

- 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 Vote on to be Withdrawn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 JULY 14, 2022 AGENDA	
3.	C	APPROVAL OF JUNE 9, 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

None

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

5.

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

6. W

CINDY MCCOY

2707 East Emory Road / Parcel ID 38 017, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to RC (Rural Commercial).

5-B-22-SP

B. REZONING

From A (Agricultural) to CR (Rural Commercial).

5-D-22-RZ

7.

HOSPITALITY PANTRIES, INC.

0 West Scott Avenue / Parcel ID 081 N E 003, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

7-A-22-RZ

8.

STUART ANDERSON / GEORGE ARMOUR EWART ARCHITECT

7746 and 7750 South Northshore Drive / Parcel ID 133 L B 026 and 025, Commission District 4.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

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

7-A-22-SP

B. REZONING

From RA (Low Density Residential) to CN (Neighborhood Commercial).

7-B-22-RZ

Item No.

File No.

9. **CANDORO PROPERTIES** **7-C-22-RZ**
 4430 Candora Avenue / Parcel ID 123 A A 003, Council District 1. Rezoning from I-MU (Industrial Mixed-Use) and F (Floodplain Overlay) to I-H (Heavy Industrial) and F (Floodplain Overlay).

10. **SCOTT TORBETT / J.A. MURPHY GROUP, LLC** **7-D-22-RZ**
 0 Gleason Drive / Parcel ID 120 P B 003 and 004, Council District 2. Rezoning from O (Office) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

11. **BENJAMIN MULLINS**
 0, 5511 and 5513 Old Tazewell Pike / Parcel ID 049 C J 001, 002 and 003, Commission District 8.

A. NORTH CITY SECTOR PLAN AMENDMENT **7-B-22-SP**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

B. REZONING **7-E-22-RZ**
 From RA (Low Density Residential) to PR (Planned Residential) up to 7 du/ac.

12. AP **CASTILLO HOMES, LLC** **7-F-22-RZ**
 (30 days)
 0 Karla Drive / Parcel ID 137 D A 010 and 137 22502, Commission District 9. Rezoning from CA (General Business) (k) to RA (Low Density Residential).

13. **ELLIOT D. KNOXVILLE AND LAUREN BRIGHT**

0 Lovell Road / Parcel ID 118 050, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

7-C-22-SP

B. REZONING

From A (Agricultural) to CB (Business and Manufacturing).

7-G-22-RZ

14. **DOWELL SPRINGS COMPANY**

0 Dowell Springs Boulevard / Parcel ID 106DA00914, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From O (Office) and HP (Hillside Protection) to MDR/O (Medium Density Residential / Office) and HP (Hillside Protection).

7-D-22-SP

B. ONE YEAR PLAN AMENDMENT

From O (Office) and HP (Hillside Protection) to MDR/O (Medium Density Residential / Office) and HP (Hillside Protection).

7-A-22-PA

15. W **CONRAD SICK / VALEO**

1727 Grand Avenue / Parcel ID 094 O D 00101, Council District 1. Rezoning from I-MU (Industrial Mixed-Use) to RN-6 (Multi-Family Residential Neighborhood).

7-H-22-RZ

16. **CHASE AND ROBYN ANTONINI** **7-I-22-RZ**
1615 Grand Valley Road / Parcel ID 111 038, Commission District 9. Rezoning from PR (Planned Residential) to A (Agricultural).

17. **RANDY GUIGNARD** **7-J-22-RZ**
3003 Rifle Range Drive / Parcel ID 048 07001, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

18. AP **RANDY GUIGNARD**
(30 days) 7600 Ridgeview Road / Parcel ID 021 159, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT **7-E-22-SP**
From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

B. REZONING **7-K-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

19. **LUCKY CLARK** **7-L-22-RZ**
155 Old State Road / Parcel ID 071 I F 028, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

20. AP **JOE PETRE** **7-M-22-RZ**
(30 days) 516 and 520 West Vine Avenue / Parcel ID 094 L C 003 and 002, Council District 6. Rezoning from DK-G (Downtown Knoxville Grid Subdistrict)) to DK-B (Downtown Knoxville Boulevards Subdistrict).

21. WALLY AKINS 7-N-22-RZ
7222 Old Blacks Ferry Lane / Parcel ID 078 08901,
Commission District 6. Rezoning from A (Agricultural) to RA
(Low Density Residential).

22. WORLEY BUILDERS, INC. 7-O-22-RZ
6917 Ball Road/ Parcel ID 091 07709, Commission District
6. Rezoning from RA (Low Density Residential) to PR
(Planned Residential) up to 5 du/ac.

23. P DKLEVY
(90 days) 0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council
District 2.

**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT** 7-H-22-SP
From LDR (Low Density Residential), HP (Hillside
Protection) and SP (Stream Protection) to MDR /O
(Medium Density Residential / Office), HP (Hillside
Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT 7-C-22-PA
From LDR (Low Density Residential), HP (Hillside
Protection) and SP (Stream Protection) to MDR /O
(Medium Density Residential / Office), HP (Hillside
Protection) and SP (Stream Protection).

C. REZONING 7-P-22-RZ
From AG (Agricultural), HP (Hillside Protection Overlay)
and F (Floodplain Overlay) to RN-5 (General Residential
Neighborhood), HP (Hillside Protection Overlay) and F
(Floodplain Overlay).

24. **TAYLOR D. FORRESTER** **7-Q-22-RZ**
10542 Murdock Drive / Parcel ID 118 17315 (part of),
Commission District 3. Rezoning from BP (Business and
Technology) / TO (Technology Overlay) to PC (Planned
Commercial) / TO (Technology Overlay).

25. **MARK H. DRIVER**
7516 and 7518 Chapman Highway / Parcel ID 137 199 (part
of), Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN
AMENDMENT** **7-F-22-SP**
From GC (General Commercial), MDR/O (Medium
Density Residential/Office) and HP (Hillside Protection)
to GC (General Commercial) and HP (Hillside
Protection).

B. REZONING **7-R-22-RZ**
From CA (General Business) and A (Agricultural) to CA
(General Business).

26. **STEVE HALL** **7-S-22-RZ**
0 Greenwell Drive / Parcel ID 047 057, Commission District
7. Rezoning from A (Agricultural) to PR (Planned
Residential) up to 4 du/ac.

27. **DOMINION RIVERSIDE, LLC**
1624 Riverside Drive / Parcel ID 095 J B 002, Council District
6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **7-G-22-SP**
From LI (Light Industrial), HP (Hillside Protection) and SP
(Stream Protection) to MU-RC (Mixed Use Regional
Center), HP (Hillside Protection) and SP (Stream
Protection).

B. ONE YEAR PLAN AMENDMENT **7-B-22-PA**
From LI (Light Industrial), HP (Hillside Protection) and SP (Stream Protection) to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING **7-T-22-RZ**
From I-H (Heavy Industrial), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to DK-E (Downtown Knoxville Edge Subdistrict), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

28. **OBARR, LLC** **7-U-22-RZ**
5036 Obarr Drive / Parcel ID 071 A A 014, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

29. **KERRY HOOVEN** **7-V-22-RZ**
2216 Fitzgerald Road / Parcel ID 091 09102, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

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

30. **4904 E. EMORY ROAD SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **4-SC-22-C**
4904 E. Emory Road / Parcel ID 029 058, Commission District 7.

B. USE ON REVIEW **4-E-22-UR**
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

31. **BRAKEBILL RIDGE**

A. CONCEPT SUBDIVISION PLAN

317 and 319 Brakebill Road / Parcel ID 072 D C 00101 and 002, Commission District 8.

6-SB-22-C

B. USE ON REVIEW

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

6-B-22-UR

32. **ANDES HILL**

A. CONCEPT SUBDIVISION PLAN

8531 Troutman Lane and 1925 Andes Road / Parcel ID 105 A A 017 and 002, Commission District 6.

6-SD-22-C

B. USE ON REVIEW

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

6-G-22-UR

33. **CONCEPT ON BEELER ROAD**

A. CONCEPT SUBDIVISION PLAN

0 Beeler Road / Parcel ID 029 18803, Commission District 8.

7-SA-22-C

B. USE ON REVIEW

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) pending District.

7-A-22-UR

34. **LEONARD DEVELOPMENT - JENKINS ROAD**

A. CONCEPT SUBDIVISION PLAN

7-SB-22-C

7912 Jenkins Road / Parcel ID 105 F A 010, Commission District 3.

B. USE ON REVIEW

7-B-22-UR

Proposed use: Detached residential subdivision in PR (Planned Residential) - pending District.

35. **BUTTERMILK RD. SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN

7-SC-22-C

0 Buttermilk Road and 0 Pittman Drive / Parcel ID 129 142 and 14213, Commission District 6.

B. USE ON REVIEW

7-G-22-UR

Proposed use: Detached residential subdivision in PR (Planned Residential) District.

USES ON REVIEW

36. **MARTHA SCHWIND**

7-C-22-UR

6508 Stormer Road / Parcel ID 029 170 (part of). Proposed use: Indoor storage in A (Agricultural) District. Commission District 8.

37. **DANIEL LEVY**

7-D-22-UR

0 Walker Springs Road / Parcel ID 119 L A 00119. Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 3.

38. **KATHRYN FULLER MBI COMPANIES** 7-E-22-UR
1505 Bob Kirby Road / Parcel ID 104 193. Proposed use:
Veterinary clinic sign in A (Agricultural) District. Commission
District 3.

39. **AVERITT EXPRESS** 7-F-22-UR
0, 10200 and 10204 Starkey Lane / Parcel ID 131 08001,
082, 08101 and 081. Proposed use: Expansion of trucking
terminal parking lot in PC (Planned Commercial) / TO
(Technology Overlay) Districts. Commission District 3.

SPECIAL USES

40. **DAVID CHEBAN** 7-A-22-SU
0 Cain Road / Parcel ID 092 K A 00601. Proposed use:
Duplex in RN-2 (Single-Family Residential Neighborhood)
District. Council District 3.

41. **TODD RICHARDS** 7-B-22-SU
432 Watauga Avenue / Parcel ID 081 B B 024. Proposed use:
Duplex in RN-2 (Single-Family Residential Neighborhood)
and HP (Hillside Protection) District. Council District 5.

42. **ERIKA WOLF** 7-C-22-SU
25 Emory Place / Parcel ID 094 D N 008. Proposed use: Small
Animal Veterinary Clinic in DK-E (Downtown Knoxville Edge
Subdistrict) District. Council District 6.

Item No.

File No.

FINAL SUBDIVISIONS

43. **FINAL PLAT OF GARY JOE VAUGHT PROPERTY** **7-SA-22-F**
 2107 Elkins Road, Kodak, TN 37764 / Parcel ID 087 08601,
 Commission District 8.

44. **FINAL PLAT OF WALKER SPRINGS CO. LOTS 2 AND 3** **7-SB-22-F**
 0 Walker Springs Road / Parcel ID 119 L A 00119,
 Commission District 3.

45. W **FINAL PLAT OF TERRY MILLER MACKRARER PROPERTY AND RANDALL AND JENNY BOYD PROPERTY - RESUB OF LOT 1** **7-SC-22-F**
 2704 Allee De Papillon Drive / Parcel ID 165 00501 (part of), Commission District 4.

46. **RESUBDIVISION OF WHITE'S PARK PLACE ADDITION, LOTS 30, 31, AND PART OF 32** **7-SD-22-F**
 1905, 1909, 1911, and 1915 Lake Avenue / Parcel ID 108 C H 011, 012, 013, and 014, Council District 1.

47. AP **FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND** **7-SE-22-F**
 (30 days) 324 and 326 West Ford Valley Road / Parcel ID 123 M D 003 and 123ME008, Commission District 9 and City Council District 1.

Item No.**File No.****PLANNED DEVELOPMENT**

- 48.** **DAVID COCKRILL (REVISED)** 4-A-22-PD
1834 Beech Street / Parcel ID 109 C D 032 Proposed use:
Planned Development in RN-2 (Single-Family Residential
Neighborhood) District. Council District 1.

ORDINANCE AMENDMENTS

- 49.** **CITY OF KNOXVILLE** 6-G-22-OA
Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 9.3.F.6, Principal Use
Standards Associated with Drive-Through Facility, to add
text that prohibits drive-through windows and lanes from
being placed between the street and the associated building
in the C-G District.

OTHER BUSINESS

- 50.** **KNOXVILLE-KNOX COUNTY**
PLANNING COMMISSION 7-A-22-OB
The Planning Commission Chair will appoint Executive
Committee members 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. | <p>VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY</p> <p>7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)</p> | 8-SA-21-F |
| <hr/> | | |
| 2. | <p>ROBERT W. MONDAY</p> <p>0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.</p> | |
| <hr/> | | |
| | <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT</p> <p>From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)</p> | 12-A-21-SP |
| <hr/> | | |
| | <p>B. REZONING</p> <p>From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)</p> | 12-G-21-RZ |
| <hr/> | | |
| 3. | <p>WESLEY HICKS</p> <p>7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)</p> | 1-F-22-UR |
| <hr/> | | |
| 4. | <p>THE BECKHAM PROPERTY</p> <p>1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)</p> | 12-SC-21-F |

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

6.

5117 LONAS DRIVE SUBDIVISION

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)

4-SB-22-C