

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 Vote on to be Withdrawn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

5. C CITY OF KNOXVILLE 3-A-22-SC
Request closure of the Willow Avenue and Patton Street Intersection between the eastern side of Patton Street intersection to a point 282.46 feet to the west, Council District 6.

6. C CITY OF KNOXVILLE 3-B-22-SC
Request closure of a portion of Patton Street between the southern line of Willow Street and a point located 98.44 feet to the south, Council District 6.

7. C CITY OF KNOXVILLE 3-C-22-SC
Request closure a portion of the right -of-way adjacent to First Creek between the southwestern tip of Parcel 095HC015 and a point 214.36 feet to the west, Council District 6.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

8. C KNOXVILLE-KNOX COUNTY PLANNING 3-A-22-OYP
2022 One Year Plan.

Item No.

File No.

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. T HUBER PROPERTIES, LLC

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 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

10. W

**PERRY SMITH DEVELOPMENT
(REVISED)**

4605 Tazewell Pike and 0 Shannondale Road / Parcel ID 49
02403 and 02404, Commission District 2.

A. NORTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium
Density Residential).

1-D-22-SP

B. REZONING

From RA (Low Density Residential) to PR (Planned
Residential) up to 5 du/ac.

1-K-22-RZ

11.

**DAN AMANNS, JR. / STORE SAFE
STORAGE (REVISED)**

325 Murray Drive / Parcel ID 68 088, Commission District 7.

**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT**

From LDR (Low Density Residential) to GC (General
Commercial) for a portion of the parcel.

2-A-22-SP

B. REZONING

From A (Agricultural) to CA (General Business) for a
portion of the parcel and RA (Low Density Residential)
for the remaining portion of the parcel.

2-E-22-RZ

12. C

GARY DUNCAN

6308 Lacy Road / Parcel ID 68 H B 003, Commission District
7. Rezoning from A (Agricultural) to RA (Low Density
Residential).

3-A-22-RZ

13. **MP DEVELOPMENT GROUP, LLC** **3-B-22-RZ**
704 Irwin Drive / Parcel ID 57 057, Commission District 7.
Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 3.5 du/ac.

14. C **PAVEL GUSHTYUK & EMILIA GUSHTYUK** **3-C-22-RZ**
8819 Rutledge Pike / Parcel ID 42 029, Commission District 8. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

15. **BROWN PROPERTY- COUCH MILL ROAD**

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 residential subdivision in PR (Planned Residential) District.

16. W **4904 E. EMORY ROAD SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **3-SA-22-C**
4904 E. Emory Road / Parcel ID 29 058, Commission District 7.

B. USE ON REVIEW **3-A-22-UR**
Proposed use: Attached residential in PR (Planned Residential) District.

17. C **IRWIN ACRES**

A. CONCEPT SUBDIVISION PLAN **3-SB-22-C**
0 E. Emory Road / Parcel ID 21 066, Commission District 8.

B. USE ON REVIEW **3-C-22-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) (Pending) District.

18. C **BABELAY SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **3-SC-22-C**
0 and 6513 Babelay Road / Parcel ID 50 174, 178, and 171, Commission District 8.

B. USE ON REVIEW **3-D-22-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

19. **MORNING RIDGE**

A. CONCEPT SUBDIVISION PLAN **3-SD-22-C**
0 Ball Road / Parcel ID 91 77.01, Commission District 6.

B. USE ON REVIEW **3-F-22-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

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

- | | | |
|----------------------------|--|------------------|
| 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 |
| <hr/> | | |
| 21. C | MARK RIDENOUR
0 Lake Heritage Way / Parcel ID 144 O A 003. Proposed use: Veterinary Clinic in PC (Planned Commercial) (pending) District. Commission District 5. | 3-B-22-UR |
| <hr/> | | |
| 22. C | URBAN ENGINEERING, INC.
1620 Schaeffer Road / Parcel ID 104 120. Proposed use: Office-warehouse development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 3. | 3-E-22-UR |
| <hr/> | | |
| 23. C | AMY SHERRILL, BENEFIELD RICHTERS CO.
7350 Oak Ridge Highway / Parcel ID 78 15801. Proposed use: Landscape supply in CA (General Business) District. Commission District 6. | 3-G-22-UR |
| <hr/> | | |
| 24. AP
(30 days) | LAND DEVELOPMENT SOLUTIONS / EJ BAKSA
6721 Strawberry Plains Pike / Parcel ID 84 49.01. Proposed use: Attached residential in PR (Planned Residential) District. Commission District 8. | 3-H-22-UR |

25. C **PARTNERS DEVELOPMENT** **3-J-22-UR**
10601 Kemp Fain Lane / Parcel ID 103 E A 011. Proposed use: Manufacturing facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

SPECIAL USES

26. P **T. DEAN LARUE** **3-A-22-SU**
(30 days) 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.

27. P **T. DEAN LARUE** **3-B-22-SU**
(30 days) 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.

FINAL SUBDIVISIONS

28. C **FINAL PLAT FOR KEENLAND HEIGHTS, LLC AND SCHAAD COMPANIES** **3-SA-22-F**
7509 Kingston Pike / Parcel ID 120 F A 009, Council District 2.

29. **FINAL PLAT OF THE REPLAT OF LOT 1 OF HAWKEYES CORNER** **3-SB-22-F**
1717 White Avenue / Parcel ID 94 N J 01600, Council District 1.

30. C **FINAL PLAT OF THE WILLIAM M. THOMAS SUBDIVISION** **3-SC-22-F**
4755 Romeo Way / Parcel ID 69 H E 00300, Council District 5.

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

- 31. C** **KNOXVILLE-KNOX COUNTY PLANNING** **3-A-22-OB**
 Consideration of an amendment to the FY 21-22 Knoxville-Knox County Planning budget.

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)

4.

WESLEY HICKS

1-F-22-UR

7506 Gibbs Road / Parcel ID 21 08703. Proposed use:
Indoor storage in A (Agricultural) District. Commission
District 8. (Tabled date 2/10/2022)

5.

THE BECKHAM PROPERTY

12-SC-21-F

1629 Maplegreen Lane / Parcel ID 154 035, Commission
District 4. (Tabled date 2/10/2022)