

- 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 Vote on to be Withdrawn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 FEBRUARY 10, 2022 AGENDA	
3.	C	APPROVAL OF JANUARY 13, 2022 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
REZONINGS AND PLAN AMENDMENT/REZONINGS**

None

5.

HUBER PROPERTIES, LLC

2115 and 2111 Andes Road / Parcel ID 91 123, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

11-A-21-SP

B. REZONING

From PR up to 7 du/ac to (Planned Residential) to PR (Planned Residential) up to 12 du/ac.

11-C-21-RZ

6. P **CARTER MILLER** **1-F-22-RZ**
(60 days) 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).

7. P **PERRY SMITH DEVELOPMENT**
(30 days) 4605 Tazewell Pike and 0 Shannondale Road / Parcel ID 49 02403 and 02404, Commission District 2.

A. NORTH CITY SECTOR PLAN AMENDMENT **1-D-22-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

B. REZONING **1-K-22-RZ**
From RA (Low Density Residential) to RB (General Residential).

8. TURNER HOMES, LLC
1925 Andes Road and 8531 Troutman Lane / Parcel ID 105 A A 017 and 002, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **1-E-22-SP**
From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

B. REZONING **1-N-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 7 du/ac.

9.	ELLIOTT JETTON 8821 Gleason Drive / Parcel ID 132 061 (part of), Commission District 3. Rezoning from PR (Planned Residential) less than 4 du/ac to RA (Low Density Residential).	2-A-22-RZ
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10.	ADAM WILSON 9821 Dutchtown Road / Parcel ID 118 158, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	2-B-22-RZ
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11. C	RON HODGE 837 Murray Drive / Parcel ID 68 J A 010, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.	2-C-22-RZ
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12. C	OMID SOHRAB 5000 Jim Jones Lane / Parcel ID 89 04201, Commission District 6. Rezoning from PC (Planned Commercial) to CB (Business and Manufacturing).	2-D-22-RZ
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13. AP	DAN AMANNS, JR. / STORE SAFE STORAGE (30 days) 325 Murray Drive / Parcel ID 68 088, Commission District 7.	
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A. NORTHWEST CITY SECTOR PLAN AMENDMENT	From LDR (Low Density Residential) to GC (General Commercial).	2-A-22-SP
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B. REZONING	From A (Agricultural) to CA (General Business).	2-E-22-RZ
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- 14. C** **WARD LAND SURVEYING, LLC
(REVISED)** **2-F-22-RZ**
3802 Knox Lane / Parcel ID 59 O A 012, Council District 4.
Rezoning from RN-1 (Single-Family Residential
Neighborhood) (C) to RN-2 (Single-Family Residential
Neighborhood).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

- 15. P** **BROWN PROPERTY- COUCH MILL
ROAD**
(30 days)
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- A. CONCEPT SUBDIVISION PLAN** **1-SA-22-C**
11636 Hardin Valley Road / Parcel ID 117 008 (part of),
Commission District 6.
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- B. USE ON REVIEW** **1-D-22-UR**
Proposed use: Detached and attached residential
subdivision in PR (Planned Residential) (pending)
District.
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- 16.** **MISSION HILLS**
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- A. CONCEPT SUBDIVISION PLAN** **1-SB-22-C**
12041 and 12119 Hardin Valley Road / Parcel ID 116
06704, Commission District 6.
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- B. USE ON REVIEW** **1-G-22-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

17. C **STERCHI VILLAGE**

A. CONCEPT SUBDIVISION PLAN **2-SA-22-C**
6585 Fountain City Road / Parcel ID 57 12515,
Commission District 7.

B. USE ON REVIEW **2-B-22-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

18. **TAZEWELL PIKE DEVELOPMENT**

A. CONCEPT SUBDIVISION PLAN **2-SB-22-C**
8107 and 0 Tazewell Pike / Parcel ID 13 127 and 11501,
Commission District 8.

B. USE ON REVIEW **2-D-22-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) District.

19. **LOY FARMS**

A. CONCEPT SUBDIVISION PLAN **2-SC-22-C**
12320 S. Northshore Drive / Parcel ID 162 062,
Commission District 5.

B. USE ON REVIEW **2-E-22-UR**
Proposed use: Attached residential subdivision in PR
(Planned Residential) District.

Item No.**File No.****USES ON REVIEW**

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|---------------------------|--|------------------|
| 20. P
(30 days) | BENJAMIN C. MULLINS
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. | 1-C-22-UR |
| 21. T | WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. | 1-F-22-UR |
| 22. C | GEORGES BRANDAN
801 Bob Kirby Road / Parcel ID 118 150. Proposed use: Attached residential dwellings in PR (Planned Residential) District. Commission District 3. | 2-A-22-UR |
| 23. C | ROD PARTON
806 E. Governor John Sevier Highway / Parcel ID 125 I A 010. Proposed use: Craft distillery in PC (Planned Commercial) District. Commission District 9. | 2-C-22-UR |
| 24. C | POWER SOLUTIONS HOLDINGS
1035 Data Lane / Parcel ID 118 17318. Proposed use: Expansion of the existing office/warehouse facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6. | 2-F-22-UR |

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- 25. C** **LEXINGTON SIMMONS, LLC** **2-G-22-UR**
10505 Murdock Drive (previously 10401 Dutchtown Road)
and 10533 Murdock Drive / Parcel ID 118 117312 (part of
and 118 173. Proposed use: Warehouse Buildings in BP
(Business and Technology) / TO (Technology Overlay)
District. Commission District 6.

SPECIAL USES

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- 26. C** **CHRISTINA FEHR** **1-B-22-SU**
747 E. Red Bud Road / Parcel ID 109 K F 05001 (part of).
Proposed use: Townhomes in RN-4 (General Residential
Neighborhood) and HP (Hillside Protection Overlay) District.
Council District 1.

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- 27. C** **RANDOLPH ARCHITECTURE** **2-A-22-SU**
0, 326, 356, 364 and 380 Lovell Road / Parcel ID 131
05701 - 05705. Proposed use: Master Sign Plan in C-H-2
(Highway Commercial) District. Council District 2.

FINAL SUBDIVISIONS

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- 28. C** **FINAL PLAT OF THE BILL AND
BRENDA JOHNSON PROPERTY** **12-SA-21-F**
6521 Tecoy Quarry Lane / Parcel ID 79 J A 01803,
Commission District 6.

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- 29. T** **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission
District 4.

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

- 30. C** **KNOXVILLE-KNOX COUNTY PLANNING** 2-A-22-OB
 Consideration of minor amendments to the Bylaws of the Knoxville-Knox County Planning Commission.
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- 31. C** **KNOXVILLE-KNOX COUNTY PLANNING** 2-B-22-OB
 Proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove (C) designation for property located at 3802 Knox Lane.

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

- 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)

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)