

- 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 Vote on to be Withdrawn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
- ***..... 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 (*) 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 (*), 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. * APPROVAL OF JANUARY 10, 2019 AGENDA	-
3. * APPROVAL OF DECEMBER 13, 2018 MINUTES	
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ORDINANCE AMENDMENTS

- 5.** **KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION** **11-A-18-OA**
Consideration of the comprehensive update of the City of
Knoxville Zoning Ordinance.

ALLEY OR STREET CLOSURES

- 6.** * **CITY OF KNOXVILLE** **1-A-19-SC**
Request closure of Locust St between Portion from northern
line of Cumberland Ave. and Southern line of W. Church St.,
Council District 6.

- 7.** * **CITY OF KNOXVILLE** **1-B-19-SC**
Request closure of W Church Ave between portion from
western line of Locust St. and Eastern line of Henley St.,
Council District 6.

STREET OR SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

Item No.

File No.

CONCEPTS/DEVELOPMENT PLANS

(may include Uses On Review)

8. * [SPRING LAKE FARMS - JIM SULLIVAN](#)

A. CONCEPT SUBDIVISION PLAN 12-SC-18-C

Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike., Commission District 3.

B. USE ON REVIEW 12-J-18-UR

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

9. * [WESTLAND OAKS - UNIT 2 \(FKA: HERITAGE WOODS\) - JIM SULLIVAN](#)

A. CONCEPT SUBDIVISION PLAN 12-SD-18-C

South end of Heritage Lake Blvd., south of Westland Dr., Commission District 5.

B. USE ON REVIEW 12-L-18-UR

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

10. [THE MOODY PROPERTY - JRG DEVELOPMENT, LLC](#)

A. CONCEPT SUBDIVISION PLAN 1-SA-19-C

Southeast side of Broome Rd., south of Middlebrook Pike, Council District 2.

B. USE ON REVIEW 1-D-19-UR

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

11. AP **RE-SUBDIVISION OF THE COTTAGES
AT GOVERNORS LANDING -
KNOXVILLE INVESTMENT PARTNERS,
LLC**

(30 days)

A. CONCEPT SUBDIVISION PLAN

West side of E. Governor John Sevier Hwy, north and south sides of Garden Cress Trl., Commission District 8.

1-SB-19-C

B. USE ON REVIEW

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

1-E-19-UR

12. **GARRISON HEIGHTS - SMITHBUILT
HOMES LLC**

A. CONCEPT SUBDIVISION PLAN

West side of Karns Valley Dr., south side of Oak Ridge Hwy., west end of Production Ln., Commission District 6.

1-SC-19-C

B. USE ON REVIEW

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

1-F-19-UR

13. * **CASCADE FALLS, LLC ON LOBETTI RD**
Southwest side of Lobetti Rd., northwest of Ball Camp Pike.,
Commission District 6.

1-SD-19-C

14. **ELITE CONSTRUCTION ON
MILLERTOWN PIKE - ELITE
CONSTRUCTION**

A. CONCEPT SUBDIVISION PLAN

1-SE-19-C

Southeast side of Millertown Pike, southwest of Ely Park Ln., Commission District 8.

B. USE ON REVIEW

1-G-19-UR

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

FINAL SUBDIVISIONS

15. P **WOODSON TRAIL, PHASE 4A** **10-SE-18-F**
(90 days) South of Woodson Dr, east of Spring Creek Rd, Council District 1.

16. P **COTTINGTON COURT
RESUBDIVISION OF LOT 25** **12-SC-18-F**
(30 days) North side of S Northshore Dr. southwest side of Cottingham Ct., Commission District 4.

17. * **JOHNSTONE, UNIT 3** **1-SA-19-F**
North of Calvert LN, southeast of Beverly Oaks, Commission District 2.

18. * **ROBERTS PROPERTY RESUBDIVISION
OF LOTS 1-3** **1-SB-19-F**
South side of Bluegrass Rd, west of Maplegreen Ln., Commission District 4.

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- 19. AP** **FIVE POINTS REDEVELOPMENT,
PHASE 4** **1-SC-19-F**
(30 days) McConnell St. @ Bethel Ave, Council District 6.

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 20. P** **CHRIS FORTUNE** **11-C-18-RZ**
(30 days) South side of Richmond Ave., east of Richmond Hill Rd. and
west of Mcteer St., Commission District 3. Rezoning from R-
1A (Low Density Residential) to RP-1 (Planned Residential).

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- 21.** **CITY COUNCIL/LECONTE HOLDINGS**
Southeast side Westland Dr., northeast side I-140, Council
District 2.

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- A. SOUTHWEST COUNTY SECTOR PLAN
AMENDMENT** **1-B-19-SP**
From LDR (Low Density Residential) to O (Office).

-
- B. ONE YEAR PLAN AMENDMENT** **10-A-18-PA**
From LDR (Low Density Residential) to GC (General
Commercial).

-
- C. REZONING** **10-B-18-RZ**
From A-1 (General Agricultural) to C-4 (Highway and
Arterial Commercial).

-
- 22. *** **STEVE SMITH**
Southeast of Cedar Ln., southwest of Pratt Rd., Council
District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT **1-A-19-SP**
From MU-SD (Mixed Use Special District) to GC (General Commercial).

B. ONE YEAR PLAN AMENDMENT **1-A-19-PA**
From MU-SD (Mixed Use Special District) to GC (General Commercial).

C. REZONING **1-A-19-RZ**
From C-1 (Neighborhood Commercial) to C-3 (General Commercial).

23. * **DAVID NEELY** **1-B-19-RZ**
East side of Ghiradelli Rd, south of Beaver Creek Drive, north of Wrens Creek Lane, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

24. **ROGER TOOLE** **1-C-19-RZ**
West side of Asbury Road, south of Archie Weigel Lane., Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).

25. * **JOHN L. SANDERS, FAIA C/O SANDERS PACE ARCHITECTURE LLC**
SW side of N. Central Street, NW side of W. Quincy Ave, Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **1-D-19-SP**
From from MU-SD (Mixed Use Special District) to LI (Light Industrial).

B. ONE YEAR PLAN AMENDMENT

From MU-SD (Mixed Use Special District) to LI (Light Industrial).

1-C-19-PA

C. REZONING

From C-6 (General Commercial Park) to I-3 (General Industrial).

1-D-19-RZ

26. *

KATHLEEN MCGOVERN

South side of Cate Road, east of Black Ferry Rd, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

1-E-19-RZ

27. *

CRAIG ALLEN

Southeast side of Westland Drive, southwest of Treymour Way, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

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

1-E-19-SP

B. REZONING

From A (Agricultural) and OA (Office Park) to CA (General Business) and OB (Office, Medical, and Related Services).

1-F-19-RZ

28. *

PYA WALTMAN CAPITAL

East side of Ebenezer Road, east of Highbridge Drive, Commission District 4. Rezoning from A (Agricultural) to T (Transition).

1-G-19-RZ

29. * **MARK BIALIK GBS ENGINEERING**
North side of Hardin Valley Rd., North of Windflower Way.,
Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT **1-F-19-SP**
From O (Office) / STPA (Stream Protection Area) to GC
(General Commercial) / STPA (Stream Protection Area).

B. REZONING **1-H-19-RZ**
From PR (Planned Residential) & F (Floodway) to PC
(Planned Commercial) & F (Floodway).

30. * **LOCKHART PROPERTIES**
Northeast corner of Whittle Springs Rd. and White Oak Ln.,
Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT **1-G-19-SP**
From O (Office) to MDR (Medium Density Residential).

B. ONE YEAR PLAN AMENDMENT **1-D-19-PA**
From O (Office) to MDR (Medium Density Residential).

C. REZONING **1-I-19-RZ**
From O-1 (Office, Medical, and Related Services) to RP-
1 (Planned Residential).

31. *

RBH GROUP

Southwest corner of Atlantic Ave. and Coram St., Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **1-H-19-SP**
From LI (Light Industrial) to TDR.

B. ONE YEAR PLAN AMENDMENT **1-E-19-PA**
From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

C. REZONING **1-J-19-RZ**
From I-3 (General Industrial) to R-2 (General Residential) / IH-1 (Infill Housing Overlay).

PLAN AMENDMENTS

(No Associated Rezonings)

32.

LAND DEVELOPMENT SOLUTIONS

Fort Sanders, various properties, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT **1-C-19-SP**
From O, CI, MU-UC, and MU-SD to MU-SD (Mixed Use Special District).

B. ONE YEAR PLAN AMENDMENT **1-B-19-PA**
From O, CI, MU-UC, and MU-SD to MU-SD (Mixed Use Special District).

Item No.**File No.****WIRELESS COMMUNICATION FACILITIES**

- 33.** * **VERIZON WIRELESS PARTNERSHIP** 1-A-19-WCF
 Located along Wimpole Avenue on the Knoxville Botanical Gardens and Arboretum site, west of the existing cell tower
 Proposed facility: Level II review needed to seek waiver of spacing requirement. in A (Agricultural), R-1, and R-2 District. Council District 6.

USES ON REVIEW

- 34.** P **LAND DEVELOPMENT SOLUTIONS** 11-C-18-UR
 (30 days) East end of Lake Springs Rd., north side of I-40.
 Proposed use: RV Maintenance Facility in PC (Planned Commercial) District. Commission District 8.
- 35.** T **DEBRA G. DAUGHERTY** 12-C-18-UR
 Southeast side of Lovell Rd., southwest of Thompson Rd.
 Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.
- 36.** P **MICHAEL BRADY INC.** 12-E-18-UR
 (30 days) Northwest side of S. Northshore Dr., southwest side of Cottingham Ln. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.
- 37.** * **TONY WILSON** 1-A-19-UR
 East side of Luwana Rd, north of Valley View Dr.
 Proposed use: 294 sqft addition to existing accessory structure (total 1,494 sqft) in R-1 (Low Density Residential) District. Council District 4.

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- 38. *** **SERTOMA CENTER, INC.** **1-B-19-UR**
South side of Boyds Bridge Pike, west side of Holston Hills Rd. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.
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- 39. *** **MORNINGSTAR PROPERTIES, LLC** **1-C-19-UR**
Southwest side of Western Ave., northwest of Hinton Dr. Proposed use: Expansion of existing self-storage facility in C-4 (Highway and Arterial Commercial) District. Council District 3.
-
- 40. *** **BERNARDO HOLDING, LLC** **1-H-19-UR**
Southwest side of Knoxville Center Dr., north side of North Mall Rd. Proposed use: Change of use from retail to warehouse facility. in PC-2 (Retail and Distribution Park) District. Council District 4.
-
- 41. *** **SPD PROPERTIES, LLC** **1-I-19-UR**
Stratford Park Subdivision, a total of 14 lots within Units 2 & 3. Proposed use: Reduction of front yard setback to 15' for 14 lots. in RP-1 (Planned Residential) District. Council District 5.
-
- 42. *** **CEDAR BLUFF COMPANY** **1-J-19-UR**
South side of Kingston Pike, west of S. Cedar Bluff Rd. Proposed use: 2,400 sqft retail building in SC (Shopping Center) District. Commission District 3.

Item No.

File No.

OTHER BUSINESS

43. P **KNOXVILLE-KNOX COUNTY
MINIMUM SUBDIVISION
REGULATIONS** **6-B-18-OB**

(30 days) Consideration of Amendment to the Knoxville-Knox County
Minimum Subdivision Regulations to permit staff approval
of final plats.

44. **EXECUTIVE COMMITTEE
APPOINTMENTS** **1-A-19-OB**

Consideration of appointment of Executive Committee
members.

Adjournment

TABLED ITEMS

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

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- | | | |
|----|--|------------------|
| 1. | GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY | |
| | A. CONCEPT SUBDIVISION PLAN
South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. (Tabled date 4/12/2018) | 4-SD-16-C |
| | B. USE ON REVIEW
Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District. (Tabled date 4/12/2018) | 4-I-16-UR |
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- | | | |
|----|---|------------------|
| 2. | ANDES COURT - CORNERSTONE DEVELOPMENT, LLC | |
| | A. CONCEPT SUBDIVISION PLAN
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6. (Tabled date 4/12/2018) | 1-SF-17-C |
| | B. USE ON REVIEW
Proposed use: Detached residential in PR (Planned Residential) District. (Tabled date 4/12/2018) | 1-J-17-UR |
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- | | | |
|----|---|------------------|
| 3. | BULLARD FARM - EAGLE CDI, INC. | |
| | A. CONCEPT SUBDIVISION PLAN
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3. | 5-SA-18-C |
| | B. USE ON REVIEW
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018) | 5-B-18-UR |

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4. **KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC**
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- A. CONCEPT SUBDIVISION PLAN** **7-SA-18-C**
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6. (Tabled date 8/9/2018)
-
- B. USE ON REVIEW** **7-C-18-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. (Tabled date 8/9/2018)
-
5. **DOMINION DEVELOPMENT GROUP** **4-G-18-UR**
Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6. (Tabled date 5/10/2018)
-
6. **GORDON SMITH** **8-B-18-AC**
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. (Tabled date 10/11/2018)
-
7. **WHITE'S ADDITION** **10-SC-18-F**
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. (Tabled date 11/8/2018)
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8. **ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY** **12-SD-18-F**
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. (Tabled date: 12/13/2018)