

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 Vote on to be Withdrawn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 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 APRIL 14, 2022 AGENDA	
3.	C APPROVAL OF MARCH 10, 2022 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

None

ALLEY OR STREET CLOSURES

5.	C	JERRY BODIE Request closure of a sliver of the Amherst Road right-of-way between the western and eastern lot lines of Parcel 106DA001, Council District 3.	4-A-22-SC
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6.	C	CITY OF KNOXVILLE Request closure of Lakeland Drive between southern line of Cherokee Boulevard and South terminus of Lakeland Drive, Council District 2.	4-B-22-SC
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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. C **CARTER MILLER** **1-F-22-RZ**
4517 and 4519 Sevierville Pike / Parcel ID 109 L D 007 and 008, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay).

8. **HOPEFUL HOUSING / HUBER PROPERTIES**
4207, 4201, 4123 and 0 Bruhin Road / Parcel ID 069 P E 01701, 017, 018 and 01801, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT **4-A-22-SP**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT **4-A-22-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **4-A-22-RZ**
From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

9. C **JERALD WALTERS** **4-B-22-RZ**
9732 Dutchtown Road / Parcel ID 118 148, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

10. C **RALPH SMITH** **4-C-22-RZ**
2312 Bakertown Road / Parcel ID 106 007, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

11. C **ANDREW SCHNEIDER** **4-D-22-RZ**
7803 Griffith Road / Parcel ID 028 160, Commission District
7. Rezoning from A (Agricultural) to RA (Low Density
Residential).

12. **JERRY PRICE** **4-E-22-RZ**
0 E Governor John Sevier Highway / Parcel ID 111 058,
Commission District 9. Rezoning from A (Agricultural) to PR
(Planned Residential) up to 5 du/ac.

13. C **ARMANDO GARZA JR.** **4-F-22-RZ**
1900 Schaeffer Road / Parcel ID 104 108, Commission
District 3. Rezoning from A (Agricultural) / PR (Planned
Residential) / TO (Technology Overlay) to RA (Low Density
Residential) / TO (Technology Overlay).

14. C **ARMANDO GARZA JR.** **4-G-22-RZ**
1912 Schaeffer Road / Parcel ID 104 107, Commission
District 3. Rezoning from A (Agricultural) / TO (Technology
Overlay) to RA (Low Density Residential) / TO (Technology
Overlay).

15. **KNOXVILLE EXCAVATING**
3117 Mynatt Road / Parcel ID 048 04502, Commission
District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT** **4-B-22-SP**
From LDR (Low Density Residential) and HP (Hillside
Protection) to MDR (Medium Density Residential) and
HP (Hillside Protection).

B. REZONING **4-H-22-RZ**
From A (Agricultural) to RB (General Residential).

16. **SOUTHERN HOMES AND FARMS, LLC**

317 and 319 Brakebill Road / Parcel ID 072 D C 001.01 and 002, Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR (Medium Density Residential).

4-C-22-SP

B. REZONING

From RA (Low Density Residential) for 317 Brakebill Road and from A (Agricultural) for 319 Brakebill Road to PR Planned Residential) up to 10 du/ac.

4-I-22-RZ

17. **DENNIS PATTERSON**

9202, 9204, 9210, and part of 9216 Old Maynardville Pike / Parcel ID 003 080, 08001, 067 and 066 (part of), Commission District 8.

A. NORTH COUNTY SECTOR PLAN AMENDMENT
From AG (Agricultural) and HP (Hillside Protection) to RC (Rural Commercial) and HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pike.

4-D-22-SP

B. REZONING

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

4-J-22-RZ

18.

TAYLOR D. FORRESTER

0 Walker Springs Road / Parcel ID 119 L A 00119,
Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From CC (Community Commercial) and SP (Stream
Protection) to MDR (Medium Density Residential) and
SP (Stream Protection).

4-E-22-SP

B. REZONING

From CA (General Business) and F (Floodway) to PR
(Planned Residential) and F (Floodway) up to 23 du/ac.

4-K-22-RZ

19.

TAYLOR D. FORRESTER

0 W Governor John Sevier Highway / Parcel ID 137 16401,
16402 and 16403, Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN
AMENDMENT**

From GC (General Commercial) to MDR (Medium
Density Residential).

4-F-22-SP

B. REZONING

From CA (General Business) to PR (Planned Residential)
up to 18 du/ac.

4-L-22-RZ

20.

I-75 LAND PARTNERS, LLC

7921 and 7923 Thompson School Road / Parcel ID 012 209,
Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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

4-G-22-SP

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

4-M-22-RZ

21. C

CAFÉ INTERNATIONAL, LLC

3009 Rifle Range Road / Parcel ID 048 070, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

4-N-22-RZ

22.

CITY OF KNOXVILLE

165 South Concord Street / Parcel ID 108 H B 002, Council District 2.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From PP (Public Parks and Refuges) and SP (Stream Protection) to CI (Civic/Institutional) and SP (Stream Protection).

4-H-22-SP

B. ONE YEAR PLAN AMENDMENT

From PP (Public Parks and Refuges) and SP (Stream Protection) to CI (Civic/Institutional) and SP (Stream Protection).

4-B-22-PA

C. REZONING

4-O-22-RZ

From OS (Parks and Open Space) and F (Floodplain Overlay) to INST (Institutional) and F (Floodplain Overlay).

23. C

JOSHUA D. WRIGHT

4-P-22-RZ

2425 Anita Drive / Parcel ID 95 O D 00603, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay).

24.

DKLEVY PLLC

0 South Northshore Drive / Parcel ID 121 G C 02501, Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT

4-I-22-SP

From O (Office), HP (Hillside Protection) and SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT

4-C-22-PA

From O (Office), HP (Hillside Protection) and SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING

4-Q-22-RZ

From O (Office), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

25. **KNOXVILLE COLLEGE / LEONARD ADAMS**

927 Knoxville College Drive, 0 Mississippi Avenue and 0 Western Avenue / Parcel ID 094 G B 28, 29, 30, 31, 32 and 094GG010 (part of) and 004 (part of), Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **4-J-22-SP**
From PP (Public Parks and Refuges) and TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT **4-D-22-PA**
From PP (Public Parks and Refuges) and TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **4-R-22-RZ**
From INST (Institutional) and RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood).

26. **TERRY E. ROMANS**

1826 E Governor John Sevier Highway / Parcel ID 111 5602, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **4-L-22-SP**
From AG (Agricultural) to RR (Rural Residential).

B. REZONING **4-S-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

C. REZONING

From I-G (General Industrial) and HP (Hillside Protection Overlay) to I-H (Heavy Industrial) and HP (Hillside Protection Overlay).

4-X-22-RZ

32. C

TARYN SMITH

2521 Crosslane Road / Parcel ID 090 13701, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

4-Y-22-RZ

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

33.

MORNING RIDGE

A. CONCEPT SUBDIVISION PLAN

0 Ball Road / Parcel ID 091 07701, Commission District 6.

3-SD-22-C

B. USE ON REVIEW

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

3-F-22-UR

34. C

CATATOGA / PHASE 3

A. CONCEPT SUBDIVISION PLAN

0 Long Farm Way / Parcel ID 130 A A 00212, Commission District 6.

4-SA-22-C

B. USE ON REVIEW

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

4-C-22-UR

35. P **5117 LONAS DRIVE SUBDIVISION** **4-SB-22-C**
(60 days) 5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

36. P **4904 E EMORY ROAD SUBDIVISION**
(60 days)

A. CONCEPT SUBDIVISION PLAN **4-SC-22-C**
4904 E Emory Road / Parcel ID 29 058, Commission District 7.

B. USE ON REVIEW **4-E-22-UR**
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

37. C **ARCADIA / PHASE 3B**

A. CONCEPT SUBDIVISION PLAN **4-SD-22-C**
0 Arcadia Peninsula Way and 0 Albion Way / Parcel ID 163 02869, 02872 (part of) and 02809 (part of), Commission District 5.

B. USE ON REVIEW **4-G-22-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

38. **WEST GALLAHER FERRY SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **4-SE-22-C**
2205 West Gallaher Ferry Road / Parcel ID 129 035, Commission District 6.

B. USE ON REVIEW

4-I-22-UR

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

USES ON REVIEW

39. C BENJAMIN C. MULLINS 1-C-22-UR

1308 Lovell Road / Parcel ID 118HC004, 1304 Lovell Road / Parcel ID 118HC00301, 1232 Lovell Road / Parcel ID 118HC002, 0 Lovell Road / Parcel ID 118HC001, 0 High Meadow Drive / Parcel ID 118IF00201 and 0 Lovell Road / Parcel ID 118 066. Proposed use: Self-storage facility in PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection) District. Commission District 3.

40. LAND DEVELOPMENT SOLUTIONS / EJ BAKSA 3-H-22-UR

6721 Strawberry Plains Pike / Parcel ID 84 49.01. Proposed use: Attached residential in PR (Planned Residential) District. Commission District 8.

41. C HUBER PROPERTIES, LLC 4-A-22-UR

2115 Andes Road / Parcel ID 091 123. Proposed use: Attached residential development in PR (Planned Residential) up to 12 du/ac (Pending) District. Commission District 6.

42. AP BUDDY CRUZE 4-B-22-UR

(30 days)

805 Corridor Park Boulevard / Parcel ID 118 17337. Proposed use: Corporate Headquarters / Office Facility in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 3.

43. C **REBECCA MCCONKEY** 4-D-22-UR
3604 Neal Drive / Parcel ID 038 N B 00201. Proposed use:
School bus storage in PC (Planned Commercial) District.
Commission District 7.

44. C **BRIAN EWERS** 4-F-22-UR
5515 Parker Drive / Parcel ID 060 07903. Proposed use:
Storage warehouse in PC (Planned Commercial) (k) District.
Commission District 8.

45. C **GREGORY DEE** 4-H-22-UR
1904 Castaic Lane / Parcel ID 103 11911. Proposed use:
Self-storage facility in PC (Planned Commercial) / TO
(Technology Overlay) District. Commission District 6.

46. C **KEVIN LAW** 4-J-22-UR
10850 Hardin Valley Road / Parcel ID 103 11509. Proposed
Use: Dental office and retail in PC (Planned Commercial) /
TO (Technology Overlay) District. Commission District 6.

47. C **GREEN RIVER HOLDINGS** 4-K-22-UR
0 Corridor Park Boulevard / Parcel ID 118 17322. Proposed
use: 15,000 sq. ft. Warehouse building in PC (Planned
Commercial) / TO (Technology Overlay) District.
Commission District 3.

SPECIAL USES

48. C **T. DEAN LARUE** 3-A-22-SU
2332 Robinson Road / Parcel ID 106 A A 00304. Proposed
use: Two-family dwelling in RN-2 (Single-Family Residential
Neighborhood) District. Council District 3.

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- 49. C** **T. DEAN LARUE** **3-B-22-SU**
2342 Robinson Road / Parcel ID 106 A A 00305. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.
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- 50. C** **MICHAEL SCHMIDT** **4-A-22-SU**
808 State Street / Parcel ID 095 I D 021. Proposed use: Live Performance Venue in DK-G (Downtown Knoxville Grid Subdistrict) District. Council District 6.
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- 51. C** **URBAN ENGINEERING, INC.** **4-B-22-SU**
7128 Deane Hill Drive / Parcel ID 120 E D 003. Proposed use: Townhouse Development in RN-3 (General Residential Neighborhood) District. Council District 2.
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- 52. C** **DAN DAVISON** **4-C-22-SU**
4505 Greenway Drive / Parcel ID 059 J A 006. Proposed use: Application for an Eating and Drinking Establishment in a C-N zone in C-N (Neighborhood Commercial) District. Council District 4.
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- 53. C** **MCS ENTERPRISES, LLC** **4-D-22-SU**
1830 Thunderhead Road / Parcel ID 154 09817 (part of). Proposed use: Retail shops & Restaurant with Drive-thru in C-R-2 (Regional Commercial) (C) District. Council District 2.
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- 54. C** **JOSHUA HENSON** **4-E-22-SU**
2314 Island Home Avenue / Parcel ID 109 D A 009. Proposed use: New construction duplex in RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 1.

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- 55. C** **WAKEFIELD DEVELOPMENT LLC** **4-F-22-SU**
10320 Dutchtown Road / Parcel ID 118 17606. Proposed use: Interior and exterior storage facility in C-H-1 (Highway Commercial) / F (Floodplain Overlay) / TO-1 (Technology Overlay) District. Council District 2.

FINAL SUBDIVISIONS

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- 56. C** **FINAL PLAT OF THE RESUBDIVISION OF LOTS 1, 3, AND 4 OF THE JAMES CHRISTIAN PROPERTY** **4-SA-22-F**
1635 1637, 1641, and 1647 Wilson Road / Parcel ID 80 E C 049, 04901, and 04903, Council District 5.

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- 57. AP** **RESUBDIVISION OF THE JERRY L. PRICE PROPERTY** **4-SB-22-F**
(30 days) 1923 E Governor John Sevier Highway / Parcel ID 111 05811, Commission District 9.

PLANNED DEVELOPMENT

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- 58. P** **DAVID COCKRILL** **4-A-22-PD**
(60 days) 1834 Beech Street / Parcel ID 109 C D 032 Proposed use: Planned Development in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

ORDINANCE AMENDMENTS

None

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

1. W 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)

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)

3. ROBERT W. MONDAY
 0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT 12-A-21-SP
 From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)

B. REZONING 12-G-21-RZ
 From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)

