

- 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 Vote on to be Withdrawn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 JANUARY 9, 2020 AGENDA -
3. C	APPROVAL OF DECEMBER 12, 2019 MINUTES -
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON -

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. JENNIFER REYNOLDS / BAXTER PROPERTIES

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 GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

B. ONE YEAR PLAN AMENDMENT **10-B-19-PA**
 From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

C. REZONING **10-B-19-RZ**
 From R-1 (Low Density Residential) [RN-1 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] and R-2 (General Residential) [RN-4 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to C-3 (General Commercial) [C-G-2 (General Commercial) new comparable zone effective 1/1/2020] for 220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201.

10. JOSEPH AND REBECCA LONGMIRE

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

11.

MARTY NORTON

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

A. NORTH CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to LI (Light Industrial).

1-A-20-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to LI (Light Industrial).

1-A-20-PA

C. REZONING

From R-1 (Low Density Residential) [RN-1 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to I-G (General Industrial) for 3313 Mill Road / Parcel ID 59 018 only.

1-A-20-RZ

12. C

CITY OF KNOXVILLE

2735 Martin Luther King, Jr. Avenue / Parcel ID 82 K D 016, Council District 6. Rezoning R-2 (General Residential) [RN-2 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to RN-4 (General Residential Neighborhood).

1-B-20-RZ

13.

INDEPENDENT HEALTHCARE PROPERTIES, LLC

2417 Reagan Road / Parcel ID 104 01101, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

From TP (Technology Park) to LDR (Low Density Residential).

1-B-20-SP

B. REZONING

From A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).

1-C-20-RZ

14. C BENJAMIN C. MULLINS O.B.O. PRIMOS LAND COMPANY

0 E. Raccoon Valley Drive / Parcel ID 026090. Commission District 7. Rezoning from A (Agriculture) to I (Industrial), 0 E. Raccoon Valley Drive / Parcel ID 026093 and 026092 (part of), 1918 E. Raccoon Valley Drive / Parcel ID 026091 (part of) and 1922 E. Raccoon Valley Drive / Parcel ID 02609101. Rezoning from CA (General Business) to I (Industrial).

1-D-20-RZ

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

15. C KARNS / OAK RIDGE HIGHWAY DEVELOPMENT - PRIMOS LAND COMPANY, LLC

A. CONCEPT SUBDIVISION PLAN

0 Oak Ridge Highway / Parcel ID 91 02608 (Part of), Commission District 6.

12-SB-19-C

B. USE ON REVIEW

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

12-C-19-UR

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- 16. W CASCADE VILLAS, PHASE 3D - CASCADE FALLS, LLC**
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- A. CONCEPT SUBDIVISION PLAN** **12-SE-19-C**
8337 Tumbled Stone Way / Parcel ID 91 J B 018,
Commission District 6.
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- 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.
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- 17. C AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS** **12-SF-19-C**
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.
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- 18. SPRADLIN PLACE** **1-SA-20-C**
2225 Country Brook Lane / Parcel ID 79 D F 001-050 &
079DG001- 058, Commission District 7.
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- 19. MEREDITH PARK - CANNON & KUIPERS, LLC**
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- A. CONCEPT SUBDIVISION PLAN** **1-SB-20-C**
0 Bishop Road / Parcel ID 47 062, Commission District
7.
-
- B. USE ON REVIEW** **1-D-20-UR**
Proposed use: Attached and detached residential
subdivision in PR (Planned Residential) pending District.

20. C STEELE LANDING - HARDIN VALLEY LAND PARTNERS

A. CONCEPT SUBDIVISION PLAN **1-SC-20-C**
11446 and O Hardin Valley Road / Parcel ID 117 027
and Part of 02508 & 02509, Commission District 6.

B. USE ON REVIEW **1-E-20-UR**
Proposed use: Attached Residential Subdivision in PR
(Planned Residential) & CA (General Business) District.

21. C CROSSGATE - JIM SULLIVAN

A. CONCEPT SUBDIVISION PLAN **1-SD-20-C**
8813 Ball Camp Pike / Parcel ID 104 06901,
Commission District 6.

B. USE ON REVIEW **1-H-20-UR**
Proposed use: Detached residential subdivision in PR
(Planned Residential) pending District.

22. PITTMAN ESTATES - JIM SULLIVAN

A. CONCEPT SUBDIVISION PLAN **1-SE-20-C**
0 Buttermilk Road / Parcel ID 129 142, 14213,
Commission District 6.

B. USE ON REVIEW **1-I-20-UR**
Proposed use: Detached Residential Subdivision in PR
(Planned Residential) District.

Item No.

File No.

USES ON REVIEW

- | | | | |
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| 23. | P | <p>MARK RANDOLPH / RANDOLPH ARCHITECTURE</p> <p>(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.</p> | 12-H-19-UR |
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| 24. | C | <p>DELLA EVANS</p> <p>6513 Penny Lane / Parcel ID 48 J A 03602. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 7.</p> | 1-A-20-UR |
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| 25. | C | <p>EVAN FOSTER / CHICK-FIL-A, INC.</p> <p>9646 Kingston Pike / Parcel ID 132 02107. Proposed use: Fast food restaurant with drive-thru in SC-2 (Community Shopping Center) District. Council District 2.</p> | 1-B-20-UR |
|------------|----------|---|------------------|
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| 26. | | <p>PETER DADZIE</p> <p>5115 Tillery Road / Parcel ID 80 C A 028. Proposed use: Duplexes (3) in R-1 (Low Density Residential) District. Council District 5.</p> | 1-C-20-UR |
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| 27. | C | <p>JENKINS BUILDERS, INC.</p> <p>510 Tuxford Lane / Parcel ID 57 N D 062. Proposed use: Setback reduction for front yard from 25' to 15' in RP-1 (Planned Residential) District. Council District 5.</p> | 1-F-20-UR |
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| 28. | C | <p>KNOXVILLE BEHAVIORAL HEALTH HOSPITAL</p> <p>1240 Tennova Medical Way / Parcel ID 106KC01703 (formerly identified as 0 Middlebrook Pike / Parcel ID part of 106 K C 01702). Proposed use: Behavioral health hospital in O-1 (Office, Medical, and Related Services) District. Council District 2.</p> | 1-G-20-UR |
|------------|----------|--|------------------|

Item No.

File No.

29. C MIGHTY FINANCIAL, LLC 1-J-20-UR
 1904 Castaic Lane / Parcel ID 103 11911. Proposed use: Office/Warehouse in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

30. C AUTUMN CARE ASSISTED LIVING 1-K-20-UR
 3222 Byington Beaver Ridge Road and 3229 Shady Oak Lane / Parcel ID 90 E B 016. Proposed use: Expansion of an existing assisted living facility in OB (Office, Medical, and Related Services) District. Commission District 6.

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

31. W ANCIENT LORE VILLAGE 10-A-19-PD
 211 Nixon Road / Parcel ID 124 127.04, 127.05, 179, 185, 185.07, 185.08 and Tax Map 137, parcels 182 and 183
 Proposed use: A Planned Development under the Knoxville and Knox County Zoning Ordinances. in A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) & C-4 (Highway and Arterial Commercial) District. Council District 1 & Commission District 9.

ORDINANCE AMENDMENTS

32. KNOXVILLE-KNOX COUNTY PLANNING 12-A-19-OA
 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.

Item No.**File No.****OTHER BUSINESS**

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|------------|----------|--|-------------------|
| 33. | C | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of amendments to the Knoxville-Knox County
Planning's Administrative Rules and Procedures. | 11-F-19-OB |
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| 34. | | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of appointment of Knoxville-Knox County
Planning Commission Executive Committee members for
the 2020 calendar year. | 1-A-20-OB |
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| 35. | C | KNOXVILLE-KNOX COUNTY
PLANNING
Consideration of amendments to the Downtown Design
Guidelines. | 1-B-20-OB |

Adjournment

Tabled Items

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

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| 1. | CASCADE FALLS RESUBDIVISION OF
UNIT 1 LOT 69R &
UNIT 2 LOTS 42, 43, & 44R Terminus of Laurel Falls Lane
and the south side of Calgary Falls Lane, Commission District
6. (Tabled date 5/10/2018) | 5-SH-18-F |
| <hr/> | | |
| 2. | 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 |

Item No.**File No.**

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| 3. | 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 |
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| 4. | 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 |
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| 5. | 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 |
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| 6. | 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 |