

- 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 Vote on to be Withdrawn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](http://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](http://knoxplanning.org/act) no later than Thursday at 9:00 a.m. before the meeting to submit your request.

<b>Item No.</b>			<b>File No.</b>
<b>1.</b>		ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
<b>2.</b>	<b>C</b>	APPROVAL OF DECEMBER 9, 2021 AGENDA	
<b>3.</b>	<b>C</b>	APPROVAL OF NOVEMBER 10, 2021 MINUTES	
<b>4.</b>		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

---

- 5. C ROY TRENTON PRIMM 12-A-21-SNC**  
Change the street name of the portion of Venice Road  
between Laurel Hill Road and Sanders Road to Summer Bird  
Drive, Commission District 3.

PLANS, STUDIES, REPORTS

*None*

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF  
APPROPRIATENESS

*None*

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

*None*

---

- 6. W GEORGE W. HICKS 10-I-21-RZ**  
6447 Rutledge Pike / Parcel ID 60 13113, Commission  
District 8. Rezoning from A (Agricultural) to CA (General  
Business).

- 
- 7. C VINIT SHARMA 11-E-21-RZ**  
2106 Schaeffer Road/ Parcel ID 104 098, Commission District 6. Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) and TO (Technology Overlay) up to 4 du/ac.
- 
- 8. THUNDER MOUNTAIN PROPERTIES, LLC (REVISED) 11-B-21-SP**  
8802 Sevierville Pike and 0 Dry Hollow Road / Parcel ID 138 274 and 270 (part of), Commission District 9.
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT 11-B-21-SP**  
From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).
- B. REZONING 11-F-21-RZ**  
From A (Agricultural), CA (General Business), CB (Business and Manufacturing) and RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac.
- 
- 9. C ESTATE OF CARSON H. WILKERSON 12-A-21-RZ**  
0 East Emory Road / Parcel ID 47 09702 (part of), Commission District 7. Rezoning from A (Agricultural) to CB (Business and Manufacturing).
- 
- 10. C BENCHMARK ASSOCIATES, INC. 12-B-21-RZ**  
923 Valley Drive / Parcel ID 123 H G 006, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

---

**11. C**                    **BENCHMARK ASSOCIATES, INC.**                    **12-C-21-RZ**  
1001 Cox Street / Parcel ID 107 D A 01000, Council District  
6. Rezoning from RN-1 (Single-Family Residential  
Neighborhood) to RN-2 (Single-Family Residential  
Neighborhood).

---

**12. C**                    **BRUCE DUNCAN**                    **12-E-21-RZ**  
2309 Maryville Pike / Parcel ID 135 C C 001, Commission  
District 9. Rezoning from RB (General Residential) to T  
(Transition).

---

**13.**                    **JASON MCMAHAN**                    **12-F-21-RZ**  
3911 Gordon Smith Road / Parcel ID 28 O A 9, Commission  
District 7. Rezoning from A (Agricultural) to PR (Planned  
Residential) up to 5 du/ac.

---

**14.**                    **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).

---

**15.**                    **SHARON B. TODD**                    **12-H-21-RZ**  
0 Bell Campground Road / Parcel ID 55 L B 00111,  
Commission District 7. Rezoning from RA (Low Density  
Residential) to RB (General Residential).

**Item No.**

**File No.**

**16.**                    **SAFE HARBOR RESIDENTIAL**                    **12-I-21-RZ**  
 11636 Hardin Valley Road / Parcel ID 117 8 (part of),  
 Commission District 6. Rezoning from A (Agricultural) to PR  
 (Planned Residential) up to 3 du/ac.

**17. C**                    **MARY GOODEN**                    **12-J-21-RZ**  
 2412 Smithland Lane / Parcel ID 91 G A 019, Commission  
 District 6. Rezoning from A (Agricultural) to RA (Low Density  
 Residential).

**18.**                    **BALL HOMES, LLC**  
 2205 West Gallaher Ferry Road / Parcel ID 129 035,  
 Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN  
 AMENDMENT**                    **12-B-21-SP**  
 From A (Agricultural) and HP (Hillside Protection) to RR  
 (Rural Residential) and HP (Hillside Protection).

**B. REZONING**                    **12-K-21-RZ**  
 From A (Agricultural) to PR (Planned Residential) up to 4  
 du/ac.

**CONCEPTS/DEVELOPMENT PLANS**

*(may include Uses on Review/Special Uses)*

**19. P**                    **ASHTON POINT SUBDIVISION**                    **11-SC-21-C**  
 (30 days) 225 Vanosdale Road / Parcel ID 120 B F 030, Council District  
 2.

---

**20. C**      **AMBER RIDGE (FKA AMBER MEADOWS)**

---

**A. CONCEPT SUBDIVISION PLAN**      **12-SA-21-C**  
0 Buttermilk Road / Parcel ID 129 07702, Commission District 6.

---

**B. USE ON REVIEW**      **12-A-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

---

---

**21. C**      **LONG/DONAHUE SUBDIVISION**

---

**A. CONCEPT SUBDIVISION PLAN**      **12-SB-21-C**  
12054, 12044 AND 11952 Hardin Valley Road and 0 English Ivy Lane (part of) / Parcel ID 129 12604, 12605, 12603 and 12601 (part of), Commission District 6.

---

**B. USE ON REVIEW**      **12-E-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

---

---

**22. C**      **VINING MILL / UNIT 3**

---

**A. CONCEPT SUBDIVISION PLAN**      **12-SC-21-C**  
0 English Ivy Lane (part of) / Parcel ID 129 12601 (part of), Commission District 6.

---

**B. USE ON REVIEW**      **12-F-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- 
- 23. C**      **BRIGGS STATION**
- 
- A. CONCEPT SUBDIVISION PLAN**      **12-SD-21-C**  
1928 Marietta Church Road / Parcel ID 129 128,  
Commission District 6.
- 
- B. USE ON REVIEW**      **12-G-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.
- 
- 24. C**      **PROSPERITY CROSSING**      **12-SE-21-C**  
13115 and 0 El Camino Lane, 0 Everett Road, 13206 and 0  
Buttermilk Road / Parcel ID 141 028, 02802, 02805, 02806,  
033 and 03304, Commission District 6.

**USES ON REVIEW**

---

- 25. C**      **KENNETH R. HAMILTON / GOOD GUYS CONSTRUCTION, INC.**      **12-B-21-UR**  
932 Roderick Road / Parcel ID 105 N G 017. Proposed use:  
Living space over a detached garage in RA (Low Density  
Residential) District. Commission District 3.
- 
- 26.**      **TOMMY HUNT / CALLOWAY-HUNT REAL ESTATE**      **12-D-21-UR**  
3216 Johnson Road / Parcel ID 92 01201. Proposed use:  
Convenience store with a gas station and a restaurant with  
drive-through service in CN (Neighborhood Commercial)  
District. Commission District 6.

**Item No.**

**File No.**

**SPECIAL USES**

---

- |              |  |                   |
|--------------|--|-------------------|
| <b>27. C</b> | <b>HANNA BOYER</b><br>601 Lamar Street / Parcel ID 94 D K 019. Proposed use: Animal Care Facility - Small Animal in DK-E (Downtown Knoxville Edge Subdistrict) District. Council District 4. | <b>12-B-21-SU</b> |
|--------------|--|-------------------|

**FINAL SUBDIVISIONS**

---

- |                            |  |                   |
|----------------------------|--|-------------------|
| <b>28. AP</b><br>(30 days) | <b>FINAL PLAT OF THE BILL AND BRENDA JOHNSON PROPERTY</b><br>6521 Tecoy Quarry Lane / Parcel ID 79 J A 01803, Commission District 6. | <b>12-SA-21-F</b> |
|----------------------------|--|-------------------|

- |              |  |                   |
|--------------|--|-------------------|
| <b>29. C</b> | <b>IDLEWOOD RESUBDIVISION OF LOT 32</b><br>637 Idlewood Lane / Parcel ID 133 H A 032, Commission District 5. | <b>12-SB-21-F</b> |
|--------------|--|-------------------|

- |                            |   |                   |
|----------------------------|---|-------------------|
| <b>30. AP</b><br>(30 days) | <b>THE BECKHAM PROPERTY</b><br>1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. | <b>12-SC-21-F</b> |
|----------------------------|---|-------------------|

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

---

- |              |  |                   |
|--------------|--|-------------------|
| <b>31. C</b> | <b>CITY OF KNOXVILLE</b><br>Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9 to add Airport as a Special Use in the Institutional (INST) District and to add Principal Use Standards for Airports. | <b>10-A-21-OA</b> |
|--------------|--|-------------------|



- 
- |            |   |                   |
|------------|---|-------------------|
| <b>32.</b> | <b>CITY OF KNOXVILLE</b><br>Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9 – Uses, to add drug treatment clinics in the C-G (General Commercial) Zoning District, C-H (Highway Commercial) Zoning District and C-R (Regional Commercial) Zoning District as a permitted use and for minor amendments to 9.3.G, Principal Use Standards. | <b>12-A-21-OA</b> |
|------------|---|-------------------|

**OTHER BUSINESS**

*None*

## Adjournment

**TABLED ITEMS**

Actions to untable items are heard under Agenda Item 4.

- 
- |           |   |                   |
|-----------|---|-------------------|
| <b>1.</b> | <b>INGLES MARKETS, INC. (REVISED)</b><br>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) | <b>12-D-20-UR</b> |
|-----------|---|-------------------|

- 
- |           |   |                  |
|-----------|---|------------------|
| <b>2.</b> | <b>VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY</b><br>7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021) | <b>8-SA-21-F</b> |
|-----------|---|------------------|