

- 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 Vote on to be Withdrawn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 MAY 12, 2022 AGENDA	
3.	C	APPROVAL OF APRIL 14, 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.

DARLENE ALLEN

5-A-22-SC

Request closure of Superior Street between Lay Avenue and the southeastern lot lines of parcel ID's 082KK018 and 082LB001. Council District 6.

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

6. AP

(30 days)

TERRY E. ROMANS

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From AG (Agricultural) to RR (Rural Residential).

5-A-22-SP

B. REZONING

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

5-A-22-RZ

7. C **SCOTT BURDETTE** **5-B-22-RZ**
1621 Francis Road / Parcel ID 106 C A 013, Council District 3.
Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

8. **CINDY MCCOY**
2707 E Emory Road / Parcel ID 038 017, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT **5-B-22-SP**
From LDR (Low Density Residential) to RC (Rural Commercial).

B. REZONING **5-D-22-RZ**
From A (Agricultural) to CR (Rural Commercial).

9. **HOMESTEAD LAND HOLDINGS, LLC**
0 and 11316 Hardin Valley Road / Parcel ID 117 03402, 033 and 034, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **5-C-22-SP**
From RR (Rural Residential) / HP (Hillside Protection) to LDR (Low Density Residential) /HP (Hillside Protection).

B. REZONING **5-E-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

10. C **LISA SUTPHIN** **5-F-22-RZ**
8009 Shady Lane / Parcel ID 056 D A 007, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

11. C **MESANA INVESTMENTS, LLC** **5-G-22-RZ**
1606 Hart Road / Parcel ID 154 062, Commission District 4.
Rezoning from A (Agricultural) to PR (Planned Residential)
up to 5 du/ac.

12. **MICHAEL BRINEGAR** **5-H-22-RZ**
0 Carmichael Road / Parcel ID 104 109, Commission District
6. Rezoning from PR (Planned Residential) / TO (Technology
Overlay) up to 12 du/ac to OB (Office, Medical, and Related
Services) / TO (Technology Overlay).

13. **FRANK LEONARD** **5-I-22-RZ**
7912 Jenkins Road / Parcel ID 105 F A 010, Commission
District 3. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 5 du/ac.

14. C **RALPH SMITH** **5-J-22-RZ**
0 Andes Road / Parcel ID 105 10102 and 10103,
Commission District 3. Rezoning from A (Agricultural) to RA
(Low Density Residential).

15. C **ROBERT G. CAMPBELL & ASSOCIATES
/ MARK TUCKER** **5-K-22-RZ**
4904 E Emory Road / Parcel ID 029 058, Commission
District 7. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 5 du/ac.

16. **B & B BUILDERS** **5-L-22-RZ**
0 Beeler Road / Parcel ID 029 18803, Commission District
8. Rezoning from A (Agricultural) to PR (Planned Residential)
up to 4 du/ac.

Item No.

File No.

17. **HOMESTEAD LAND HOLDINGS, LLC** **5-M-22-RZ**
 1736 Choto Road / Parcel ID 162 06201, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

18. C **MICHAEL BRINEGAR** **5-N-22-RZ**
 0 Gliding Hawk Lane / Parcel ID 103 11503 (part of), Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

19. **HOMESTEAD LAND HOLDINGS, LLC** **5-O-22-RZ**
 0 E Governor John Sevier Highway / Parcel ID 111 03605, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

20. C **EAST COPELAND DRIVE SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **5-SA-22-C**
 0 East Copeland Drive / Parcel ID 046 188, Commission District 7.

B. USE ON REVIEW **5-C-22-UR**
 Proposed use: Attached residential subdivision in PR (Planned Residential) District.

21.	C	HENDERSON ROAD SUBDIVISION	
		A. CONCEPT SUBDIVISION PLAN 3604 Henderson Road, 8935 and 8925 W Emory Road / Parcel ID 077 082, 08302 and 08301 (part of), Commission District 6.	5-SB-22-C
		B. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) District.	5-D-22-UR
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22.	C	ROCK POINTE CROSSING 0, 288 (UC), 305, 308, 309, 317, 325 and 330 Pelham Road, 0 and 4320 McCalla Avenue / Parcel ID 070ME002, 071IA020, 021, 022 and 027, 023, 070ME00203, 071IA024, 070ME00202, 00201 and 001, 071IA025, 071IA026 and 070ME03901, Council District 6.	5-SC-22-C
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23.		PARKER'S FOREST	
		A. CONCEPT SUBDIVISION PLAN 704 Irwin Drive / Parcel ID 057 057, Commission District 7.	5-SD-22-C
		B. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) (Pending) District.	5-H-22-UR
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24.	AP (30 days)	THE WOODS AT PARKDALE 5800 and 0 Parkdale Road / Parcel ID 058 I G 00901 and 010, Council District 4.	5-SE-22-C

25. C **CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT** 5-SF-22-C
0, 726, 728 and 900 Callahan Drive, 0, 6300, 6302 and 6318 Keck Road, 6601, 6614 and 6621 Wilbanks Road / Parcel ID 068 054, 05602, 055, 05401, 046, 044, 04401, 04501, 07201, 07202 and 072, Council District 3, Commission District 7.

USES ON REVIEW

26. C **BUDDY CRUZE** 4-B-22-UR
805 Corridor Park Boulevard / Parcel ID 118 17337. Proposed use: Office-Warehouse in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

27. C **ARCADIA-LOT 307 / BEACON PARK, LLC** 5-A-22-UR
10604 Albion Way / Parcel ID 163 E A 011. Proposed use: Reduce side building setback from 15' to 8' in PR (Planned Residential) District. Commission District 5.

28. C **DENNIS HOPMAN** 5-B-22-UR
8516 San Marcos Drive / Parcel ID 019 P F 016. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 8.

29. **TAYLOR D. FORRESTER** 5-E-22-UR
10542 Murdock Drive / Parcel ID 118 1731. Proposed use: Certified Collision Center in BP (Business and Technology) TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

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- 30. C** **KATIE TREECE (LEN JOHNSON)** 5-G-22-UR
3712 Neal Drive / Parcel ID 038 N B 007. Proposed use:
Dance Studio Development in PC (Planned Commercial)
District. Commission District 7.

SPECIAL USES

- 31. C** **CLAYTON PROPERTIES GROUP INC.** 5-A-22-SU
2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136,
2140, 2144, 2148, 2152, 2156 & 2160 Glen Creek Road / Parcel
ID 060 I D 001-016. Proposed use: Detached residential
development in RN-1 (Single-Family Residential
Neighborhood) (C) / HP (Hillside Protection Overlay) District.
Council District 4.

FINAL SUBDIVISIONS

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

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- 33. C** **CENTRAL BAPTIST CHURCH OF
BEARDEN AND HARPER PROPERTIES,
LP** 5-SA-22-F
6314 and 6318 Deane Hill Drive and 6238 Anderson Drive /
Parcel ID 121 A B 009, 010 and 013, Council District 2.

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- 34. C** **FINAL PLAT OF MORRELL PARTNERS,
LP, MORRELL ROAD AT KINGSTON
PIKE, REPLAT OF LOT 3** 5-SB-22-F
7520 Kingston Pike / Parcel ID 120 F B 00202, Council
District 2.

35. C **REPLAT OF THE RESUBDIVISION
PLAT OF LOT 1R, PLAT CABINET L,
SLIDE 366-C** 5-SC-22-F
119 Cedar Lane / Parcel ID 068 E E 00303, Council District 5.

36. **RESUBDIVISION OF LOT 1, FINAL
PLAT OF ACRE KINGSTON PIKE, LLC** 5-SD-22-F
8004 Kingston Pike / Parcel ID 120 J A 008, Council District
2.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

37. C **CITY OF KNOXVILLE** 5-A-22-OB
Consideration of approval of the FY 2023-2028 Knoxville
Capital Improvements Program including the FY 2023
Capital Improvements Budget.

38. **KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION** 5-B-22-OB
Presentation of the Nominating Committee's slate of
officers for the Knoxville-Knox County Planning Commission
for the 2022-2023 term.

Adjournment

T A B L E D I T E M S

Actions to untable items are heard under Agenda Item 4.

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- 1.** **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)
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- 2.** **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)
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- 3.** **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)
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- 4.** **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)

5.

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. (Tabled date 3/10/2022)

**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