

- 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 Vote on to be Withdrawn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.

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), approach the podium after the entire consent list is read and request that it be removed from the consent list.

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 DECEMBER 12, 2019 AGENDA	-
3.	C APPROVAL OF NOVEMBER 14, 2019 MINUTES	-
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

5. **AARON M. GRAY** 11-A-19-AC
Request closure of unnamed alley south of Cumberland Avenue between S. Twenty First Street and Twenty Second Street, Council District 1.

6. C **IAN ADAMSKI** 12-A-19-AC
Request closure of a portion of the unnamed alley between Maryville Pike and the unnamed right-of-way at the rear lot line of lot 13 on city ward map 25 (Parcel ID 109IG032), 237 Maryville Pike, Council District 1.

7. C **WILLIAM WEBB** 12-A-19-SC
Request closure of unnamed right-of-way between its terminus at Ten Mile Creek and West Cliff Drive between 8100 West Cliff Drive (Parcel ID 106HA010) and 8020 West Cliff Drive (Parcel ID 106HA011), Council District 3.

8. C **DANIEL ODLE** 12-B-19-SC
Request closure of the portion of the right-of-way located at 1119 Sevier Avenue (Parcel ID 095OA041) between 1115 Sevier Avenue (Parcel ID 095OA042) and 1125 Sevier Avenue (Parcel ID 095OA040), Council District 1.

STREET NAME CHANGES

9. C **JOSH SANDERSON / PRIMOS LAND COMPANY** 12-A-19-SNC
Change Garrison Drive to 'Rambling River Road' between Byington Solway Road and the closed section of Garrison Drive, Commission District 6.

10. C **JOSH SANDERSON / PRIMOS LAND COMPANY, LLC** 12-B-19-SNC
 Change Byinton Solway Road to 'Rambling River Road' between Intersection of Chuck Jones Drive, Coward Mill Road, and Byington Solway Road and Intersection of Byington Solway Road and Garrison Drive, Commission District 6.

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. W **JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES** 8-G-19-RZ
 8803 Valgro Road / Parcel ID 138 272, Commission District 9. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to LI (Light Industrial).

12. C **JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES** 8-H-19-RZ
 8810 Valgro Road / Parcel ID 138 27401, Commission District 9. Rezoning from A (Agricultural) to LI (Light Industrial).

13. AP **JOSEPH AND REBECCA LONGMIRE**
 (30 days) 9901 E. Emory Road and 9853 E. Emory Road / Parcel ID 15 004 and 00401, Commission District 8.

- A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT** 12-A-19-SP
 From SFR (Single Family Residential) and AG/FOR/VAC (Agricultural/Forestry/Vacant) to RR (Rural Residential).

B. REZONING

From A (Agricultural) to PR (Planned Residential).

12-A-19-RZ

14. C

PRIMOS LAND COMPANY, LLC

0 Oak Ridge Highway / Parcel ID 91 02608 (part of),
Commission District 6. Rezoning from CA (General Business)
to PR (Planned Residential).

12-B-19-RZ

15.

SHEILA PROFFITT

2739 Mineral Springs Avenue / Parcel ID 69 E B 03102,
Council District 4. Rezoning from O-1 (Office, Medical, and
Related Services) & RP-1 (Planned Residential) to O (Office)
in City's new zoning ordinance.

12-C-19-RZ

16.

MESANA INVESTMENTS, LLC

921 Fretz Road / Parcel ID 130 069, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From AG (Agricultural) / LDR (Low Density Residential)
and HP (Hillside Protection) to LDR (Low Density
Residential) and HP (Hillside Protection).

12-B-19-SP

B. REZONING

From PR (Planned Residential) & A (Agricultural) to PR
(Planned Residential).

12-D-19-RZ

17.

**RANDY GUIGNARD / CAFÉ
INTERNATIONAL, LLC**

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

12-E-19-RZ

Item No.

File No.

18. C **MESANA INVESTMENTS, LLC** 12-F-19-RZ
 8813 Ball Camp Pike / Parcel ID 104 06901, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

19. C **ARTURO GOLARZA** 12-G-19-RZ
 0 Marvin Shafer Way / Parcel ID 105 14502, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

20. **THE HIGHLANDS AT COPELAND (FKA COPELAND HEIGHTS S/D, PHASE II)**
A. CONCEPT SUBDIVISION PLAN 12-SA-19-C
 1015 E. Copeland Road / Parcel ID 37 025, Commission District 7.

B. USE ON REVIEW 12-B-19-UR
 Proposed use: Detached residential lots in PR (Planned Residential) District.

21. AP **KARNS / OAK RIDGE HIGHWAY DEVELOPMENT - PRIMOS LAND COMPANY, LLC**
 (30 days)

A. CONCEPT SUBDIVISION PLAN 12-SB-19-C
 0 Oak Ridge Highway / Parcel ID 91 02608 (Part of), Commission District 6.

B. USE ON REVIEW

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

12-C-19-UR

22. C **2213 LOVELL ROAD PROPERTY -
SCOTT WILLIAMS**

A. CONCEPT SUBDIVISION PLAN

2213 & 2211 Lovell Road / Parcel ID 104 17010, 17011,
Commission District 6.

12-SC-19-C

B. USE ON REVIEW

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

12-E-19-UR

23. C **B & B BUILDERS - EMORY ROAD - B
& B BUILDERS**

A. CONCEPT SUBDIVISION PLAN

0 E. Emory Road / Parcel ID 29 090, Commission
District 7.

12-SD-19-C

B. USE ON REVIEW

Proposed use: Attached Residential Subdivision in PR
(Planned Residential) - pending District.

12-F-19-UR

24. AP **CASCADE VILLAS, PHASE 3D -
CASCADE FALLS, LLC**

(30 days)

A. CONCEPT SUBDIVISION PLAN

8337 Tumbled Stone Way / Parcel ID 91 J B 018,
Commission District 6.

12-SE-19-C

B. USE ON REVIEW

12-G-19-UR

Proposed use: Single residence on a lot originally designated as common area in PR (Planned Residential) District.

25. AP **AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS**

12-SF-19-C

(30 days) 331 Harriett Tubman Street, 231 S. Bell Street, 1205 Old Vine Avenue, 0 S. Bell Street, 1124 West New Street / Parcel ID 95 A H 025, 095AJ007, 095GA013 & 014, 095HC001, 002 & 003, Council District 6.

USES ON REVIEW

26. C **JAMES ALLEN**

12-A-19-UR

9341 N. Ruggles Ferry Pike / Parcel ID 53 07303 (part of). Proposed use: Wedding / Event Facility in A (Agricultural) District. Commission District 8.

27. **GREGORY DEE**

12-D-19-UR

4509, 4517 and 4523 E. Emory Road / Parcel ID 38 117, 118 & 119. Proposed use: Self storage facility in CA (General Business) & F (Floodway) District. Commission District 7.

28. AP **MARK RANDOLPH / RANDOLPH ARCHITECTURE**

12-H-19-UR

(30 days) 1114, 1110,1104,1100 Clinch Avenue / Parcel ID 094 M G 007, 008, 010, 011 and 0 Eleventh Street / Parcel ID 94 M G 012. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Council District 1.

Item No.

File No.

FINAL SUBDIVISIONS

- | | | | |
|-----|---|---|------------|
| 29. | C | <p>JONES HEIRS RESUB OF LOT 7
 700 Phillips Avenue / Parcel ID 95 P D 012, Council District 1.</p> | 12-SA-19-F |
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PLANNED DEVELOPMENT

None.

ORDINANCE AMENDMENTS

- | | | | |
|-----|----|--|------------|
| 30. | AP | <p>KNOXVILLE-KNOX COUNTY PLANNING
 (30 days) Consideration of minor amendments to the newly adopted City of Knoxville Zoning Ordinance to clarify review of special uses, appointments to Design Review Board, application of sign standards, and minimum size for Institutional District zoning.</p> | 12-A-19-OA |
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OTHER BUSINESS

- | | | | |
|-----|---|--|------------|
| 31. | P | <p>KNOXVILLE-KNOX COUNTY PLANNING
 (30 days) Consideration of amendments to the Knoxville-Knox County Planning’s Administrative Rules and Procedures.</p> | 11-F-19-OB |
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| 32. | W | <p>KNOXVILLE-KNOX COUNTY PLANNING
 Consideration of an amendment to section 1.4 of the newly adopted City of Knoxville Zoning Ordinance to address the application of the Downtown Design Review Guidelines.</p> | 11-I-19-OB |
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- | | | |
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| 33. | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of election of Knoxville-Knox County Planning
Commission Officers for Calendar Year 2020. | 12-A-19-OB |
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Adjournment

Tabled Items

(Actions to untable items are heard under Agenda Item 4)

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- | | | |
|-----------|---|-------------------|
| 1. | GORDON SMITH
Request closure of Unnamed Alley / Parcel ID 094 N P
02801, Council District 1. (Tabled date 10/11/2018) | 8-B-18-AC |
| <hr/> | | |
| 2. | WHITE'S ADDITION
1114 Clinch Ave. / Parcel ID 094 M G 007-008, 010-012,
Council District 1. (Tabled date 11/8/2018) | 10-SC-18-F |
| <hr/> | | |
| 3. | ROY W BREEDEN JR & DEADRA
BREEDEN PROPERTY
813 Fordtown Rd. / Parcel ID 124 039.04, Commission
District 9. (Tabled date: 12/13/2018) | 12-SD-18-F |
| <hr/> | | |
| 4. | DEBRA G. DAUGHERTY
1714, 1720 Lovell Rd. / Parcel ID 104 O I 005 and 104
12601, Commission District 6. (Tabled date: 1/10/2019) | 12-C-18-UR |
| <hr/> | | |
| 5. | WOODSON TRAIL, PHASE 4A
0 Creek Bank Dr. / Parcel ID 122 K B 001.03, Council District
1. (Tabled date: 4/11/2019) | 10-SE-18-F |

6. U DANIEL LEVY
0 Sevierville Pike / Parcel ID 124 127.04 and 127.05 and
185, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **2-A-19-SP**
From A (Agriculture) to GC (General Commercial).
(Tabled date: 4/11/2019)

B. REZONING **2-D-19-RZ**
From A (Agricultural) to PC (Planned Commercial).
(Tabled date: 4/11/2019)