PR (Planned Residential) up to 3 du/ac for another portion.

For 12044 Hardin Valley Road / Parcel ID 129 12603:

From CA (General Business) to PR (Planned Residential) up to 3 du/ac for a portion of the parcel;

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

For 11952 Hardin Valley Road / Parcel ID 129 12605:

Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac for a portion of the parcel;

From PR (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 3 du/ac for another portion.

17. W

ARTHUR E. KREISHER III

9-J-21-RZ

10408 Thorn Grove Pike / Parcel ID 75 040 (part of),
Commission District 8. Rezoning from CB (Business and Manufacturing) to A (Agricultural) (2-acre portion only).

21. HOPPE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

12119 Hardin Valley Road / Parcel ID 116 06701,
Commission District 6.

9-SB-21-C

B. USE ON REVIEW

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

9-C-21-UR

USES ON REVIEW

22.

WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP

0 East Meadecrest Drive / Parcel ID 119 E C 01902.
Proposed use: Multi-dwelling development with detached
houses in PR (Planned Residential) District. Commission
District 3.

8-A-21-UR

23. C

BRIAN EWERS

1575 Harris Road / Parcel ID 60 079 (part of). Proposed
use: Office warehouse / Contractor's storage yard in PC
(Planned Commercial) (k) District. Commission District 8.

9-A-21-UR

SPECIAL USES

24.

JOHN T. RUDOLPH

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.

7-C-21-SU

25. C **MATTHEW JORDAN** **9-A-21-SU**
945 and 0 Dameron Avenue / Parcel ID 94 C L 018 and 019
(part of). Proposed use: Two-family dwelling in RN-2 (Single-
Family Residential Neighborhood) District. Council District 6.

26. C **WES CARRUTHERS** **9-B-21-SU**
4315 Rutledge Pike / Parcel ID 70 L C 001. Proposed use:
Drive-Through Facility for an Eating and Drinking
Establishment in C-G-1 (General Commercial) and HP
(Hillside Protection Overlay) District. Council District 6.

27. **STEPHANIE WALTHER** **9-C-21-SU**
2413 Chimney Ridge Road / Parcel ID 92 06002. Proposed
use: Campground in AG (Agricultural) & HP (Hillside
Protection Overlay) District. Council District 3.

FINAL SUBDIVISIONS

28. C **BJORVALA FARMS** **9-SA-21-F**
3025 Zachary Pointe / Parcel ID 28 I C 027, 028 03401,
03403, 03404 and 032, Commission District 7.

29. C **FINAL PLAT OF JAMES MCGINNIS II**
PROPERTY **9-SB-21-F**
1920 Elkins Road / Parcel ID 87 097-099, Commission
District 8.

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

30.**DOUG KIRCHHOFER****9-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;
Parcel ID 095HC015 / 401 Georgia Street:
A mixed use multipurpose stadium Planned Development in I-MU (Industrial Mixed-Use) and I-G (General Industrial) and HP (Hillside Protection Overlay) Districts. Council District 6.

ORDINANCE AMENDMENTS*None***OTHER BUSINESS**

31.**KNOXVILLE-KNOX COUNTY
PLANNING****9-A-21-OB**

Consideration of appointment of a nominating committee who will present a slate of nominees for Planning Commission officers for the calendar year 2022 at the October 2021 Planning Commission meeting.

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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- | | | | |
|-----------|----------|--|------------------|
| 1. | W | 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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|-----------|--|---|-------------------|
| 2. | | 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 |
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| 3. | | 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 |
|-----------|--|---|------------------|