

- 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 Vote on to be Withdrawn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.
 Visit KnoxPlanning.org/agenda for details.

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 contact@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 APRIL 9, 2020 AGENDA	-
3.	C APPROVAL OF MARCH 12, 2020 MINUTES	-
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. P JENNIFER REYNOLDS / BAXTER PROPERTIES (REVISED)
(30 days) 220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT **10-B-19-SP**
From LDR (Low Density Residential) to NC
(Neighborhood Commercial).

B. ONE YEAR PLAN AMENDMENT **10-B-19-PA**
From LDR (Low Density Residential) to NC
(Neighborhood Commercial).

C. REZONING **10-B-19-RZ**
From RN-1 (Single Family Residential Neighborhood)
and RN-4 (General Residential Neighborhood) to C-N
(Neighborhood Commercial).

6.

MARTY NORTON (REVISED)

3313 and 3309 Mill Road / Parcel ID 59 018 and 59 019,
Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT

North City Sector Plan Amendment from LDR (Low
Density Residential) to LI (Light Industrial) for 3309 Mill
Road and a portion of 3313 Mill Road.

1-A-20-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to LI (Light
Industrial) for 3309 Mill Road and a portion of 3313 Mill
Road.

1-A-20-PA

C. REZONING

From RN-1 (Single Family Residential Neighborhood) to
I-G (General Industrial) for a portion of 3313 Mill Road /
Parcel ID 59 018 only.

1-A-20-RZ

7.

**SCOTT DAVIS / MESANA
INVESTMENTS, LLC**

9127, 9137, 9141 and 0 Bluegrass Road / Parcel ID 144
114, 115, 116 and 111.01, Commission District 5. Rezoning
from A (Agricultural) to PR (Planned Residential).

2-E-20-RZ

8.

**SCOTT DAVIS / MESANA
INVESTMENTS, LLC**

9145 Bluegrass Road / Parcel ID 144 117, Commission
District 5. Rezoning from A (Agricultural) to PR (Planned
Residential).

2-F-20-RZ

9. **SCOTT DAVIS / MESANA INVESTMENTS, LLC** **3-H-20-RZ**
0 Coile Lane / Parcel ID 144 112.02 (part of), Commission District 5. Rezoning from A (Agricultural) for 9.4 acres only to PR (Planned Residential).

10. **C** **WILLIAM WILSON** **4-A-20-RZ**
401 Dry Gap Pike, 5903 & 5923 Nature Lane / Parcel ID 57 M A 017, 01702, and 014, Commission District 7. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to PR (Planned Residential).

11. **C** **DANNY KIRBY / DK DEVELOPMENT** **4-B-20-RZ**
6848 Beeler Road / Parcel ID 20 21401, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

12. **TAYLOR D. FORRESTER**
0 N. Broadway Avenue / Parcel ID 58 E J 01202, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT **4-D-20-SP**
From LDR (Low Density Residential) to O (Office).

B. ONE YEAR PLAN AMENDMENT **4-D-20-PA**
From LDR (Low Density Residential) to O (Office).

C. REZONING **4-C-20-RZ**
From RN-1 (Single-Family Residential Neighborhood) to O (Office).

13.

**BENJAMIN C. MULLINS / O.B.O.
CRIPPEN GAP, LLC**

3815 Shotsman Lane / Parcel ID 48 C A 00201, Commission District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT**

From O (Office) and SP (Stream Protection) to LI (Light Industrial) and SP (Stream Protection).

4-E-20-SP

B. REZONING

From CA (General Business) & I (Industrial) to I (Industrial).

4-D-20-RZ

14.

GEORGES BRANDAN

9805 Dutchtown Road & 801 Bob Kirby Road / Parcel ID 118 150 & 155, Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From NC (Neighborhood Commercial) to HDR (High Density Residential).

4-F-20-SP

B. REZONING

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

4-E-20-RZ

15.

ANDREW HARPER

4318 Washington Pike / Parcel ID 70 C E 008, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium Density Residential).

4-G-20-SP

B. ONE YEAR PLAN AMENDMENT **4-E-20-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

C. REZONING **4-F-20-RZ**
From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

16. **TERRY ROMANS**
8904 & 8908 Sevierville Pike / Parcel ID 138 268 & 267,
Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **4-H-20-SP**
From AG (Agriculture) to LDR (Low Density Residential).

B. REZONING **4-G-20-RZ**
From A (Agricultural) to RA (Low Density Residential).

17. C GRANT MCMAHAN / MCCAMY CONSTRUCTION **4-H-20-RZ**
1629 & 0 Polkwright Lane / Parcel ID 134 G A 022 & 02201,
Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

18. W DEBRA & ASHLEY SULLIVAN **4-J-20-RZ**
4820 Asheville Highway / Parcel ID 71 J J 008, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) and F (Floodplain Overlay) to O (Office) and F (Floodplain Overlay).

19.

KNOXVILLE - KNOX COUNTY PLANNING

4295 Middlebrook Farm Way / Parcel ID 93 K B 00201,
Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

From AGC (Agricultural Conservation) to HI (Heavy
Industrial).

4-K-20-SP

B. ONE YEAR PLAN AMENDMENT

From AGC (Agricultural Conservation) to HI (Heavy
Industrial).

4-G-20-PA

C. REZONING

From I-MU (Industrial Mixed-Use) to I-H (Heavy
Industrial).

4-K-20-RZ

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

20.

CITY OF KNOXVILLE

0 E. Fifth Avenue / Parcel ID 82 PK 034, 035 and 038. Council
District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From MU-SD, MU-CC4 (Mixed Use-Special District,
Magnolia Gateways) to OS (Open Space).

4-A-20-SP

B. ONE YEAR PLAN AMENDMENT

From MU-SD, MU-CC4 (Mixed Use-Special District,
Magnolia Gateways) to OS (Open Space).

4-A-20-PA

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

21. C WESTLAND CREEK 3-SA-20-C
 8444 Westland Drive / Parcel ID 133 050, Commission District 5.

22. C SOUTH GALLAHER VIEW S/D

A. CONCEPT SUBDIVISION PLAN 4-SA-20-C
 861 S. Gallaher View Road / Parcel ID 133 03101 & 03102, Commission District 5.

B. USE ON REVIEW 4-A-20-UR
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) - pending District.

23. HAYDEN HILL, PHASE 4

A. CONCEPT SUBDIVISION PLAN 4-SB-20-C
 11181 Sam Lee Road / Parcel ID 103 Part of 072, Commission District 6.

B. USE ON REVIEW 4-D-20-UR
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

24. C CARA CADE

A. CONCEPT SUBDIVISION PLAN 4-SC-20-C
 0 Lobetti Road / Parcel ID 91 20402, Commission District 6.

B. USE ON REVIEW

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

4-G-20-UR

USES ON REVIEW

25.

SPACE MART DEVELOPMENT COMPANY, LP

701 & 0 E. Hill Avenue / Parcel ID 95 I C 00401 & 00403.
Proposed use: Indoor, climate controlled self-storage facility in C-2 (Central Business District) District. Council District 6.

2-A-20-UR

26.

VETERINARY CENTER DEVELOPMENT GROUP, LLC

3703 E. Emory Road / Parcel ID 38 07509. Proposed use: Veterinary Clinic in A (Agricultural) District. Commission District 7.

4-B-20-UR

27. C

AMANDA DYKSTRA-WESSEL

3629 Neal Drive / Parcel ID 38 N A 002. Proposed use: Veterinary Clinic in CA (General Business) District. Commission District 7.

4-C-20-UR

28. C

MOMENTUM REALTY GROUP OF KNOXVILLE, LLC

10710 Virginia Pine Way / Parcel ID 103 12014. Proposed use: Office/warehouse in PC (Planned Commercial) (k) / TO (Technology Overlay) District. Commission District 6.

4-E-20-UR

29. C

FREEDOM SENIOR LIVING

1413 Tipton Station Road / Parcel ID 137 053. Proposed use: Assisted living facility and independent living patio homes in PR (Planned Residential) - pending District. Commission District 9.

4-F-20-UR

30. AP **EVERETT LAND DEVELOPMENT, LLC** 4-H-20-UR
(30 days) 12650 Yarnell Road / Parcel ID 141 05003 (part of).
Proposed use: Adding additional lots in PR (Planned Residential) District. Commission District 6.

31. C **INDEPENDENT HEALTHCARE PROPERTIES, LLC** 4-I-20-UR
2417 Reagan Road / Parcel ID 104 01101. Proposed use: Assisted Living Facility and Independent Living Facility in PR (Planned Residential / TO (Technology Overlay) pending District. Commission District 6.

SPECIAL USES

32. P **J.A. MURPHY GROUP, LLC** 3-H-20-SU
(30 days) 7805 Middlebrook Pike / Parcel ID 106 J A 40. Proposed use: 43 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

FINAL SUBDIVISIONS

33. P **MISSIONARY BAPTIST CHURCH AT N SIXTH AVENUE** 3-SB-20-F
(30 days) 1129 N. Sixth Avenue / Parcel ID 82 P B 009, Council District 4.

34. C **C. M. WOOTEN & P H MENDAL ADD. RESUB. OF LOTS 15 & 16R-1** 4-SA-20-F
206 and 208 Cedar Lane / Parcel ID 68 L D 015-016, Council District 5.

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- 35. C DAMERON'S ADDN TO KNOXVILLE RESUB OF PART OF LOTS 92-95** 4-SB-20-F
114 Dameron Ave. / Parcel ID 94 D B 00501, Council District 4.

PLANNED DEVELOPMENT

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- 36. AP VOLUNTEER MINISTRY CENTER, INC.** 4-A-20-PD
(30 days) 1501 E. Fifth Ave. / Parcel ID 82 P K 039 Proposed use: Supportive Housing in O (Office) District. Council District 6.

ORDINANCE AMENDMENTS

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- 37. C KNOXVILLE-KNOX COUNTY PLANNING** 4-A-20-OA
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 1.4.G to clarify applicability of previously approved plans in non-residential districts.

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- 38. C CITY OF KNOXVILLE** 4-B-20-OA
Consideration of minor amendments to the City of Knoxville Zoning Ordinance to Article 1.4.H.3, Article 8.7.E, Article 8.10.A, Article 9.3.F, Article 9.3.H.3, Article 9.3.J, Article 10.1.E, Article 10.2.B.6, Article 10.2.D.4, Article 11.4 - Table 11-2, Article 11.5, Article 11.7.A. Table 11-7, Article 12.1.E, Article 12.2 B.2. and 5, Article 12.3.B.4, Article 13.2.F to correct drafting errors and provide additional clarity. All Districts.

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- 39. C CITY OF KNOXVILLE** 4-C-20-OA
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 12.8.E and adding F clarifying buffer yard requirements. All Districts.

40. C CITY OF KNOXVILLE 4-D-20-OA
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 11.4.B to reinsert language from previous code providing the director of plans review and inspection authority to interpret “for uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the director of plans review and inspections”. All Districts.

41. C CITY OF KNOXVILLE 4-E-20-OA
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 2.3 adding a definition for Full Summer Pool. All Districts.

42. C CITY OF KNOXVILLE 4-F-20-OA
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance in Article 17.1 creating a new subsection F entitled Damage or Destruction of Nonconforming Structures.

OTHER BUSINESS

None

Adjournment

**TABLED ITEMS
(ACTIONS TO UNTABLE ITEMS ARE HEARD UNDER AGENDA
ITEM 4)**

1. U/W WOODSON TRAIL, PHASE 4A 10-SE-18-F
0 Creek Bank Drive / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019)