

- AP**..... Automatically Postponed
- P**..... Vote on to be Postponed
- W**..... Vote on to be Withdrawn
- T**..... Vote on to be Tabled
- U**..... Vote on to be Untabled
- C**..... Heard on Consent requiring a vote

A list of Tabled items may be seen at the end of this Agenda.

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, email us at dori.caron@knoxplanning.org no later than Wednesday at noon with your full name, phone number and the agenda item of interest.

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 commission@knoxplanning.org 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 SEPTEMBER 10, 2020 AGENDA	-
3. C APPROVAL OF AUGUST 13, 2020 MINUTES	
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

4-F-20-SP

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

B. REZONING

4-E-20-RZ

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

8. AP SETH D. SCHWEITZER 9-A-20-RZ
(30 days) 3430 Zion Lane / Parcel ID 91 042, Commission District 6.
Rezoning from PR (Planned Residential) to A (Agricultural).

9. JOHN HANCOCK 9-B-20-RZ
4355 Crouch Drive/ Parcel ID 59 N B 01401, Council District
4. Rezoning from RN-1 (Single-Family Residential
Neighborhood) to RN-4 (General Residential
Neighborhood).

10. CAMERON S. BOLIN 9-C-20-RZ
211 Jessamine Street / Parcel ID 95 A D 020, Council District
6. Rezoning from C-G-2 (General Commercial) to DK-E
(Downtown Edge).

11. TAYLOR D. FORRESTER O/B/O YSOS 9-D-20-RZ
HOLDINGS, LLC
0 Sevierville Pike / Parcel ID 124 192, Commission District
9. Rezoning from A (Agricultural) to PR (Planned
Residential).

12. W **CRAIG COBB (REVISED)**
0 Concord Road / Parcel ID 153 03706, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT **9-A-20-SP**
From O (Office) to HDR (High Density Residential).

B. REZONING **9-E-20-RZ**
From CN (Neighborhood Commercial) to PR (Planned Residential).

13. **HALLS CENTRE, LLC**
7320 -7326 Maynardville Pike / Parcel ID 38 13502, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT **9-B-20-SP**
From GC (General Commercial) / SP (Stream Protection) to O (Office) / SP (Stream Protection).

B. REZONING **9-F-20-RZ**
From CA (General Business) to OA (Office Park).

14. **TAYLOR FORRESTER O/B/O CONCORD WP COL LLC** **9-G-20-RZ**
0 N. Gallaher View Road / Parcel ID 120 H B 022, Council District 2. Rezoning from O (Office) to OP (Office Park).

15. **BENJAMIN C. MULLINS O/B/O
ELEVATION FOODS PROPERTIES, LLC**
1702 Harris Road / Parcel ID 60 080, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN
AMENDMENT**
From LDR (Low Density Residential) to GC (General
Commercial).

9-C-20-SP

B. REZONING
From RB (General Residential) to CB (Business and
Manufacturing).

9-H-20-RZ

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

16. T ROCK POINTE DEVELOPMENT, LLC
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.

5-SB-20-C

17. SMITH DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN
0 West Governor John Sevier Highway / Parcel ID 148
001 & 00101, Commission District 9.

7-SC-20-C

B. USE ON REVIEW

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

7-C-20-UR

18.

S&E PROPERTIES ON NORTSHORE DRIVE

A. CONCEPT SUBDIVISION PLAN

8512 S. Northshore Drive / Parcel ID 133 N D 001, Commission District 4.

8-SF-20-C

B. USE ON REVIEW

Proposed use: Single family residential in PR (Planned Residential) District.

8-J-20-UR

19.

DRY GAP ESTATES

A. CONCEPT SUBDIVISION PLAN

401 Dry Gap Pike, and 5903 & 5923 Nature Lane / Parcel ID 57 M A 014, 017, 01702, Commission District 7.

9-SA-20-C

B. USE ON REVIEW

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

9-B-20-UR

20.

BRAKEBILL ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

521 & 601 Brakebill Road / Parcel ID 72 267 & 26701, Commission District 8.

9-SB-20-C

B. USE ON REVIEW

Proposed use: Detached and Attached Residential Subdivision in PR (Planned Residential) District.

9-D-20-UR

Item No.

File No.

- 21. WESTLAND OAKS**

 - A. CONCEPT SUBDIVISION PLAN** **9-SC-20-C**
 9900 & 9942 Westland Drive / Parcel ID 154 002 & 00201 (part of), Commission District 5.
 - B. USE ON REVIEW** **9-F-20-UR**
 Proposed use: Attached Residential Subdivision in PR (Planned Residential) District.

USES ON REVIEW

- 22. CRUNK ENGINEERING, LLC (REVISED)** **8-C-20-UR**
 4937 Wise Springs Road / Parcel ID 40 133. Proposed use: Boarding home for sheltered care in PR (Planned Residential) District. Commission District 8.

- 23. ARNOLD CONSULTING ENGINEERING SERVICES (ACES)** **9-A-20-UR**
 8949 and 0 Executive Park Drive / Parcel ID 119 03401 & 03406. Proposed use: Hotel with 82 rooms in PC (Planned Commercial) District. Commission District 3.

- 24. DISCOUNT TIRE COMPANY, INC.** **9-C-20-UR**
 0 Norris Freeway / Parcel ID 38 C G 005 (part of). Proposed use: Retail wheel & tire store including service for installation in SC (Shopping Center) District. Commission District 7.

- 25. VETERINARY CENTER DEVELOPMENT GROUP** **9-E-20-UR**
 11424 Hardin Valley Drive / Parcel ID 117 02511. Proposed use: Veterinarian in CA (General Business) District. Commission District 6.

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| 26. | SHAMEEK & VICTORIA KONAR
10608 Stoppard View Way / Parcel ID 163 02819. Proposed use: Reduction west side setback from 30' to 10' in PR (Planned Residential) District. Commission District 5. | 9-G-20-UR |
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SPECIAL USES

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| 27. | AARON S. ROBERTS
1219 Harmony Lane / Parcel ID 80 D B 036. Proposed use: Two-family dwelling (duplex) in RN-1 (Single-Family Residential Neighborhood) District. Council District 5. | 9-A-20-SU |
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| 28. | STEVEN W. ABBOTT, JR.
2317 Peachtree Street / Parcel ID 109 D L 006. Proposed use: Two-family dwelling (duplex) in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 9-C-20-SU |
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| 29. | WADE LOVIN / MBI COMPANIES
2724 Western Avenue/ Parcel ID 94 H A 00801. Proposed use: Crematorium in C-G-1 (General Commercial) District (pending). Council District 3. | 9-E-20-SU |
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FINAL SUBDIVISIONS

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| 30. | ROBBINS PROPERTY
7936 Maynardville Pike / Parcel ID 20 073030 & 07309, Commission District 7. | 9-SA-20-F |
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Item No.**File No.****PLANNED DEVELOPMENT**

31. W BRIAN ROWE **9-A-20-PD**
 633, 639 & 0 Mars Hill Road / Parcel ID 119 D D 00302, 00303, &00304 Proposed use: Three two-family dwelling (duplex) structures on individual lots in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 2.

32. W KROGER LIMITED PARTNERSHIP I **9-B-20-PD**
 5201 N. Broadway / Parcel ID 58 K C 007 part of Proposed use: Fuel center for Kroger grocery store in C-G-2 (General Commercial) / PD (Planned Development) District. Council District 5.

ORDINANCE AMENDMENTS

33. CITY OF KNOXVILLE **4-A-20-OA**
 Consideration of Amendments to the Knoxville City Code, Appendix B, Zoning Code, to Articles 1.4, 3.1, 14.1, 14.2 and 16.2 to address transition rules associated with previously approved planned districts.

34. CITY OF KNOXVILLE **5-A-20-OA**
 Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 13.9.E to address limitations on the maximum sign area in the Office Park District.

35. CITY OF KNOXVILLE **9-A-20-OA**
 Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add pre-school/kindergarten as a special use in the Parks and Open Space (OS) Zoning District.

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| 36. | CITY OF KNOXVILLE
Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 13.9 of the City of Knoxville's Zoning Ordinance to address standards for internally illuminated signs in the Institutional District. | 9-B-20-OA |
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OTHER BUSINESS

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| 37. | KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
Consideration of appointment of a nominating committee who will present a slate of nominees for Planning Commission officers for the calendar year 2021 at the October 2020 Planning Commission meeting. | 9-A-20-OB |
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Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4.

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| 38. | CHRISTINE DUNCAN
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) | 3-C-20-SU |
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