

The Planning Commission met in regular session on January 14, 2021 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.            File No.

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### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	A Mr. Louis Browning
Ms. Karyn Adams	A Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Scott Smith, Vice-Chair	Mr. Tim Hill	Mr. Eddie Smith

\* Arrived late to the meeting, \*\* Left early in the meeting, A – Absent from the meeting

**MOTION (OOTEN) AND SECOND (KORBELIK) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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### 2. APPROVAL OF JANUARY 14, 2021 AGENDA

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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### 3. APPROVAL OF DECEMBER 10, 2020 MINUTES

**APPROVED ON CONSENT EARLIER IN THE MEETING**

#### 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

##### A. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEMS #9, 15, 19 & 31 FOR 30 DAYS UNTIL THE FEBRUARY 11, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED 12-0-1 (S. SMITH RECUSED).  
POSTPONED 30 DAYS**

- MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE APRIL 8, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0.  
POSTPONED 90 DAYS**

##### B. TABLED ITEMS

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|--|------------------|
| <ol style="list-style-type: none"> <li>1. <b>CHRISTINE DUNCAN</b><br/>2521 Orchard House Way &amp; 0 Warrick Avenue / Parcel ID 94 H B 01501 &amp; 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)</li> </ol>      | <b>3-C-20-SU</b> |
| <ol style="list-style-type: none"> <li>2. <b>ROCK POINTE DEVELOPMENT, LLC</b><br/>325, 0, 305, 288, &amp; 308 Pelham Road; 1013, 1001, &amp; 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)</li> </ol> | <b>5-SB-20-C</b> |

**C. ITEMS REQUESTED TO BE TABLED**

*None*

**D. ITEMS REQUESTED TO BE UNTABLED**

*None*

**E. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.**

**F. CONSENT ITEMS**

**MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**ALLEY OR STREET CLOSURES**

**5. ERIC E. WALLACE**

**1-A-21-AC**

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

**1. STAFF RECOMMENDATION**

APPROVE closure of the unnamed alley located between W. Oldham Avenue and W. Woodland Avenue.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.**STREET NAME CHANGES

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**6. CHRIS HOWLEY / CITY OF KNOXVILLE –  
ENRGINEERING DEPT.****1-A-21-SNC**

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

**1. STAFF RECOMMENDATION**

APPROVE the name change from Leroy Avenue to Marion Street as requested by the City of Knoxville Engineering Department.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**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.

**1. STAFF RECOMMENDATION**

APPROVE the name change from Val Street to Marion Street as requested by the City of Knoxville Engineering Department.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## PLANS, STUDIES, REPORTS

*None*

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES  
OF APPROPRIATENESS

*None*

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

## 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.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN.

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

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

**1. STAFF RECOMMENDATION**

APPROVE MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development.

**2. MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****1-D-21-PA**

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

**3. STAFF RECOMMENDATION**

APPROVE MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development.

**4. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.****File No.****C. REZONING****11-D-20-RZ**

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

**5. STAFF RECOMMENDATION**

APPROVE RN-5 (General Residential Neighborhood Zoning District) because it is consistent with the surrounding development.

**6. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**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).

**1. STAFF RECOMMENDATION**

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development and allows a density higher than is inappropriate in the area; retain the SP (Stream Protection Area) designation.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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).

**2. STAFF RECOMMENDATION**

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development

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

and allows a density higher than is appropriate in the area;  
retain the SP (Stream Protection Area) designation.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****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).

**3. STAFF RECOMMENDATION**

DENY RN-5 (General Residential Neighborhood) zoning because it is not consistent with the North City Sector Plan designation; retain the F (Floodplain Overlay) District.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****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).

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN.

Cole Harris, 1910 Rudder Lane, Knoxville, TN.

**1. STAFF RECOMMENDATION**

DENY C-G-1 (General Commercial) zoning because it is not consistent with surrounding zoning and would set a precedent for a lesser level of C-G zoning in this area.

**2. MOTION (ROTH) AND SECOND (BOYER) WERE MADE TO APPROVE C-G-1 (GENERAL COMMERCIAL) ZONING.**

A roll-call vote was taken.

**MOTION FAILED 6-7 (EASON, BUSTIN, DENT, ADAMS, PHILLIPS, GRAF, KORBELIK NO). FAILED****3. MOTION (BUSTIN) AND SECOND (KORBELIK) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**Item No.**

**File No.**

A roll-call vote was taken.

**MOTION CARRIED 7-6 (OOTEN, E. SMITH, ROTH, S. SMITH, BOYER, HILL NO). DENIED**

**11. PATRICIA NELSON**

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

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Clyde Arnold, 1601 Osborne Road, Knoxville, TN.

**A. EAST COUNTY SECTOR PLAN AMENDMENT**

**11-E-20-SP**

From LDR (Low Density Residential) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

DENY GC (General Commercial) designation because it is not consistent with the surrounding development or zoning.

**2. MOTION (ADAMS) AND SECOND (GRAF) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

**B. REZONING**

**11-M-20-RZ**

From A (Agricultural) to CA (General Business).

**3. STAFF RECOMMENDATION**

DENY CA (General Business) zoning because it is not compatible with the sector plan and could create adverse impacts for the surrounding agricultural and low density residential area.

**4. MOTION (GRAF) AND SECOND (S. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

A roll-call vote was taken.



**MOTION CARRIED UNANIMOUSLY 13-0. DENIED**

**12. TAYLOR FORRESTER O/B/O NORTHSORE 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).

**1. STAFF RECOMMENDATION**

APPROVE C-G-3 (General Commercial) zoning because it would allow development more consistent with the surrounding area.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development and the higher density could result in adverse impacts for the surrounding single family neighborhood, and retain the SP (Stream Protection) designation.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

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

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development and the higher density could result in adverse impacts for the surrounding single family neighborhood; retain the SP (Stream Protection) designation.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

DENY RN-6 (Multi-Family Residential Neighborhood District) zoning because it is not consistent with the surrounding neighborhood and the higher density could result in adverse impacts for the surrounding single family neighborhood, and retain the F (Floodplain Overlay) District.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**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****1-B-21-SP**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

**1. STAFF RECOMMENDATION**

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development and the higher density could result in adverse impacts for the surrounding single family neighborhood, and retain the SP (Stream Protection) designation.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

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

**1. STAFF RECOMMENDATION**

DENY the HDR (High Density Residential) designation because it is not consistent with surrounding development and the higher density could result in adverse impacts for the surrounding single family neighborhood, and retain the SP (Stream Protection) designation.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

DENY RN-6 (Multi-Family Residential Neighborhood District) zoning because it is not consistent with the surrounding neighborhood and the higher density could result in adverse impacts for the surrounding single family neighborhood, and retain the F (Floodplain Overlay) District.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**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).

**Item No.****File No.****1. STAFF RECOMMENDATION**

APPROVE MDR (Medium Density Residential) / HP (Hillside Protection) because it is compatible with the surrounding development. (Applicant requested MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)).

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

APPROVE MDR (Medium Density Residential) / HP (Hillside Protection) because it is compatible with the surrounding development. (Applicant requested MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)).

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

APPROVE RN-3 (General Residential Neighborhood Zoning District) / HP (Hillside Protection) because it is consistent with the surrounding development (Applicant requested RN-5 / HP).

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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).

**1. STAFF RECOMMENDATION**

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

APPROVE RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) designation and with the surrounding development and adjacent zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**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.

Speaking today:

Randy Guignard, 5408 Fountain Gate Road, Knoxville, TN.

Courtney Shea, 3926 Beverly Place, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) zoning with a density of 2.51 du/ac because it is consistent with the North City Sector Plan's LDR (Low Density Residential) designation, and retain the F (Floodway Overlay District).

**2. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**18. BARRY VAULTON**

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

Speaking today:

Barry Vaulton, 7808 Asheville Highway, Knoxville, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Wanis Rghebi, Seng Consultants, Knoxville, TN.

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

Commissioner Eddie Smith temporarily left the meeting.

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

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

**1. STAFF RECOMMENDATION**

APPROVE MU-SD, ECO-6 (Mixed Use-Special District, Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts). (Applicant requested GC (General Commercial)).

**2. MOTION (KORBELIK) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 7-5 (OOTEN, ROTH, GRAF, S. SMITH, BOYER NO). APPROVED**

**B. REZONING****1-F-21-RZ**

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

**1. STAFF RECOMMENDATION**

APPROVE PC (Planned Commercial) zoning for the entirety of both parcels because it would allow commercial development with site plan review at this location. (Applicant requested an extension of CA (General Business) on the entirety of both parcels).

**2. MOTION (EASON) AND SECOND (KORBELIK) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 7-5 (OOTEN, ROTH, GRAF, S. SMITH, BOYER NO). APPROVED**

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## 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).

#### 1. STAFF RECOMMENDATION

DENY LDR (Low Density Residential) because it is not in compliance with the Rural Area of the Knoxville-Knox County Growth Policy Plan and the surrounding development is consistent with the existing RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) land use designation.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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### B. REZONING

1-G-21-RZ

From A (Agricultural) / HP (Hillside Protection) / SP (Stream Protection) to PR (Planned Residential) / HP (Hillside Protection) / SP (Stream Protection) up to 4 du/ac.

#### 1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) up to 2 du/ac because it is consistent with the surrounding development and the adjacent residential densities, as well as the slope analysis. (Applicant requested PR up to 4 du/ac).

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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## 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).

Speaking today:

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

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE A (Agricultural) because it is consistent with the South County Sector Plan's AG (Agricultural) and HP (Hillside Protection) designation.

**2. MOTION (GRAF) AND SECOND (OOTEN) WERE MADE TO APPROVE A (AGRICULTURAL) ZONING FOR THE PORTION OF THE PROPERTY ZONED RA (LOW DENSITY RESIDENTIAL) BECAUSE IT IS CONSISTENT WITH THE SOUTH COUNTY SECTOR PLAN'S AG (AGRICULTURAL) AND HP (HILLSIDE PROTECTION) DESIGNATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

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

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

Speaking today:

Grayson Schleppegrell, 8858 Cedar Springs Lane, Suite 2000, Knoxville, TN.

Commissioner Eddie Smith returned to the meeting.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**1-H-21-SP**

From MDR/O (Medium Density Residential/Office) to BP-1(Business Park Type 1).

**1. STAFF RECOMMENDATION**

APPROVE the BP-1 (Business Park Type 1) designation because it is consistent with surrounding development and complies with a new City policy when only a secondary use is located on a property.

**2. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.



**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From MDR/O (Medium Density Residential/Office) to BP-1 (Business Park Type 1).

**1. STAFF RECOMMENDATION**

APPROVE the BP-1 (Business Park Type 1) designation because it is consistent with surrounding development and complies with a new City policy when only a secondary use is located on a property.

**2. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From RN-1 (Single-Family Residential Neighborhood) to I-MU (Industrial Mixed-Use).

**1. STAFF RECOMMENDATION**

APPROVE I-MU (Industrial-Mixed Use) zoning because it is consistent with surrounding development and would not result in adverse impacts.

**2. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**22. JONATHAN LYONS**

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

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

**1. STAFF RECOMMENDATION**

APPROVE the MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation since it is consistent with surrounding development.

**2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From LI (Light Industrial) to MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside).

**1. STAFF RECOMMENDATION**

APPROVE the MU-SD, MU-CC20 (Mixed Use-Special District, Sutherland Southside) designation since it is consistent with surrounding development.

**2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From I-MU (Industrial Mixed-Use) to C-G-2 (General Commercial Zoning District).

**1. STAFF RECOMMENDATION**

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

APPROVE C-G-2 (General Commercial) zoning because it is consistent with adjacent zoning and would provide for a single zone on the property once it is replatted.

2. **MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

### MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

## 23. SETH KEHNE

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

Speaking today:

Seth Keene, 9308 George Williams Road, Knoxville, TN.

### 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).

1. **STAFF RECOMMENDATION**

APPROVE LI (Light Industrial) / HP (Hillside Protection) since it is a minor extension and consistent with adjacent development.

2. **MOTION (GRAF) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

### MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

### B. ONE YEAR PLAN AMENDMENT

**1-H-21-PA**

From LDR (Low Density Residential) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

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

APPROVE LI (Light Industrial) / HP (Hillside Protection) since it is a minor extension and consistent with adjacent development.

2. **MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

### MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

## **C. REZONING**

**1-K-21-RZ**

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

1. **STAFF RECOMMENDATION**

APPROVE I-G (General Industrial) / HP (Hillside Protection) since it is a minor extension, consistent with the adjacent development and a reduced land disturbance is recommended for the site.

2. **MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

### MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

## **24. WINTERPAST DEVELOPMENT, LLC**

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

Speaking today:

Jack Parker, 2650 Memorial Boulevard, Murfreesboro, TN.

## **A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**1-K-21-SP**

From LI (Light Industrial) to O (Office).

1. **STAFF RECOMMENDATION**

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

APPROVE O (Office) since it is a minor extension and consistent with adjacent development.

2. **MOTION (E. SMITH) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From LI (Light Industrial) to O (Office).

1. **STAFF RECOMMENDATION**

APPROVE O (Office) since it is a minor extension and consistent with adjacent development.

2. **MOTION (KORBELIK) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

From I-MU (Industrial Mixed-Use) to O (Office).

1. **STAFF RECOMMENDATION**

APPROVE O (Office) since it is a minor extension and consistent with the adjacent development.

2. **MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.**

**File No.**

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**CONCEPTS / DEVELOPMENT PLANS**

*(may include Uses on Review)*

**25. 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.

**1. STAFF RECOMMENDATION**

POSTPONE the concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. USE ON REVIEW**

**12-A-20-UR**

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

**2. STAFF RECOMMENDATION**

POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**26. 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.

**Item No.****File No.****1. STAFF RECOMMENDATION**

POSTPONE the concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. USE ON REVIEW****1-A-21-UR**

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

**2. STAFF RECOMMENDATION**

POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**27. 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.

**1. STAFF RECOMMENDATION**

POSTPONE the concept plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. USE ON REVIEW****1-E-21-UR**

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

**2. STAFF RECOMMENDATION**

POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**USES ON REVIEW

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**28. 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.

**1. STAFF RECOMMENDATION**

POSTPONE the application to the February 11, 2021 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**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.

**1. STAFF RECOMMENDATION**

APPROVE the request for a veterinary clinic with approximately 1,750 square feet of floor area, as shown on the development plan, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**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.

**1. STAFF RECOMMENDATION**



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

APPROVE the request for a veterinary clinic with approximately 1,600 square feet of floor area, as shown on the development plan, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**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.

**1. STAFF RECOMMENDATION**

POSTPONE the development plan to the February 11, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**32. BENJAMIN C. MULLINS O/B/O 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.

**1. STAFF RECOMMENDATION**

APPROVE the request for the existing food services business with approximately 76,000 sqft of floor area and the parking lot expansion, as shown on the development plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**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.

**Item No.****File No.****1. STAFF RECOMMENDATION**

APPROVE the request for the Restaurant with approximately 4,990 sqft of floor area, as shown on the development plan, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

*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.

**1. STAFF RECOMMENDATION**

APPROVE the request to remove the previously approved planned district designation from this parcel, subject to 2 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**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.

**1. STAFF RECOMMENDATION**

APPROVE the Master Sign Plan for Tennova Health Park as presented in this application, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**36. CASSIDY MELHOURN****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.

**Item No.****File No.****1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**37. BENJAMIN C. MULLINS O/B/ 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.

**1. STAFF RECOMMENDATION**

APPROVE the request to expand the existing residential drug/alcohol treatment facility from 46 to 61 beds and a total floor area of approximately 22,000 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**38. 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.

**1. STAFF RECOMMENDATION**

POSTPONE the application to the February 11, 2021 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.**FINAL SUBDIVISIONS

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**39. SOUTH WATER FRONT LAKESIDE CO INC.  
PROPERTY****1-SA-21-F**

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

**1. STAFF RECOMMENDATION**

POSTPONE until the February 11, 2021 Planning Commission meeting, at the applicant's request

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

## PLANNED DEVELOPMENT

*None*ORDINANCE AMENDMENTS

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**40. KNOXVILLE-KNOX COUNTY PLANNING****1-A-21-OA**

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.

**1. STAFF RECOMMENDATION**

POSTPONE consideration of 1-A-21-OA for 30 days until the February 11, 2021 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**OTHER BUSINESS

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**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.

**1. CHAIR RECOMMENDATION**

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

Chair Phillips appointed Vice-Chair Scott Smith, Chris Ooten, Tim Hill, and Tamara Boyer as Executive Committee Members for Calendar Year 2021.

**ADJOURNMENT**

- 1. MOTION (E. SMITH) AND SECOND (S. SMITH) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:57 P.M.**

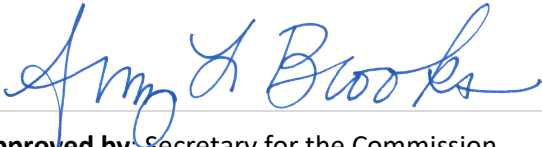
**Item No.**

**File No.**



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**Prepared by:** Laura Edmonds



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**Approved by:** Secretary for the Commission



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**Approved by:** Chair

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**NOTE:** Please see individual staff reports for conditions of approval and the staff recommendation.