

- 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 Vote on to be Withdrawn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 JANUARY 13, 2022 AGENDA	
3.	C	APPROVAL OF DECEMBER 9, 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

None

ALLEY OR STREET CLOSURES

5. C CITY OF KNOXVILLE 1-A-22-SC
 Request closure of a sliver of the western side of the Florida Street right-of-way between E. Jackson Avenue and Willow Avenue, Council District 6.

6. C CITY OF KNOXVILLE 1-B-22-SC
 Request closure of a sliver of the southern side of the E. Jackson Avenue right-of-way between Patton Street and Florida Street, Council District 6.

7. C CITY OF KNOXVILLE (REVISED) 1-C-22-SC
 Request closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west, Council District 6.

8. C CITY OF KNOXVILLE (REVISED) 1-D-22-SC
 Request closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east, Council District 6.

STREET NAME CHANGES

None

NONE PLANS, STUDIES, REPORTS

None

Item No.

File No.

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

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

None

9. T 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).	

B. REZONING	12-G-21-RZ
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).	

10. KYLE HOHMAN

0 Zoe Way / Parcel ID 107 I B 01303, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT	1-A-22-SP
From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection)	

B. ONE YEAR PLAN AMENDMENT	1-A-22-PA
From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).	

C. REZONING

1-A-22-RZ

From OP (Office Park) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

11. C

PHYLLIS GEORGE

1-B-22-RZ

7729 and 0 Maynardville Pike / Parcel ID 29 015 (part of) and 01501 (part of), Commission District 7. Rezoning from CA (General Business), A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).

12. C

ROBERT CAMPBELL

1-C-22-RZ

4608 Harrell Lane / Parcel ID 28 26301, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

13. C

ZARAH G. BATES

1-D-22-RZ

7040 Elna Marie Drive / Parcel ID 61 K B 003, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).

14.

BENJAMIN C. MULLINS

1-E-22-RZ

0 E. Emory Road / Parcel ID 21 066, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

15. AP
(30 days)

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).

16. **MARK RIDENOUR / VETERINARY
CENTER DEVELOPMENT GROUP**

0 Lake Heritage Way / Parcel ID 144 O A 003, Commission District 5.

**A. SOUTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From O (Office) to NC (Neighborhood Commercial).

1-B-22-SP

B. REZONING

From OB (Office, Medical, and Related Services) to CA (General Business).

1-G-22-RZ

17. C **TAYLOR D. FORRESTER**

4824 Harvest Mill Way / Parcel ID 58 M A 01703 (part of), Council District 4. Rezoning from O (Office) to C-G-2 (General Commercial) (only portion with GC sector and OYP designation).

1-H-22-RZ

18. C **STEPHEN E. BURGIN**

0 Perry Road / Parcel ID 84 118, Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

1-I-22-RZ

19. **SANDERS PACE ARCHITECTURE**

2126 Forest Avenue / Parcel ID 94 N R 013, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From NC (Neighborhood Commercial) to MU-SD (Mixed Use Special District), MU-CC16.

1-C-22-SP

B. ONE YEAR PLAN AMENDMENT **1-B-22-PA**
From NC (Neighborhood Commercial) to MU-SD (Mixed Use Special District), MU-CC16.

C. B. REZONING **1-J-22-RZ**
From C-N (Neighborhood Commercial) to I-MU (Industrial Mixed-Use).

20. **PERRY SMITH DEVELOPMENT**
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).

21. C **MESANA INVESTMENTS, LLC** **1-L-22-RZ**
4904 E. Emory Rd. / Parcel ID 29 058, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

22. C **TRAVIS ANDERSON** **1-M-22-RZ**
630 Delozier Way / Parcel ID 47 08306, Commission District 7. Rezoning from I (Industrial) to CB (Business and Manufacturing).

23. **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.

CONCEPTS/DEVELOPMENT PLANS
(may include Uses on Review/Special Uses)

24. **ASHTON POINT SUBDIVISION** **11-SC-21-C**
225 Vanosdale Road / Parcel ID 120 B F 030, Council District 2.

25. **AP** **BROWN PROPERTY- COUCH MILL ROAD**

(30 days)

A. CONCEPT SUBDIVISION PLAN **1-SA-22-C**
11636 Hardin Valley Road / Parcel ID 117 008 (part of),
Commission District 6.

B. USE ON REVIEW **1-D-22-UR**
Proposed use: Detached and attached residential subdivision in PR (Planned Residential) (pending) District.

26. MISSION HILLS

A. CONCEPT SUBDIVISION PLAN

1-SB-22-C

12041 and 12119 Hardin Valley Rd. / Parcel ID 116
06704 (part of) and 06701 (part of), Commission District
6.

B. USE ON REVIEW

1-G-22-UR

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

USES ON REVIEW

27. C TERRY D. POLLARD

1-A-22-UR

9101 Carter Mill Drive / Parcel ID 74 00202. Proposed use:
3 lots for single family dwellings in PR (Planned Residential)
District. Commission District 8.

**28. C MAPLE LANE HOMES LLC / JACK W.
PIPER III**

1-B-22-UR

7221 and 7227 Howard Bennett Way / Parcel ID 77 L E 001
and 002. Proposed use: Construction of a duplex on each
parcel (two duplexes in total) in RA (Low Density
Residential) District. Commission District 6.

29. AP BENJAMIN C. MULLINS

1-C-22-UR

(30 days)

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.

30. **S. DERICK JONES, PE / STERLING ENGINEERING, INC.** **1-E-22-UR**
0 Yarnell Road / Parcel ID 141 050 (part of). Proposed use: Multi-family development in PR (Planned Residential) District. Commission District 6.

31. C **WESLEY HICKS** **1-F-22-UR**
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8.

SPECIAL USES

32. C **DESI VARSEL** **1-A-22-SU**
2040 Town Center Boulevard / Parcel ID 154 09807 (part of). Proposed use: Additional signage in C-R-2 (Regional Commercial) (C) District. Council District 2.

33. **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.

34. C **JOHN D. THOMAS AND BARBARA THOMAS** **1-C-22-SU**
557 Cumberland Ridge Drive / Parcel ID 143 D E 06901. Proposed use: Peripheral setback reduction in RN-1 (Single-Family Residential Neighborhood) (C) and HP (Hillside Protection Overlay) District. Council District 2.

35. **STELLA BLUE VENTURE LLC / CIVILOGISTIX** **1-D-22-SU**
4420, 4418 and 4416 Chapman Highway / Parcel ID 109 O K 04101 and 109 O K 042 (part of). Proposed use: Vehicle repair/service establishment in C-G-3 (General Commercial) District. Council District 1.

36. C **CORY GRIFFIS** **1-E-22-SU**
281 Morrell Road and 7600 Kingston Pike / Parcel ID 120 K A 00101 (part of). Proposed use: Financial institution in C-R-2 (Regional Commercial) District. Council District 2.

37. C **CHICK-FIL-A, INC. / BETH DAVIDSON** **1-F-22-SU**
4944 Kingston Pike / Parcel ID 107 N B 00501. Proposed use: Drive-through facility in C-G-1 (General Commercial) District. Council District 2.

FINAL SUBDIVISIONS

38. P **FINAL PLAT OF THE BILL AND BRENDA JOHNSON PROPERTY** **12-SA-21-F**
(30 days) 6521 Tecoy Quarry Lane / Parcel ID 79 J A 01803, Commission District 6.

39. P **THE BECKHAM PROPERTY** **12-SC-21-F**
(30 days) 1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4.

40. C **RESUB OF LOT 1R3R5A AND 1R3R4RB OF TURKEY CREEK S/D PHASE 1** **1-SA-22-F**
10865 Parkside Drive / Parcel ID 131 02930 and 131ID001, Council District 2.

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

- | | | |
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| 41. C | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of amendments to the Knox County Zoning Ordinance to reflect the name change of the Planning Commission by removing "Metropolitan" from the name in the Zoning Ordinance. | 1-A-22-OA |
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OTHER BUSINESS

- | | | |
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| 42. | KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
Appointment of Planning Commission Executive Committee members for the calendar year 2022. | 1-A-22-OB |
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Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

- | | | |
|-----------|---|-------------------|
| 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 |
|-----------|---|-------------------|

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