

- 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 Vote on to be Withdrawn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

This meeting will be conducted electronically via Zoom.

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. with your full name, phone number and the agenda item of interest.

Items recommended for approval on consent are marked with (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 (C), contact staff at commission@knoxplanning.org no later than noon prior to the meeting and request that it be removed from the consent list. The consent list will be posted by 5 pm on Tuesday.

For information regarding any agenda item, please visit our web site at KnoxPlanning.org/agenda.

Item No.		File No.
1.	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
2.	C APPROVAL OF NOVEMBER 12, 2020 AGENDA	-
3.	C APPROVAL OF OCTOBER 8, 2020 MINUTES	
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

Item No.

File No.

STREET NAME CHANGES

- 9. C** **MATT BRAZILLE / CIVIL & ENVIRONMENTAL CONSULTANTS, INC.** **11-A-20-SNC**

Change S. Bell Street to 'Fort Summit Way' between E. Summit Hill Drive and the intersection of Fort Summit Way and the closed section of S. Bell Street, Council District 6.

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report of Level I COA's issued since October 8, 2020

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 10.** **SETH D. SCHWEITZER** **9-A-20-RZ**

3430 Zion Lane / Parcel ID 91 042, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

- 11.** **DANIEL D. & KIMBERLY OVERBEY**

1615 Choto Road / Parcel ID 162 M C 019, Commission District 5.

- A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT** **10-C-20-SP**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

- B. REZONING** **10-D-20-RZ**

From A (Agricultural) to CN (Neighborhood Commercial).

12. C **CENTRAL VIEW, LLC - JOE PETRE** **11-A-20-RZ**
114 Dameron Avenue / Parcel ID 94 D B 00501, Council District 4. Rezoning from O (Office) to C-G-2 (General Commercial).

13. C **CLAYTON SHEARER** **11-B-20-RZ**
2244 & 0 Western Avenue, & 0, 1600 & 1606 Proctor Street / Parcel ID 94 G H 011, 010, 015, 014, & 016, Council District 6. Rezoning from I-G (General Industrial) to C-G (General Commercial).

14. **URBAN ENGINEERING, INC.**
1737 N. Campbell Station Road & 0 Long Farm Way Road / Parcel ID 117 01203 & 130AA00214, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **11-A-20-SP**
From AG (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

B. REZONING **11-C-20-RZ**
From A (Agricultural) / RA (Low Density Residential) to PR (Planned Residential) up to 3.15 du/ac.

15. AP **BEN MULLINS O/B/O NANCY ZIEGLER** **11-D-20-RZ**
(30 days) 931 Piney Grove Church Road / Parcel ID 106 J A 026, Council District 3. Rezoning from RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

16. **BENJAMIN C. MULLINS O/B/O USCC SERVICES, LLC**
875 Cornerstone Drive / Parcel ID 131 069, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From OS (Open Space) to O (Office).

11-B-20-SP

B. REZONING

From CB (Business and Manufacturing) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

11-E-20-RZ

17.

BWI ETN LLC DBA BLUE WATER INDUSTRIES (BWI)

0, 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Lane and 2925 & 0 Asbury Road / Parcel ID 111 002, 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043, Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT

From HIM (Mining), LI (Light Industrial) & GC (General Commercial) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

11-C-20-SP

B. REZONING

From A (Agricultural) & CA (General Business) to I (Industrial).

11-F-20-RZ

18.

RONNIE WELCH

2910-2912 & 3000 Greenway Drive / Parcel ID 59 P D 010 & 011, Council District 4. From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

11-G-20-RZ

24.

PATRICIA NELSON

1630 Osborne Road / Parcel ID 84 058, Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to GC (General Commercial).

11-E-20-SP

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

11-M-20-RZ

25. C

BILL JOHNSON

6521 Tecoy Quarry Road / Parcel ID 79 J A 01803, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

11-N-20-RZ

26.

**BENJAMIN C. MULLINS O/B/O
ELEVATION FOODS PROPERTIES, LLC**

1702 & 1600 Harris Road and 5811 Rutledge Pike / Parcel ID 60 080, 07905, & 07906, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN
AMENDMENT**
From LDR (Low Density Residential) / GC (General Commercial) to O (Office).

11-F-20-SP

B. REZONING
From RB (General Residential) / CB (Business and Manufacturing) to PC (Planned Commercial).

11-O-20-RZ

27. C LAND DEVELOPMENT SOLUTIONS 11-P-20-RZ
205 Bridgewater Road / Parcel ID 119 L A 01601, Council District 2. Rezoning from OP (Office Park) to C-H (Highway Commercial).

28. C LEE FREEMAN / SERTOMA CENTER, INC. (REVISED) 11-Q-20-RZ
1136 Groner Drive / Parcel ID 95 G P 025, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection).

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

29. SYCAMORE CREEK AT HARDIN VALLEY

A. CONCEPT SUBDIVISION PLAN 11-SA-20-C
10134 & 10120 Coward Mill Road / Parcel ID 90 08101 & 08102, Commission District 6.

B. USE ON REVIEW 11-B-20-UR
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

30. C HUNTERS WOODS 11-SB-20-C
0, 7632, 7636, 7640 Strawberry Plains Pike & 0, 741, 745 Wooddale Church Road / Parcel ID 73 048, 04801, 04802, 04803, 052 & 073 J A 013, 014, Commission District 8.

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- 31. C** **CHEROKEE LANDING**
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- A. CONCEPT SUBDIVISION PLAN** **11-SC-20-C**
0 Tribe Road / Parcel ID 136 11901, Commission District 9.
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- B. USE ON REVIEW** **11-E-20-UR**
Proposed use: Attached residential subdivision in PR (Planned Residential) District.
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- 32. W** **FRANCIS ROAD SUBDIVISION** **11-SD-20-C**
1200 Francis Road / Parcel ID 106 C D 001, Council District 3.
-
- 33.** **STERCHI VILLAGE**
-
- A. CONCEPT SUBDIVISION PLAN** **11-SE-20-C**
6585 Fountain City Road / Parcel ID 57 12515 (part of), Commission District 7.
-
- B. USE ON REVIEW** **11-J-20-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
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- 34. C** **CLEAR SPRINGS PLANTATION** **11-SF-20-C**
5505 - 5577 Meadow Wells Drive & 5605 - 5714 Autumn Creek Drive / Parcel ID 60 H E 001-092, 107 & 108, Council District 4.

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

- | | | | |
|------------|------------------------|---|-------------------|
| 35. | C | HONEY BADGER PROPERTIES
8234 Chapman Highway/ Parcel ID 138 H A 014. Proposed use: Expansion of an existing outdoor self-storage facility in CA (General Business) District. Commission District 9. | 11-A-20-UR |
| <hr/> | | | |
| 36. | | BRIAN DAVIS
7009 Wright Road / Parcel ID 78 J B 03602. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 6. | 11-C-20-UR |
| <hr/> | | | |
| 37. | AP
(30 days) | SETH SCHWEITZER
3430 Zion Lane / Parcel ID 91 042. Proposed use: Boarding home for support for people getting back on their feet in A (Agricultural) pending District. Commission District 6. | 11-F-20-UR |
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| 38. | | STUART ANDERSON, AIA
11333 Hardin Valley Road / Parcel ID 117 031. Proposed use: Child day care center in CA (k) (General Business) District. Commission District 6. | 11-G-20-UR |
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| 39. | | TAYLOR FORRESTER O/B/O JOURNEYPURE
7447 Andersonville Pike / Parcel ID 28 205. Proposed use: Recovery housing in OB (Office, Medical, and Related Services) District. Commission District 7. | 11-H-20-UR |
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| 40. | C | DAMON A. FALCONNIER
8833 Middlebrook Pike / Parcel ID 105 15701. Proposed use: Religious Worship in RB (General Residential) & PR (Planned Residential) District. Commission District 3. | 11-I-20-UR |

47. C **HESS-WHITE PROPERTIES, LLC
(FORMERLY HARB-WHITE
PROPERTIES)** **11-F-20-SU**
205 Bridgewater Road / Parcel ID 119 L A 01601. Proposed
use: Expansion of existing event center in OP (Office Park)
District. Council District 2.

48. C **RAY FLAKE** **11-G-20-SU**
9225 Kingston Pike / Parcel ID 132 02807 part of. Proposed
use: New restaurant with drive-thru in C-R-2 (Regional
Commercial) District. Council District 2.

FINAL SUBDIVISIONS

49. C **OPEN ARMS TATE TROTTER** **11-SA-20-F**
609 Tate Trotter Road / Parcel ID 47 03606, Commission
District 7.

50. C **FIRST UTILITY DISTRICT TANK SITE** **11-SB-20-F**
0 Palestine Lane / Parcel ID 141 part of 079, 141KA016
(part of). Commission District 5.

PLANNED DEVELOPMENT

51. C **VOLUNTEER MINISTRY CENTER** **11-A-20-PD**
1501 E. Fifth Avenue / Parcel ID 82 P K 039. Proposed use:
Permanent supportive housing in O (Office) District. Council
District 6.

ORDINANCE AMENDMENTS

None

Item No.**File No.****OTHER BUSINESS**

- | | | | |
|------------|----------|--|-------------------|
| 52. | C | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations Article 2, Section 2.10.G. | 10-C-20-OB |
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| 53. | | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of election of Knoxville-Knox County Planning Commission Officers for Calendar Year 2021. | 11-A-20-OB |
| <hr/> | | | |
| 54. | C | KNOXVILLE-KNOX COUNTY PLANNING
Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission. | 11-B-20-OB |

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

- | | | | |
|------------|--|---|------------------|
| 55. | | CHRISTINE DUNCAN
2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020) | 3-C-20-SU |
|------------|--|---|------------------|

56.

ROCK POINTE DEVELOPMENT, LLC

5-SB-20-C

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020)