

- 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 Vote on to be Withdrawn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](https://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](https://knoxplanning.org/agenda).

Item No.	File No.
1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
2. C APPROVAL OF MAY 14, 2020 AGENDA	-
3. C APPROVAL OF APRIL 9, 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/W 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) - this was revised from the
previous GC (General Commercial) for 220 Adair Drive
only. **Applicant has requested this item be withdrawn.**

B. ONE YEAR PLAN AMENDMENT

10-B-19-PA

From LDR (Low Density Residential) to NC
(Neighborhood Commercial) - this was revised from the
previous C-3/C-G-2 (General Commercial) request.
Applicant had requested this item be withdrawn.

C. REZONING

10-B-19-RZ

From RN-1 (Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial). **Applicant has requested postponement until the June 11, 2020 meeting.**

6. P GEORGES BRANDAN

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

4-F-20-SP

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

B. REZONING

4-E-20-RZ

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

7. C JOHN KEVIN MCDONALD & HENDERSON WILLIS

5-A-20-RZ

2021 & 2025 Neubert Road / Parcel ID 83 O C 007, Commission District 8. Rezoning from RB (General Residential) to A (Agricultural).

8. C JOHN KEVIN MCDONALD & HENDERSON WILLIS

5-B-20-RZ

2109 Neubert Road / Parcel ID 83 O C 009, Commission District 8. Rezoning from RB (General Residential) to A (Agricultural).

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- 9.** **BENJAMIN C. MULLINS O/B/O
KADUNZA LTD, LLC** **5-C-20-RZ**
3216 Johnson Road / Parcel ID 92 01201, Commission
District 6. Rezoning from A (Agricultural) to NC
(Neighborhood Commercial).
-
- 10.** **W** **ML ACQUISITIONS, LLC** **5-D-20-RZ**
1709 E. Fifth Avenue / Parcel ID 82 P K 031, Council District
6. Rezoning from RN-2 (Single-Family Residential
Neighborhood) to O (Office).
-
- 11.** **AP** **SMJT, LLC** **5-E-20-RZ**
(30 days) 745 N. Broadway Avenue / Parcel ID 94 D C 01001, Council
District 4. Rezoning from C-G- 2 (General Commercial) to
DK-E (Downtown Knoxville).
-
- 12.** **PRIMOS LAND COMPANY, LLC** **5-F-20-RZ**
5913 W. Emory Road / Parcel ID 78 038 (part of),
Commission District 6. Rezoning from A (Agricultural) to PR
(Planned Residential).
-
- 13.** **C** **TRACY HEARD** **5-G-20-RZ**
1714 & 1716 W. Emory Road / Parcel ID 56 14804 & 14805,
Commission District 7. Rezoning from I (Industrial) to CN
(Neighborhood Commercial).
-
- 14.** **AP** **SMJT, LLC** **5-H-20-RZ**
(30 days) 710 Irwin Street / Parcel ID 94 D C 006, Council District 4.
Rezoning from C-G-2 (General Commercial) to DK-E
(Downtown Knoxville).

15. **BENJAMIN MULLINS OBO ANN ROWLAND**
3324 Swafford Road / Parcel ID 103 073, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **5-A-20-SP**
From A (Agriculture), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District) to RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District).

B. REZONING **5-J-20-RZ**
From A (Agricultural) & A (Agricultural) / TO (Technology Overlay to PR (Planned Residential)).

16. **C** **MESANA INVESTMENTS, LLC** **5-K-20-RZ**
9942 Westland Drive / Parcel ID 154 00201 (part of), Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) for the southernmost portion of the parcel.

17. **INDEPENDENT HEALTHCARE PROPERTIES, LLC**
2433 & 2421 Reagan Rd. / Parcel ID 104 01101 & 013, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **5-B-20-SP**
From LDR (Low Density Residential) & TP (Technology Park) to MDR (Medium Density Residential).

B. REZONING

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

5-L-20-RZ

18.

HOUSTON SMELCER

3105 Essary Drive / Parcel ID 58 E A 002, Council District 4.
Rezoning from O (Office) to RN-5 (General Residential
Neighborhood).

5-M-20-RZ

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

19.

THOMPSON MEADOWS

A. CONCEPT SUBDIVISION PLAN

7711 Thompson School Rd. / Parcel ID 20 15801,
Commission District 8.

5-SA-20-C

B. USE ON REVIEW

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

5-A-20-UR

20. P
(60 days)

ROCK POINTE DEVELOPMENT, LLC

325, 0, 305, 288, & 308 Pelham Road, 1013, 1001, & 1057
Spring Hill Road, 0 McCalla Avenue, 0 & 383 Nash Road /
Parcel ID 70 M E 001,002, 00203 071IA001, 00101, 00201,
00203, & 071IA020-028, Council District 6.

5-SB-20-C

21. **W** **S & E PROPERTIES, LLC ON
HATMAKER LANE**

A. CONCEPT SUBDIVISION PLAN

5-SC-20-C

0 Hatmaker Ln., 0 Pine Creek Road, 0 Everett Road /
Parcel ID 141 082 & 08203, 129 16413, Commission
District 6.

B. USE ON REVIEW

5-F-20-UR

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

22. **C** **BEELER FARMS**

A. CONCEPT SUBDIVISION PLAN

5-SD-20-C

6848 Beeler Road / Parcel ID 20 21401, Commission
District 8.

B. USE ON REVIEW

5-L-20-UR

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

23. **C** **ARCADIA**

A. CONCEPT SUBDIVISION PLAN

5-SE-20-C

0, 2023 and 2027 Arcadia Peninsula Way & 0 Forrest
Glad Way / Parcel ID 163 Part of 02806, 02811, &
02812, & 02839, 02841, 02842 & 02843, Commission
District 5.

B. USE ON REVIEW

5-N-20-UR

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

Item No.**File No.****USES ON REVIEW**

- 24. C** **EVERETT LAND DEVELOPMENT, LLC** **4-H-20-UR**
12650 Yarnell Road / Parcel ID 141 05003 (part of).
Proposed use: Adding additional lots in PR (Planned Residential) District. Commission District 6.
-
- 25. C** **BENCHMARK ASSOCIATES, INC.** **5-B-20-UR**
1506 Laurens Glen Lane / Parcel ID 145 H M 001. Proposed use: Reduce Peripheral Setback from 35' to 20' in PR (Planned Residential) & A (Agricultural) District. Commission District 4.
-
- 26. C** **RANDY GUIGNARD / CAFÉ INTERNATIONAL, LLC** **5-C-20-UR**
0 Hyatt Rd. / Parcel ID 39 L A 01203. Proposed use: Peripheral setback reduction from 35' to 15'. (see notes on application) in PR (Planned Residential) District. Commission District 8.
-
- 27. C** **BRADLEY JORDAN / PYRAMID CONSTRUCTION, LLC** **5-D-20-UR**
2720 Ellistown Road / Parcel ID 51 06905. Proposed use: Contractor's Storage Yard in CR (Rural Commercial) District. Commission District 8.
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- 28. W** **DISCOUNT TIRE COMPANY** **5-E-20-UR**
0 Norris Freeway / Parcel ID 38 C G 005. Proposed use: Discount Tire Store in SC (Shopping Center) District. Commission District 7.
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- 29. C** **BENCHMARK ASSOCIATES, INC.** **5-G-20-UR**
1120 Dry Gap Pike / Parcel ID 57 12514. Proposed use: Assisted Living Facility in PR (Planned Residential) District. Commission District 7.

Item No.

File No.

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- 30.
C
EMILY HARMON, DVM
5-H-20-UR
 713 E. Emory Road / Parcel ID 47 078. Proposed use: Veterinary Clinic in CB (Business and Manufacturing) District. Commission District 7.

 - 31.
C
CHRISTOPHER BUSH
5-I-20-UR
 10101 Westland Drive / Parcel ID 153 D A 020. Proposed use: Construction of detached garage with apartment above in RA (Low Density Residential) District. Commission District 5.

 - 32.
AP
CHRISTOPHER BUSH
5-J-20-UR
 (30 days) 1707 Forrester Road / Parcel ID 47 E B 014. Proposed use: Construction of two duplex structures on individual lots in RA (Low Density Residential) District. Commission District 7.

 - 33.
P
INDEPENDENT HEALTHCARE PROPERTIES, LLC
5-K-20-UR
 (30 days) 7700 Dannaher Drive / Parcel ID 47 03314. Proposed use: Memory Care Facility in OB (Office, Medical, and Related Services) District. Commission District 7.

 - 34.
C
HARDIN VALLEY HOLDINGS, LLC
5-M-20-UR
 2326 Cheralah Blvd. / Parcel ID 103 E A 017. Proposed use: Child Day Care Center in CA (General Business) / TO (Technology Overlay) District. Commission District 6.

 - 35.
C
DAMON A. FALCONNIER, NCARB
5-O-20-UR
 8835 Middlebrook Pk. / Parcel ID 105 15701. Proposed use: Proposed modular building for an existing church in PR (Planned Residential) & RB (General Residential) District. Commission District 3.

Item No.

File No.

SPECIAL USES

36. T CHRISTINE DUNCAN **3-C-20-SU**
 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.

37. W J.A. MURPHY GROUP, LLC **3-H-20-SU**
 7805 Middlebrook Pike / Parcel ID 106 J A 40. Proposed use: 36 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

38. C CHRISTOPHER BUSH **5-A-20-SU**
 1814 & 1816 East Glenwood Avenue / Parcel ID 82 I L 015 & 016. Proposed use: Construction of two-family structure in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

39. C RANDY GUIGNARD **5-B-20-SU**
 651 Mars Hill Rd. / Parcel ID 119 D D 00305. Proposed use: Place of Worship in RN-2 (Single-Family Residential Neighborhood) / PD District (Planned Development), Council District 2.

FINAL SUBDIVISIONS

40. 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.

41. **C** **JOHN REED S/D** 5-SA-20-F
5401 Nickle Lane / Parcel ID 79 K C 014 part of 013, Council District 3.

42. **C** **SCARBROUGH PROPERTY** 5-SB-20-F
12257 Buttermilk Road / Parcel ID 129 11201 &11203, Commission District 6.

PLANNED DEVELOPMENT

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

44. **LOGAN HIGGINS** 5-A-20-PD
4333 Galbraith School Road / Parcel ID 109 K G 023
Proposed use: Adaptive reuse of the Galbraith School building in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

ORDINANCE AMENDMENTS

45. **AP** **CITY OF KNOXVILLE** 5-A-20-OA
(30 days) Consideration of minor amendments to Article 13.9E and F of the City of Knoxville Zoning Ordinance to address limitations on the maximum sign area in the Office Park District (OP).

46. **C** **CITY OF KNOXVILLE** 5-B-20-OA
Consideration of minor amendments to the title bars and introductory language in Articles 13.3 and 13.8 of the City of Knoxville Zoning Ordinance to clarify the application of the existing provisions to the previously codified list.

47.	C	KNOXVILLE-KNOX COUNTY PLANNING Consideration of amendments to Articles 8.9, 14.2 and 16.8 of the City of Knoxville Zoning Code to clarify review procedures and development standards in the Hillside Protection Overlay.	5-C-20-OA
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48.	AP	KNOXVILLE-KNOX COUNTY PLANNING (30 days) Consideration of amendments to Articles 14.2, 14.6, 14.9, 14.12, 14.15 and 14.16, and 16.6 of the City of Knoxville Zoning Ordinance regarding the Infill Housing Review Committee and the Design Review Board.	5-D-20-OA
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OTHER BUSINESS

49.	C	CITY OF KNOXVILLE Consideration of 2021-2026 Capital Improvements Program and Budget.	5-A-20-OB
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50.	C	SHIFT CHURCH Consideration of request for 2864 Alcoa Highway to continue to be used as assembly/church.	5-B-20-OB
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Adjournment

TABLED ITEMS

Actions to untable items are heard under Agenda Item 4

None