

May 9, 2019

1:30 P.M. | Main Assembly Room City County Building

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W	Vote on to be Withdrawn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 m motion to approve at the beginning of the meeting. approach the podium after the entire consent list is consent list.	If you would like to discuss an item marked with (C),

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.	С	APPROVAL OF MAY 9, 2019 AGENDA	-
3.	С	APPROVAL OF APRIL 11, 2019 MINUTES	-
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	_

Item No.

ORDINANCE AMENDMENTS

5. P KNOXVILLE-KNOX COUNTY PLANNING

3-A-19-OA

(30 days)

Amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

ALLEY OR STREET CLOSURES

None

STREET OR SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

6. C HISTORIC MIDDLEBROOK PRESERVATION TRUST

3-SC-19-C

East side of Ed Shouse Drive, west side of I-640, north of Middlebrook Pike, Council District 6.

7. HIGHLAND RIDGE

4-SB-19-C

North side of Highland View Drive, northeast of Pickens Gap Road, west of Simpson Road, Commission District 9.

Item No. File No.

8. C BRAXTON CREEK - HOMESTEAD LAND HOLDINGS, LLC

A. CONCEPT SUBDIVISION PLAN

5-SA-19-C

North side of North Campbell Station Road, east of the intersection of Fretz Road, south of Black Road, Commission District 6.

B. USE ON REVIEW

5-A-19-UR

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

9. C WALLACE ROAD SUBDIVISION - W. SCOTT WILLIAMS & ASSOCIATES

A. CONCEPT SUBDIVISION PLAN

5-SC-19-C

East side of Wallace Road, south of Nubbin Ridge Road, Commission District 4.

B. USE ON REVIEW

5-E-19-UR

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

10. STEELE ROAD SUBDIVISION - HARDIN VALLEY LAND PARTNERS

A. CONCEPT SUBDIVISION PLAN

5-SD-19-C

South side of Hardin Valley Road, west of Pellissippi Parkway, south end of Steele Road, Commission District 6.

B. USE ON REVIEW

5-G-19-UR

Proposed use: Attached Residential Subdivision in PR (Planned Residential) / CA (General Business) District.

Item No. File No.

11. TERRA VISTA TOWNHOMES - MESANA INVESTMENTS, LLC

A. CONCEPT SUBDIVISION PLAN

5-SE-19-C

Southeast of Higdon Road, south of Oak Ridge Highway, west of Byington Solway Road, off Terra Vista Way, Commission District 6.

B. USE ON REVIEW

5-H-19-UR

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

FINAL SUBDIVISIONS

12. P WALTERS LANDING NO. II

2-SM-19-F

(30 days) Southwest side of Keck Road, at intersection of Lacy Road, Commission District 7.

13. C COPPER RIDGE, RESUBDIVISION OF LOTS 47-49

5-SA-19-F

West side of Boyd Walters Ln at Beaver Hill Lane, Commission District 6.

14. C CHARLES BRUNER ESTATE PROPERTY

5-SB-19-F

Northeast side of Clear Springs Road, southeast of the intersection with Howell Road, Commission District 8.

15. C WASSMAN, RESUBDIVISION OF LOTS 18-23 & PART OF LOTS 16-17, 24-25

5-SC-19-F

Intersection of Inskip Road and Henrietta Drive, Council District 5.

Item No. File No

16. C WILLOW PARK

At the terminus of Willow Park Lane, northwest of W. Emory Road, Commission District 6.

17. C SHOWN PROPERTY

South side of Tipton Station Road, east side of Tarwater Road, Commission District 9.

18. C AUTUMN WALK, RESUBDIVISION OF LOTS 88-91

Northeast terminus of Rocky Plans Lane, northeast of Ashby Field Lane, Commission District 7.

19. C GALYON PROPERTY

South side of Hopewell Road, northeast of Deadrick Road, Commission District 9.

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. NADER MUBARAK (REVISED)

Northeast of Chapman Highway, northwest of E. Governor John Sevier Highway, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

3-A-19-SP

From MDR/O (Medium Density Residential and Office) and HP (Hillside & Ridgetop Protection Area) to GC (General Commercial) and HP (Hillside & Ridgetop Protection Area).

B. REZONING

3-D-19-RZ

From A (Agricultural) to CA (General Business).

Item No. File No.

21. C REBECCA C. SCARLETT

5-A-19-RZ

Between Clinch and Laurel avenues, Council District 1. Rezoning from R-2 (General Residential) to R-2 (General Residential)/ H-1(Historic Overlay).

22. C BRIAN EWERS / DOLLAR & EWERS ARCHITECTURE

5-B-19-RZ

Southwest side of Lamar Street, southeast side of 3rd Avenue, Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

23. C DAVID & STELLA KRAL

5-C-19-RZ

West side of Spurlin Road, east side of Mash Lane, north of Cunningham Road, Commission District 7. Rezoning from A (Agricultural) / F (Floodway) to RA (Low Density Residential) / F (Floodway).

24. TRANTANELLA CONSTRUCTION

5-D-19-RZ

South side of east Beaver Creek Drive, southwest of Dry Gap Pike at Calla Crossing Lane, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

25. C STEVE MADDOX

West side of Triplett Lane, south of Kingston Pike, Commission District 3.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

5-B-19-SP

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

B. REZONING

5-E-19-RZ

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

File No.

26. W L.W. HOMES, LLC

5-F-19-RZ

North side of Nubbin Ridge Road, west of Wallace Road, east of Sanford Day Road, Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

27. C URBAN ENGINEERING, INC.

5-G-19-RZ

North side of Commerce Avenue, west side of S. Central Street, southwest of E. Summit Hill Drive, Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

28. RML CONSTRUCTION, LLP

5-H-19-RZ

Northeast side of Solway Road at intersection of Greystone Summit Drive, Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

29. C CHELSEA LINNABARY

5-I-19-RZ

North side Mascot Road, east side Roseberry Road, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

30. W DUKE DEVELOPMENT COMPANY, LLC

5-A-19-SP

West side of Tazewell Pike, North of Fairview Road, Commission District 8. Northeast County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential).

USES ON REVIEW

31. 4-A-19-UR P GRAHAM CORPORATION (30 days) North side of Clinton Highway, west side of Callahan Drive. Proposed use: Creation of 3 new retail structures in existing development in PC-1 (Retail and Office Park) District. Council District 3. **32. GRANT PORDER** 5-B-19-UR Southeast side of Crippen Road, east of Maynardville Pike. Proposed use: Self-service storage facility for Recreational Vehicles and Boats in CA (General Business) District. Commission District 7. CASCADE FALLS, LLC 5-C-19-UR 33. North of Ball Camp Pike, southeast of Gatekeeper Way. Proposed use: One additional dwelling unit in PR (Planned Residential) District. Commission District 6. 34. \mathbf{C} **JOSHUA QUEENER** 5-D-19-UR North side of Valley View Road at intersection of Vera Drive. Proposed use: 2 lots for detached houses in RP-1 (Planned Residential) District. Council District 4. 5-F-19-UR **35.** CHRISTOPHER KING South side of Millertown Pike at terminus of Delmar Road. Proposed use: Church with 264 seat sanctuary in O-1 (Office, Medical, and Related Services) District. Council District 4. 36. TRENT DEVELOPMENT GROUP, LLC 5-I-19-UR Т East side of Moss Creek Boulevard, South of Kingston Pike. Proposed use: Apartments in O-1 (Office, Medical, and Related Services) (k) District. Council District 2.

OTHER BUSINESS

CONSIDERATION OF AMENDMENT 37. TO THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS 6-B-18-OB **38.** C **CONSIDERATION OF AN AMENDMENT TO THE FY 2019 OPERATING BUDGET** 4-A-19-OB **39.** C **CONSIDERATION OF CITY OF KNOXVILLE 2020-2025 CAPITAL IMPROVEMENTS PROGRAM AND** BUDGET 5-A-19-OB

Adjournment

TABLED ITEMS

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

1. U GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

A. CONCEPT SUBDIVISION PLAN

4-SD-16-C

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. (Tabled date 4/12/2018)

B. USE ON REVIEW

4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District. (Tabled date 4/12/2018)

2. U ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

A. CONCEPT SUBDIVISION PLAN

1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6. (Tabled date 4/12/2018)

B. USE ON REVIEW

1-J-17-UR

Proposed use: Detached residential in PR (Planned Residential) District. (Tabled date 4/12/2018)

3. BULLARD FARM - EAGLE CDI, INC.

A. CONCEPT SUBDIVISION PLAN

5-SA-18-C

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

B. USE ON REVIEW

5-B-18-UR

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018)

4. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

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. U 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)

2-A-19-SP

Item No. File No.

GORDON SMITH 6. 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) WHITE'S ADDITION 7. 10-SC-18-F At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. (Tabled date 11/8/2018) 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) 9. 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. (Tabled date: 1/10/2019) 10. WOODSON TRAIL, PHASE 4A 10-SE-18-F South of Woodson Drive, east of Spring Creek Road, Council District 1. (Tabled date: 4/11/2019) 11. DANIEL LEVY West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road,

From A (Agriculture) to GC (General Commercial). (Tabled date: 4/11/2019)

A. SOUTH COUNTY SECTOR PLAN

Commission District 9.

AMENDMENT

Item No.

File No.

B. REZONING 2-D-19-RZ

From A (Agricultural) to PC (Planned Commercial). (Tabled date: 4/11/2019)