Planning
KNOXVILLE | KNOX COUNTY

January 14, 2021
Planning Commission Meeting

Agenda

1:30 P.M. | Telemeeting

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W.....Vote on to be Withdrawn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. before the meeting to submit your request.

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 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 JANUARY 14, 2021 AGENDA	-
3.	C	APPROVAL OF DECEMBER 10, 2020 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

5. ERIC E. WALLACE — 1-A-21-AC

Request closure of unnamed, undeveloped alley inside parcel 081NC003 on the southeast side of W. Oldham Avenue between Worth Street and Davanna Street. Council District 5, Central City Sector.

STREET NAME CHANGES

6. CHRIS HOWLEY / CITY OF KNOXVILLE - ENGINEERING DEPT. — 1-A-21-SNC

Change Leroy Avenue to 'Marion Street' between Marion Street and Val Street, Council District 6.

7. CHRIS HOWLEY / CITY OF KNOXVILLE – ENGINEERING DEPT. — 1-B-21-SNC

Change Val Street to 'Marion Street' between Leroy Avenue and West Baxter Avenue, Council District 6.

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report from staff on Level 1 COA's issued since the December 10, 2020 meeting.

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. BEN MULLINS O/B/O NANCY ZIEGLER (REVISED)

931 Piney Grove Church Road / Parcel ID 106 J A 026, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **1-D-21-SP**

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

B. ONE YEAR PLAN AMENDMENT **1-D-21-PA**

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

C. REZONING **11-D-20-RZ**

From RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

9. RONNIE WELCH (REVISED)

2910, 2912 and 3000 Greenway Drive / Parcel ID 59 P D 010 & 59PD011, Council District 4

A. NORTH CITY SECTOR PLAN AMENDMENT **1-C-21-SP**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT **1-C-21-PA**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

C. REZONING **11-G-20-RZ**
From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

10. ACRE KINGSTON PIKE T5 LLC (REVISED) 11-J-20-RZ

8002 Kingston Pike / Parcel ID 120 J A 008, Council District 2. Rezoning from C-G-3 (General Commercial) to C-G-1 (General Commercial).

11. PATRICIA NELSON

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

A. EAST COUNTY SECTOR PLAN AMENDMENT **11-E-20-SP**
From LDR (Low Density Residential) to GC (General Commercial).

B. REZONING **11-M-20-RZ**
From A (Agricultural) to CA (General Business).

12. TAYLOR FORRESTER O/B/O NORTHSHORE MARKET INVESTOR, LLC 12-B-20-RZ

2002 Thunderhead Road / Parcel ID 154 09813, Council District 2. Rezoning from C-R-2 (Regional Commercial) to C-G-3 (General Commercial).

13. 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).

14. TIM HOWELL

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel ID 107 D A 01801, 107DJ003-007 and 107DJ013, 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**
From RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

---

15. BENJAMIN C. MULLINS O/B/O HILTON CAPITAL GROUP

2400 and 2600 Merchant Drive and 5291 Oakhill Drive / Parcel ID 80 J B 021, 023 & 024, Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT **1-E-21-SP**
From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **1-E-21-PA**
From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

C. REZONING **1-C-21-RZ**
From C-N (Neighborhood Commercial) and AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection).

---

16. SAVANNAH HERMOSILLO 1-D-21-RZ

7529 W. Emory Road / Parcel ID 77 140, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

17. RANDY GUIGNARD / CAFÉ INTERNATIONAL LLC — 1-E-21-RZ

0 Beverly Road and 0 New Beverly Church Road / Parcel ID 59 00201 and 002, Commission District 2. Rezoning from I (Industrial) / RB (General Residential) / F (Floodway) to PR (Planned Residential) / F (Floodway) up to 3.22 du/ac.

18. BARRY VAULTON

0 Asheville Highway / Parcel ID 62 02308 and 02309, Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT — **1-F-21-SP**

From LDR (Low Density Residential) and MU-SD, ECO-5 (Asheville Highway Mixed Use Special District - Agricultural, Residential and Office) to GC (General Commercial).

B. REZONING — **1-F-21-RZ**

From A (Agricultural) to CA (General Business) for part of both parcels only.

19. S & E PROPERTIES

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT — **1-G-21-SP**

From RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) to LDR (Low Density Residential) / HP (Hillside Protection) / SP (Stream Protection).

B. REZONING — **1-G-21-RZ**

From A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

20. TAYLOR D. FORRESTER — 1-H-21-RZ

1508 E. Governor John Sevier Highway / Parcel ID 111 048, Commission District 9. Rezoning from RA (Low Density Residential) and CA (General Business) to A (Agricultural).

21. D.F.S. PROPERTIES, L.P., BY AND THROUGH COUNSEL

1712 Liberty Street / Parcel ID 94 I L 038, Council District 3.

A. CENTRAL CITY SECTOR PLAN AMENDMENT — **1-H-21-SP**
From MDR/O (Medium Density Residential/Office) to BP-1(Business Park Type 1).

A. ONE YEAR PLAN AMENDMENT — **1-F-21-PA**
From MDR/O (Medium Density Residential/Office) to BP-1 (Business Park Type 1).

C. REZONING — **1-I-21-RZ**
From RN-1 (Single-Family Residential Neighborhood) to I-MU (Industrial Mixed-Use).

22. JONATHAN LYONS

200 Emmett Street / Parcel ID 108 A F 010, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT — **1-I-21-SP**
From LI (Light Industrial) to MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside).

B. ONE YEAR PLAN AMENDMENT — **1-G-21-PA**
From LI (Light Industrial) to MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside).

C. REZONING **1-J-21-RZ**
From I-MU (Industrial Mixed-Use) to C-G-2 (General Commercial Zoning District).

23. SETH KEHNE

0 Jackson Road / Parcel ID 92 L C 018 (part of), Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **1-J-21-SP**
From LDR (Low Density Residential) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

B. ONE YEAR PLAN AMENDMENT **1-H-21-PA**
From LDR (Low Density Residential) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

C. REZONING **1-K-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) to I-G (General Industrial) / HP (Hillside Protection).

24. WINTERPAST DEVELOPMENT, LLC

1301 E. Weisgarber Road / Parcel ID 106 D A 00622, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **1-K-21-SP**
From LI (Light Industrial) to O (Office).

B. ONE YEAR PLAN AMENDMENT **1-I-21-PA**
From LI (Light Industrial) to O (Office).

C. REZONING **1-L-21-RZ**
From I-MU (Industrial Mixed-Use) to O (Office).

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

25. P (30 days) HATMAKER LN. SUBDIVISION

A. CONCEPT SUBDIVISION PLAN **12-SB-20-C**
0 Everett Road, 0 Pine Creek Road and 0 Hatmaker Lane / Parcel ID 141 082, 08203 and 129 16413, Commission District 6.

B. USE ON REVIEW **12-C-20-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

26. AP (30 days) LOBETTI LANDING

A. CONCEPT SUBDIVISION PLAN **1-SA-21-C**
3208 and 0 Lobetti Road / Parcel ID 91 20402 and 202 (part of), Commission District 6.

B. USE ON REVIEW **1-A-21-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

27. AP (30 days) THE RESERVE

A. CONCEPT SUBDIVISION PLAN **1-SB-21-C**
8116, 8108, 8106 and 8104 Nubbin Ridge Road / Parcel ID 133 07402, 07404, 07403 and 073, Commission District 4.

B. USE ON REVIEW **1-E-21-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

USES ON REVIEW

28. P (30 days) INGLES MARKETS, INC. 12-D-20-UR
7220 Norris Freeway / Parcel ID 38 08902 (part of) & 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7.

29. SEVAN MULTI-SITE SOLUTIONS O/B/O MY PETS WELLNESS 1-B-21-UR
10657 Hardin Valley Road / Parcel ID 103 E A 002. Proposed use: Veterinary Clinic in CA (General Business) / TO (Technology Overlay) District. Commission District 6.

30. SEVAN MULTI-SITE SOLUTIONS O/B/O MY PETS WELLNESS — 1-C-21-UR

6734 Malone Creek Drive / Parcel ID 79 J E 014. Proposed use: Veterinary Clinic in CA(k) (General Business) District. Commission District 6.

31. AMERCO REAL ESTATE COMPANY — 1-D-21-UR

6905 and 6909 Maynardville Pike / Parcel ID 38 K D 014, 012 and 01102. Proposed use: Indoor & outdoor self-storage in CA (General Business) & PC (Planned Commercial) District. Commission District 7.

32. BENJAMIN C. MULLINS OBO ELEVATION FOODS PROPERTIES, LLC — 1-F-21-UR

1600 and 1702 Harris Road and 5811 Rutledge Pike / Parcel ID 60 07905, 07906, and 080. Proposed use: Expansion for parking & access for existing operations in PC (Planned Commercial) pending District. Commission District 8.

33. DANIEL D. & KIMBERLY BITT OVERBEY — 1-G-21-UR

1615 Choto Road / Parcel ID 162 M C 019. Proposed use: Restaurant (Eating & Drinking Establishment) in CN (Neighborhood Commercial) pending District. Commission District 5.

SPECIAL USES

34. TAYLOR D. FORRESTER O/B/O NORTHSHORE MARKET INVESTOR LLC — 12-C-20-SU

2002 Thunderhead Road/Parcel ID 154 09813. Request to remove a previously approved planned district designation. Council District 2, Southwest County Sector.

35. SIGNCRAFT — 1-A-21-SU

1210, 1240, 1250, 1270 and 0 Tennova Medical Way / Parcel ID 106 K C 01702, 01703, 01704, 01706, 01707 and 01708. Proposed use: Master sign plan for office park in OP (Office Park) District. Council District 2.

36. CASSIDY MELHORN — 1-B-21-SU

3110 Greenway Drive / Parcel ID 59 P D 038. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 4.

37. BENJAMIN C. MULLINS OBO HELEN ROSS MCNABB — 1-C-21-SU

5310 Ball Camp Pike / Parcel ID 93 H B 055. Proposed use: Expansion of an existing alcohol and drug rehabilitation facility in O (Office) District. Council District 3.

38. AP (30 days) ACRE KINGSTON PK, T5, LLC — 1-D-21-SU

8002 Kingston Pike / Parcel ID 120 J A 008. Proposed use: Vehicle Repair / Service Business (oil change) and Drive-Through Facility (coffee shop) in C-G-1 (General Commercial) pending District. Council District 2.

FINAL SUBDIVISIONS

39. AP (30 days) SOUTH WATER FRONT LAKESIDE CO INC. PROPERTY — 1-SA-21-F

1536 Island Home Avenue / Parcel ID 95 O D 006, Council District 1.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

40. AP — KNOXVILLE KNOX COUNTY PLANNING — 1-A-21-OA

(30 days) Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add a social service center as a special use in the Downtown Knoxville (DK) Zoning District.

OTHER BUSINESS

41. KNOXVILLE-KNOX COUNTY PLANNING — 1-A-21-OB

Consideration of the Appointment of Knoxville-Knox County Planning Commission Executive Committee Members for Calendar Year 2021.

Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

42. 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)

43. 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 071IA001, 00101, 00201, 00203, and 011, 013 and 071IA020-028, Council District 6. (Tabled date 9/10/2020)