

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 Vote on to be Withdrawn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 (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 knoxplanning.org/share 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 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 JULY 8, 2021 AGENDA	
3.	C	APPROVAL OF JUNE 10, 2021 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since June 10, 2021.

ALLEY OR STREET CLOSURES

- 5. C** **AMIR SADOVNIK** **7-A-21-AC**
 Request closure of unnamed alley between Stewart Street and Irwin Street, Council District 4.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

- 6. P** **CHRIS SHARP / URBAN ENGINEERING, INC.** **5-A-21-HPA**
 (30 days) 0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Additional disturbance in RN-2 (C) (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

7.

TIM HOWELL

0 Knott Avenue / Parcel ID 107 D A 01802, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **1-A-21-SP**
 From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT **1-A-21-PA**
 From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

C. REZONING **1-A-21-RZ**
 From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

8.

TIM HOWELL

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel ID 107 D A 01801, 107 D J 003-007 and 107 D J 013, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **1-B-21-SP**
 From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT **1-B-21-PA**
 From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

C. REZONING

1-B-21-RZ

For 3415 Pilkay Road and 0 Knott Avenue / Parcel ID 107DJ013 and 107DA01801. Rezoning from RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay);

For 0 Pilkay Road and 0 Knott Avenue / Parcel ID 107DJ007 and 107DJ003-006. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood). Council District 6, Central City Sector.

9. C

KEVIN NELSON / PALMETTO HOMES, LLC

3-B-21-RZ

3604 Henderson Road / Parcel ID 77 082, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

10.

KARLA GOINS

8700 Ball Camp Pike / Parcel ID 104 054, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

6-A-21-SP

From OS (Open Space) to NC (Neighborhood Commercial).

B. REZONING

6-B-21-RZ

From PR (Planned Residential) to CN (Neighborhood Commercial).

11. C **LINDSEY LIEB** **6-C-21-RZ**
203 Fox Road / Parcel ID 131 L A 017, Commission District 5.
Rezoning from A (Agricultural) to OB (Office, Medical, and
Related Services).

12. **VAN SMITH GROUP, LLC**
0 Kingwood Road / Parcel ID 58 F F 04401, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT **7-A-21-SP**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

B. ONE YEAR PLAN AMENDMENT **7-A-21-PA**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).

C. REZONING **7-A-21-RZ**
From RN-2 (Single-Family Residential Neighborhood) to
RN-4 (General Residential Neighborhood).

13. **LIN FENG WU** **7-B-21-RZ**
0 Parkgate Land / Parcel ID 143 B G 006, Commission
District 5. Rezoning from PC (Planned Commercial) to OB
(Office, Medical, and Related Services).

14. C **JOANNA TOOLE** **7-C-21-RZ**
8343 Nubbin Ridge Road / Parcel ID 133 047, Commission
District 5. Rezoning from A (Agricultural) to RB (General
Residential).

15. C **WILLIAM WILSON CONSTRUCTION** **7-D-21-RZ**
4819 McCloud Road / Parcel ID 19 204, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

16. **DEAN PRESTON SMITH**
9608 Westland Drive / Parcel ID 144 03201 (part of), Council District 2.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT **7-B-21-SP**
From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to GC (General Commercial) / HP (Hillside Protection Overlay).

B. ONE YEAR PLAN AMENDMENT **7-B-21-PA**
From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to GC (General Commercial) / HP (Hillside Protection Overlay).

C. REZONING **7-E-21-RZ**
From AG (Agricultural) / HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial) / HP (Hillside Protection Overlay).

17. **HOMESTEAD LAND HOLDINGS, LLC**
0 and 11902 Hardin Valley Road / Parcel ID 129 12607 and 116 07002, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **7-C-21-SP**
From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

B. REZONING

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

7-F-21-RZ

18. C

RUTH T. ELLIS

1033 Lovell Road / Parcel ID 118 049, Commission District 6. Rezoning from A (Agricultural) and A (Agricultural) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) and OB (Office, Medical, & Related Services) / TO (Technology Overlay).

7-G-21-RZ

19.

DOMINION GROUP

3305, 3155 and 3125 Maloney Road / Parcel ID 135 G A 009 and 007, Council District 1.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From O (Office) to MDR/O (Medium Density Residential/Office).

7-D-21-SP

B. ONE YEAR PLAN AMENDMENT

From O (Office) to MDR/O (Medium Density Residential/Office).

7-C-21-PA

C. REZONING

Rezoning from O (Office) to RN-5 (General Residential Neighborhood) for 3305 and 3155 Maloney Road and from RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) for 3125 Maloney Road.

7-H-21-RZ

20.

WORLEY BUILDERS, INC.

11751 Black Road / Parcel ID 130 044, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 1 du/ac.

7-I-21-RZ

21. C **JOHN B. GRIFFITH, SR.** 7-J-21-RZ
2701 Byington Beaver Ridge Road / Parcel ID 90 117,
Commission District 6. Rezoning from I (Industrial) to RA
(Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

22. **INNSBRUCK FARMS** 3-SB-21-C
0 and 908 Blake Lane, 0 Burris Road, 8621, 0 and 8605
North Ruggles Ferry Pike / Parcel ID 52 02601, 026, 027,
032, 034 and 052 N B 001, Commission District 8.

23. P **NICKLE ROAD SUBDIVISION** 4-SC-21-C
(30 days) 0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

24. P **PINE GROVE SUBDIVISION**
(30 days)

A. CONCEPT SUBDIVISION PLAN 6-SB-21-C
0 Pine Grove Road / Parcel ID 84 035, Commission
District 8.

B. USE ON REVIEW 6-C-21-UR
Proposed use: Detached Residential Subdivision in PR
(Planned Residential) District.

25. C **MISSION HILLS SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN 7-SA-21-C
12041 Hardin Valley Road / Parcel ID 116 06704,
Commission District 6.

B. USE ON REVIEW

7-C-21-UR

Proposed use: Single-Family Residential in PR (Planned Residential) District.

26. C

CAPITAL DRIVE SUBDIVISION

7-SB-21-C

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131
122 and 122.24 (part of), Commission District 3.

USES ON REVIEW

27.

AMERCO REAL ESTATE COMPANY

6-I-21-UR

0 Beaver Ridge Road / Parcel ID 91 00105. Proposed use:
Outdoor self-storage in PC (Planned Commercial) District.
Commission District 6.

28.

AMANDA BARTLESON

7-A-21-UR

5307 East Emory Road / Parcel ID 29 092. Proposed use:
Dog training facility in A (Agricultural) District. Commission
District 7.

29. C

MBCOMMONS, LLC

7-B-21-UR

0 Middlebrook Pike / Parcel ID 105 057 and 058. Proposed
use: Multi-family Development in OB (Office, Medical, and
Related Services) District. Commission District 6.

30.

KARLA GOINS

7-D-21-UR

8700 Ball Camp Pike / Parcel ID 104 054. Proposed use:
Food Truck Court in CN (Neighborhood Commercial)
pending District. Commission District 6.

Item No.

File No.

SPECIAL USES

31. **GIRISH THAKKAR / SCHEMATIC DESIGN, INC.** **7-A-21-SU**
 3700 Whittle Springs Road / Parcel ID 70 H B 024. Proposed use: Neighborhood nonresidential reuse - Retail goods establishment in RN-2 (Single-Family Residential Neighborhood) (C) District. Council District 4.

32. C **ANDREW CAHILL** **7-B-21-SU**
 530 West Fifth Avenue / Parcel ID 94 E N 008. Proposed use: Social Service Center in DK-E (Downtown Edge) District. Council District 6.

33. AP **JOHN T. RUDOLPH** **7-C-21-SU**
 (30 days) 0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

FINAL SUBDIVISIONS

34. C **DUNCAN FARM** **6-SB-21-F**
 0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

PLANNED DEVELOPMENT

None

Item No.

File No.

ORDINANCE AMENDMENTS

35. C **KNOXVILLE-KNOX COUNTY PLANNING** **7-A-21-OA**
 Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 9.2 Use Matrix, Table 9-1: Use Matrix to add Pre-School/Kindergarten and Educational Facility – Primary or Secondary as a special use in the Industrial Mixed Use District (I-MU).

36. AP **KNOXVILLE-KNOX COUNTY PLANNING** **7-B-21-OA**
 (30 days) Consideration of an amendment to the Knox County Zoning Code, Article 5.34.02 SC Shopping Center zone to allow churches as a use permitted.

OTHER BUSINESS

None

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

37. W **CHRISTINE DUNCAN** **3-C-20-SU**
 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)

38. **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)

39. **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)