

# 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 Vote on to be Withdrawn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](http://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](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.

***This meeting is scheduled to be held in person in the Main Assembly Room of the City County Building. Please visit the Knoxville-Knox County Planning website frequently for updates on this public meeting.***

Item No.	File No.
1.	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE
2.    C	APPROVAL OF MAY 13, 2021 AGENDA
3.    C	<a href="#">APPROVAL OF APRIL 8, 2021 MINUTES</a>
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

**Item No.****File No.****ALLEY OR STREET CLOSURES**

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- |           |          |  |                  |
|-----------|----------|--|------------------|
| <b>5.</b> | <b>C</b> | <b>GREATER FIRST CHURCH OF GOD IN CHRIST</b><br>Request closure of unnamed alley between Hart Avenue (previously closed private right-of-way) and southwest corner of parcel 094OC028, Council District 6. | <b>5-A-21-AC</b> |
| <hr/>     |          |  |                  |
| <b>6.</b> | <b>C</b> | <b>RICHARD CLARK</b><br>Request closure of Glenmore Drive between its southeast terminus at West Hills Bynon Park and Bennington Drive, Council District 2.  | <b>5-B-21-SC</b> |
| <hr/>     |          |  |                  |
| <b>7.</b> | <b>C</b> | <b>DOMINION TURKEY CREEK, LLC</b><br>Request closure of a sliver of the Parkside Drive right of way along the property line of 10865 Parkside Drive, Council District 2.                                   | <b>5-C-21-SC</b> |
| <hr/>     |          |  |                  |
| <b>8.</b> | <b>C</b> | <b>BOBBY C. SMELCER</b><br>Request closure of Whaley Street between Wrinkle Avenue and Northeast terminus of Whaley Street, Council District 1.  | <b>5-D-21-SC</b> |

**STREET NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since April 8, 2021

**HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

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- |           |           |   |                   |
|-----------|-----------|---|-------------------|
| <b>9.</b> | <b>AP</b> | <b>CHRIS SHARP / URBAN ENGINEERING, INC.</b>  | <b>5-A-21-HPA</b> |
| (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 Area) District. Council District 3. |                   |

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**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

- |            |                                       |   |                  |
|------------|---------------------------------------|---|------------------|
| <b>10.</b> | <b>KNOXVILLE-KNOX COUNTY PLANNING</b> | An amendment to the East County Sector Plan to allow consideration of OB (Office, Medical and Related Services) in the MU-SD, ECO-3 (Carter Town Center) District. Commission District 8. | <b>5-D-21-SP</b> |
|------------|---------------------------------------|---|------------------|

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**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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|------------|----------------------------|---|------------------|
| <b>11.</b> | <b>BENJAMIN C. MULLINS</b> | 2910, 2912 & 3000 Greenway Dr. / Parcel ID 59 P D 010 and 011, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) to RN-4 (General Residential Neighborhood) / F (Floodway) for 2910 and 2912 Greenway Drive and from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) for 3000 Greenway Drive. | <b>3-E-21-RZ</b> |
|------------|----------------------------|---|------------------|

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- |            |   |   |                  |
|------------|---|---|------------------|
| <b>12.</b> | <b>WILMA CARDIN / ROBERT VAUGHN</b>         | 8535 Asheville Highway / Parcel ID 62 21101, Commission District 8. |                  |
|            | <b>A. EAST COUNTY SECTOR PLAN AMENDMENT</b> | From MU-SD, ECO-3 (Carter Town Center) to O (Office).               | <b>4-H-21-SP</b> |

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**B. REZONING**

**4-L-21-RZ**

From A (Agricultural) to OB (Office, Medical, and Related Services).

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**13. P**  
(30 days)

**WILBANKS, LLC**

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road; 6601 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part of), 04501 and 04502 and 07201, Council District 3.

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**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

**4-G-21-SP**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

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**B. ONE YEAR PLAN AMENDMENT**

**4-B-21-PA**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

**Item No.**

**File No.**

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

**C. REZONING**

**4-M-21-RZ**

From C-H-2 (Highway Commercial) to I-G (General Industrial) for 726 Callahan Drive;

From AG (Agricultural) to I-G (General Industrial) for 0 Keck Road;

From C-G-1 (General Commercial) to C-H-1 (Highway Commercial) for 8.24-acre portion of parcel and from C-G-1 (General Commercial) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel for 6302 Keck Road;

From AG (Agricultural) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From C-H-1 (Highway Commercial) to I-G (General Industrial) for 6601 Wilbanks Road.

**14. W**

**MIKE PATEL / PURVI HOSPITALITY, LLC**

**4-N-21-RZ**

317 North Cedar Bluff Road / Parcel ID 119 01861, Council District 2. Rezoning from C-H-2 (Highway Commercial) to C-G-2 (General Commercial).

**15.**

**JALAL BOUDARGA**

**5-A-21-RZ**

1416 and 0 Davanna Street / Parcel ID 81 N D 015, 014, 016 and 017, Council District 4. Rezoning from I-MU (Industrial Mixed-Use) to C-H-1 (Highway Commercial).

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**16. C**      **PARKER BARTHOLOMEW**      **5-B-21-RZ**  
8925 and 8935 West Emory Road / Parcel ID 77 08302 and  
08301, Commission District 6. Rezoning from A  
(Agricultural) to PR (Planned Residential) up to 5 du/ac.

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**17.**      **CLARK CROSSING, LLC**  
7628 Chapman Highway / Parcel ID 137 225 (portion of),  
Commission District 9.

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**A. SOUTH COUNTY SECTOR PLAN  
AMENDMENT**      **5-A-21-SP**  
From LDR (Low Density Residential) - portion only to GC  
(General Commercial).

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**B. REZONING**      **5-C-21-RZ**  
From A (Agricultural) - portion only to CA (General  
Business).

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**18. C**      **SHAHEEN DEWJI**      **5-D-21-RZ**  
10800 Carmichael Road / Parcel ID 103 122, Commission  
District 6. Rezoning from BP (Business and Technology) / TO  
(Technology Overlay) to OB (Office, Medical, and Related  
Services) / TO (Technology Overlay).

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**19. C**      **EVA MILLWOOD**      **5-E-21-RZ**  
4507 Sevierville Pike / Parcel ID 109 L D 006, Council District  
1. Rezoning from RN-1 (Single-Family Residential  
Neighborhood) / HP (Hillside Protection) to AG (Agricultural)  
/ HP (Hillside Protection).

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**20.**      **HOMESTEAD LAND HOLDINGS, INC.**      **5-F-21-RZ**  
12119 Hardin Valley Road / Parcel ID 116 06701,  
Commission District 6. Rezoning from A (Agricultural) and  
CA (General Business) to PR (Planned Residential) up to 3  
du/ac.

**Item No.**

**File No.**

**21. AP**      **JENKINS BUILDERS, INC.**      **5-G-21-RZ**  
 (30 days)      0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**22. C**      **DAVID & BRENDA MORRIS**      **5-H-21-RZ**  
 141 Verton Drive / Parcel ID 57 34, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

**23.**      **URBAN ENGINEERING, INC.**  
 0 Long Farm Way / Parcel ID 130 A A 00212, Commission District

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**      **5-B-21-SP**  
 From AG (Agricultural) / HP (Hillside Protection) to RR (Rural Residential) / HP (Hillside Protection).

**B. REZONING**      **5-I-21-RZ**  
 From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

**24. AP**      **TAYLOR D. FORRESTER O/B/O OFR INVESTMENTS, LLC**      **5-J-21-RZ**  
 (30 days)      1820 Amherst Road / Parcel ID 92 M A 009, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**25. C**      **LOGAN HIGGINS**      **5-K-21-RZ**  
 3415 Huron Street and 0 Oswald Street / Parcel ID 69 N E 00401 and 00402, Council District 5. Rezoning from I-H (Heavy Industrial) to I-MU (Industrial Mixed-Use).

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**26.**                   **KEVIN MELLON, TOM DALTON  
CONSTRUCTION**   **5-L-21-RZ**  
5503 Luttrell Road / Parcel ID 39 255, Commission District  
2. Rezoning from A (Agricultural) to RA (Low Density  
Residential).

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**27.**                   **ROBERT C. GREGORY**  
8425 Maynardville Pike / Parcel ID 19 16301 (a portion of),  
Commission District 8.

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**A. NORTH COUNTY SECTOR PLAN  
AMENDMENT**   **5-C-21-SP**  
From AG (Agricultural) / HP (Hillside Protection) to GC  
(General Commercial) / HP (Hillside Protection).

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**B. REZONING**   **5-M-21-RZ**  
From A (Agricultural) to CA (General Business).

**CONCEPTS/DEVELOPMENT PLANS**  
*(may include Uses on Review/Special Uses)*

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

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**29.**    **W**           **HILL WIND SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN**   **4-SE-21-C**  
10607 Coward Mill Road / Parcel ID 103 091,  
Commission District 6.

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**B. USE ON REVIEW**   **4-E-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.



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**30.** **M & M PARTNERS - PEBBLEPASS LANE**

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**A. CONCEPT SUBDIVISION PLAN** **4-SI-21-C**  
9922 West Emory Road and 8609 Diamondview Way / Parcel ID 76 031 and 090 001 (part of), Commission District 6.

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**B. USE ON REVIEW** **4-H-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

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**31.** **CREEK VALLEY ESTATES**

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**A. CONCEPT SUBDIVISION PLAN** **5-SA-21-C**  
8520 West Emory Road and 0 Beaver Ridge Road / Parcel ID 77 098 and 148 (part of), Commission District 6.

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**B. USE ON REVIEW** **5-B-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) and PR (Planned Residential) pending and F (Floodway) Districts.

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**32.** **CATATOGA**

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**A. CONCEPT SUBDIVISION PLAN** **5-SB-21-C**  
1737 North Campbell Station Road and 0 Long Farm Way / Parcel ID 117 01203 and 130AA00214 (part of), Commission District 6.

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**B. USE ON REVIEW** **5-D-21-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

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**33.**      **OLD CLINTON PIKE (NAME TBD)**

**A. CONCEPT SUBDIVISION PLAN**      **5-SC-21-C**  
7125 Old Clinton Pike / Parcel ID 67 191, Commission  
District 6.

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**B. USE ON REVIEW**      **5-E-21-UR**  
Proposed use: Attached residential subdivision in PR  
(Planned Residential) - pending District.

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**34.**    C      **FOX GARDEN**

**A. CONCEPT SUBDIVISION PLAN**      **5-SD-21-C**  
648 Fox Road / Parcel ID 144 006, Commission District  
6.

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**B. USE ON REVIEW**      **5-F-21-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District.

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**USES ON REVIEW**

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**35.**    C      **JEREMY FIELDS**      **5-A-21-UR**  
9565 Middlebrook Pike / Parcel ID 104 19202 (part of).  
Proposed use: Addition to existing building in PC (Planned  
Commercial) District. Commission District 6.

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**36.**    C      **JEFFREY AND DARSEY WATTS**      **5-C-21-UR**  
8326 and 8328 Joey Lane / Parcel ID 28 004 and 00401.  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) District. Commission District 8.

**Item No.****File No.**

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- 37. AP**      **KNOX STORAGE EQUITIES, LLC**      **5-G-21-UR**  
 (30 days)      9091, 9103 and 9105 Middlebrook Pike / Parcel ID 105  
 086, 087 and 07801. Proposed use: **Indoor and outdoor** self-  
 storage facility in CA (General Business) and PR (Planned  
 Residential) Districts. Commission District 3.
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- 38. AP**      **JENNIFER MOORE-PITTS**      **5-H-21-UR**  
 (30 days)      8535 Asheville Highway / Parcel ID 62 21101. Proposed  
 use: Recovery housing for men in OB (Office, Medical, and  
 Related Services) - pending District. Commission District 8.
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- 39. W**      **RICHARD LEMAY, JR.**      **5-I-21-UR**  
 627 Walker Springs Road / Parcel ID 119 E C 02201.  
 Proposed use: Two detached residential dwellings on one  
 lot in RA (Low Density Residential) and F (**Floodway**) District.  
 Commission District 6.

**SPECIAL USES**

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- 40. C**      **BENJAMIN C. MULLINS / OBO ET**  
**KNOXVILLE, LLC**      **5-A-21-SU**  
 3001 Knoxville Center Drive / Parcel ID 59 026 (portion of).  
 Proposed use: Removal of the previously approved planned  
 district (C) designation from the property in I-G (General  
 Industrial) District. Council District 4.
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- 41. C**      **ERICK GARCIA SALAS**      **5-B-21-SU**  
 4821 North Broadway and 2613 Adair Drive / Parcel ID 58 N  
 D 042 and 04502 (part of). Proposed use: Vehicle Repair  
 Service Facility in C-G-1 (General Commercial) pending and  
 C-G-2 (General Commercial) Districts. Council District 5.

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**42. C JOHN L. SANDERS, FAIA** 5-C-21-SU  
248 Deaderick Avenue / Parcel ID 94 K E 001. Proposed use:  
Neighborhood Non-residential Reuse in RN-2 (Single-Family  
Residential Neighborhood) / H (Historic Overlay) District.  
Council District 6.

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**43. C JIM MCDANIEL** 5-D-21-SU  
1417 North Fourth Avenue / Parcel ID 81 L J 002. Proposed  
use: Two-family dwelling in RN-2 (Single-Family Residential  
Neighborhood) District. Council District 4.

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**44. C MARK A. BIALIK, PE / GBS** 5-E-21-SU  
**ENGINEERING**  
4919 North Broadway / Parcel ID 58 N B 017. Proposed use:  
Drive-through facility in C-G-2 (General Commercial) / F  
(Floodplain Overlay) District. Council District 5.

**FINAL SUBDIVISIONS**

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**45. C KNOX COUNTY KODAK ROAD PARK** 5-SA-21-F  
**RESUB**  
7698 Kodak Road / Parcel ID 98 11501 and 126 (part of),  
Commission District 8.

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**46. C WATTS ACRES** 5-SB-21-F  
8326 and 8328 Joey Lane / Parcel ID 28 004-00401,  
Commission District 8.

**PLANNED DEVELOPMENT**

*None*

**Item No.**

**File No.**

**ORDINANCE AMENDMENTS**

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- |            |          |   |                  |
|------------|----------|---|------------------|
| <b>47.</b> | <b>C</b> | <b>KNOXVILLE-KNOX COUNTY<br/>PLANNING</b>   | <b>5-A-21-OA</b> |
|            |          | Consideration of amendments to the Knoxville City Code, Appendix B, Article 13, to include signage in an INST (Institutional) District and to add a new section, INST (Institutional) District, 13.7.G. |                  |

**OTHER BUSINESS**

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- |            |          |   |                  |
|------------|----------|---|------------------|
| <b>48.</b> | <b>C</b> | <b>CITY OF KNOXVILLE</b>  | <b>5-A-21-OB</b> |
|            |          | Consideration of approval of the FY 2022-2027 Knoxville Capital Improvements Program including the FY 2022 Capital Improvements Budget. |                  |

## Adjournment

### TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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- |            |  |                   |
|------------|--|-------------------|
| <b>49.</b> | <b>CHRISTINE DUNCAN</b><br>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)      | <b>3-C-20-SU</b>  |
| <hr/>      |  |                   |
| <b>50.</b> | <b>ROCK POINTE DEVELOPMENT, LLC</b><br>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 071IA001, 00101, 00201, 00203, and 011, 013 and 071IA020-028, Council District 6. (Tabled date 9/10/2020) | <b>5-SB-20-C</b>  |
| <hr/>      |  |                   |
| <b>51.</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> |