



PLAN AMENDMENT REPORT

▶ FILE #: 10-B-19-SP **AGENDA ITEM #:** 9
 POSTPONEMENT(S): 10/10/2019 **AGENDA DATE:** 11/14/2019
▶ APPLICANT: JENNIFER REYNOLDS / BAXTER PROPERTIES
 OWNER(S): Jennifer Reynolds / Baxter Properties

TAX ID NUMBER: 58 M B 022 AND 58 M B 02201 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 220 Adair Drive and 0 Sanders Drive
▶ LOCATION: **At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike**
▶ APPX. SIZE OF TRACT: **0.52 acres**
SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Sanders Drive is a major collector with a pavement width of 20 feet and a right-of-way width that varies from 40 to 47 feet. Adair Drive is a major collector with a pavement width of 18 feet and a right-of-way width of 36.75 feet.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: First Creek

▶ PRESENT PLAN AND ZONING DESIGNATION: LDR (Low Density Residential) / R-1 (Low Density Residential) and R-2 (General Residential)
▶ PROPOSED PLAN DESIGNATION: GC (General Commercial) for 220 Adair Drive only
▶ EXISTING LAND USE: O (Office) and SFR (Single Family Residential) All structures have been demolished so that the land is now vacant.
▶ PROPOSED USE: Commercial use of similar character to commercial node at the corner of Sanders Drive, Tazewell Pike, and Jacksboro Pike
EXTENSION OF PLAN DESIGNATION: Yes, GC is to the east
HISTORY OF REQUESTS: None noted for this property
SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: Office, Multifamily Residential, and Single-Family Residential - O (Office) and LDR (Low Density Residential)
 South: Single Family Residential - LDR (Low Density Residential) and GC (General Commercial)
 East: Commercial and Office - GC (General Commercial)
 West: Single-Family Residential - LDR (Low Density Residential)
NEIGHBORHOOD CONTEXT This property is at the entrance to a single-family residential neighborhood with lots varying in size from 0.1 to 0.7 acres. The neighborhood is

surrounded by commercial properties in two directions as N. Broadway Avenue lies less than a quarter mile to the west, and there is a commercial node to the east at the intersection of Sanders Drive, Tazewell Pike, and Jacksboro Pike that runs north to south.

STAFF RECOMMENDATION:

► **Postpone the sector plan amendment request for 60 days.**

Staff recommends postponement of this item for 60 days, with which the applicant is in agreement. Staff sent an email to the applicant on 10/28/2019 and the applicant replied on 11/4/2019.

COMMENTS:

1. The postponement will align the One Year Plan amendment (#10-B-19-PA) with other One Year Plan amendment requests, which are only heard quarterly per the City's Charter.
2. The applicant had originally asked for a 30-day postponement in order to work with neighborhood residents on the proposed development. That process is ongoing, so the 60-day postponement will still serve that purpose even though it is being requested by staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/5/2019 and 11/19/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-B-19-RZ **AGENDA ITEM #:** 9
10-B-19-PA **AGENDA DATE:** 11/14/2019

POSTPONEMENT(S): 10/10/2019

▶ **APPLICANT:** JENNIFER REYNOLDS / BAXTER PROPERTIES

OWNER(S): Jennifer Reynolds / Baxter Properties

TAX ID NUMBER: 58 M B 022 AND 58 M B 02201

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 220 Adair Drive and 0 Sanders Drive

▶ **LOCATION:** **At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike**

▶ **TRACT INFORMATION:** **0.52 acres.**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Sanders Drive is a major collector with a pavement width of 20 feet and a right-of-way width that varies from 40 to 47 feet. Adair Drive is a major collector with a pavement width of 18 feet and a right-of-way width of 36.75 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential) and R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) for 220 Adair Drive only / C-3 (General Commercial)

▶ **EXISTING LAND USE:** O (Office) & SFR (Single Family Residential) All structures have been demolished, so the parcels are now vacant

▶ **PROPOSED USE:** Beer Garden; Commercial use of similar character to commercial node at the corner of Sanders Drive, Tazewell Pike, and Jacksboro Pike

DENSITY PROPOSED: n/a

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, GC is adjacent to the east

HISTORY OF ZONING REQUESTS: None noted for these properties

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Office, Multifamily Residential, and Single-Family Residential - O (Office) and LDR (Low Density Residential)

South: Single Family Residential - LDR (Low Density Residential) and GC (General Commercial)

East: Commercial and Office - GC (General Commercial)

West: Single-Family Residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is at the entrance to a single-family residential neighborhood with lots varying in size from 0.1 to 0.7 acres. The neighborhood is surrounded by commercial properties in two directions as N. Broadway Avenue lies less than a quarter mile to the west, and there is a commercial node to the east at the intersection of Sanders Drive, Tazewell Pike, and Jacksboro Pike that runs north to south.

STAFF RECOMMENDATION:

► **Postpone the One-Year Plan amendment request for 60 days.**

Staff recommends postponement of this item for 60 days, with which the applicant is in agreement. Staff sent an email to the applicant on 10/28/2019 and the applicant replied on 11/4/2019.

► **Postpone the rezoning request for 60 days.**

Staff recommends postponement of this item for 60 days, with which the applicant is in agreement. Staff sent an email to the applicant on 10/28/2019 and the applicant replied on 11/4/2019.

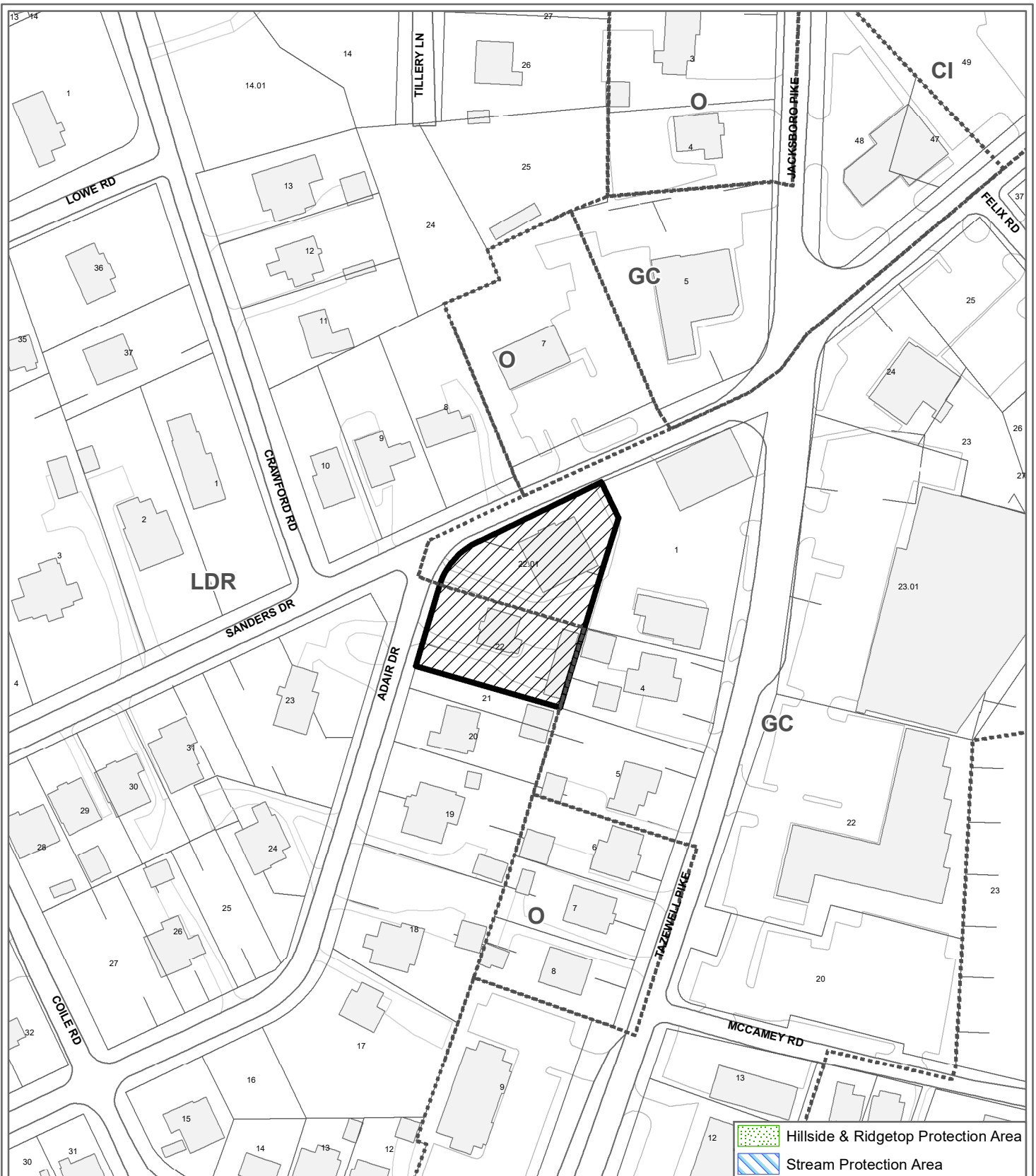
COMMENTS:

1. The postponement will align the One Year Plan amendment with other One Year Plan amendment requests, which are only heard quarterly per the City's Charter.
2. The applicant had originally asked for a 30-day postponement in order to work with neighborhood residents on the proposed development. That process is still ongoing, so the 60-day postponement will still serve that purpose even though it is being requested by staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/17/2019 and 1/14/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**10-B-19-SP
NORTH CITY SECTOR PLAN AMENDMENT (220 ADAIR DR. ONLY)**

From: LDR (Low Density Residential)

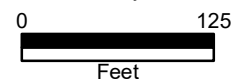


To: GC (General Commercial)

Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

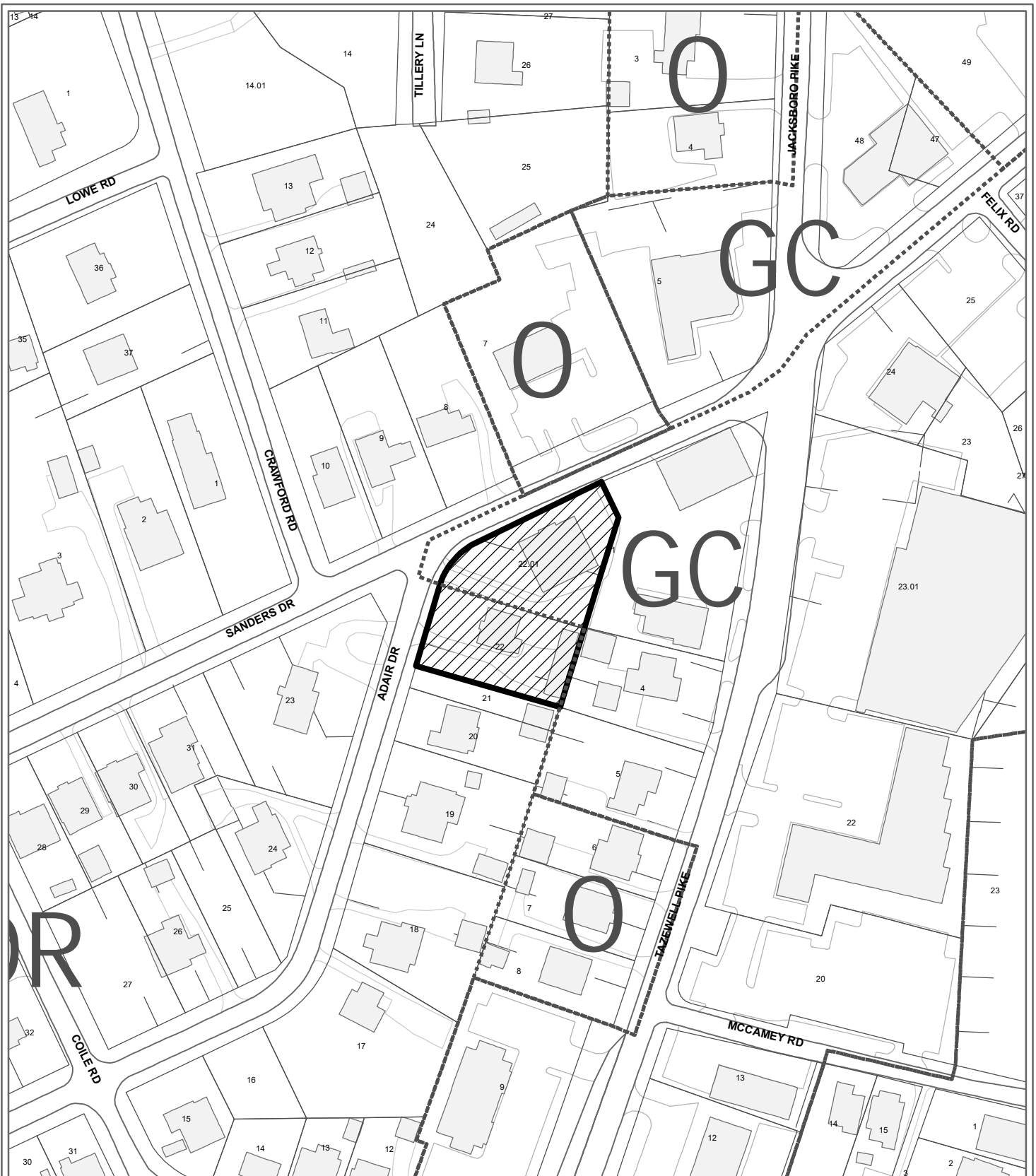
Jurisdiction: City



Original Print Date: 9/17/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**10-B-19-PA / 10-B-19-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

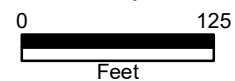


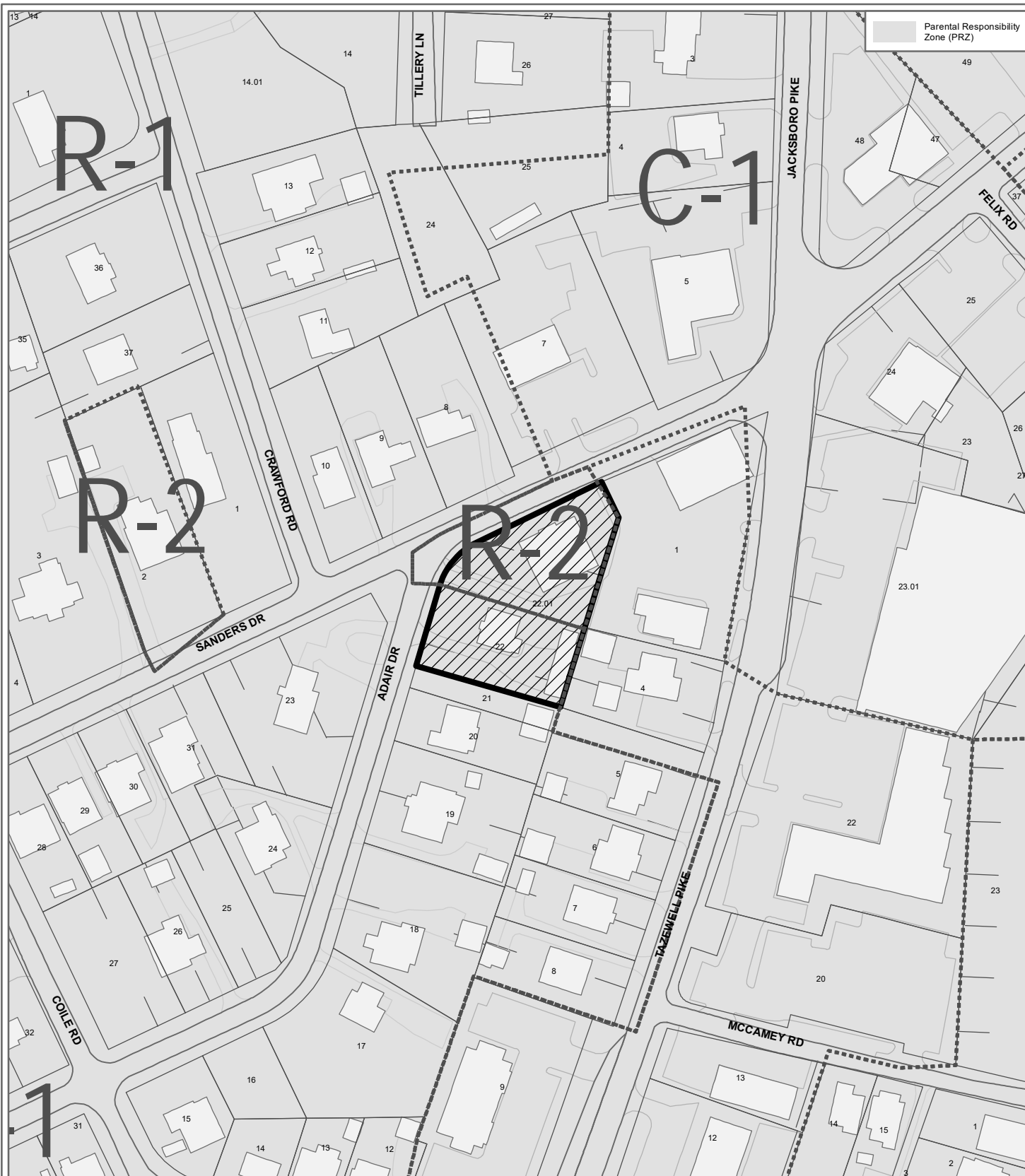
To: GC (General Commercial)

Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City

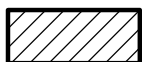




**10-B-19-RZ
REZONING**

From: R-1 (Low Density Residential) and R-2 (General Residential)

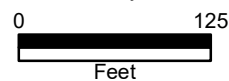
To: C-3 (General Commercial)



Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City



Original Print Date: 9/17/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Michelle Portier <michelle.portier@knoxplanning.org>

Rezoning postponement for 10-B-19-RZ/10-B-19-PA/10-B-19-SP

Bradley Pruitt <pruittbr46@gmail.com>

Mon, Nov 4, 2019 at 3:48 PM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Thank you Michelle. This works for us.

Best,

Sent from my iPhone

Bradley R Pruitt
President
Alliance Equity Corp

(c) 865.603.0987

On Oct 28, 2019, at 11:52 AM, Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Mr. Pruitt,

I wanted to keep you up to date with your request. You may not be aware that we've added it to the November agenda. This is so we can request a postponement period that will align your request with other One-Year Plan amendments. This was necessary because the motion that was voted on last month was for a 30-day postponement. We will be recommending a 60-day postponement at the planning commission meeting in order to align the timing of the request with the rest of the One-Year Plan requests. You will see it on the preliminary agenda, but it will be voted on as a postponement. The 60 days would put the request on the January agenda.

Thanks for your patience as we've worked through our processes. Please don't hesitate to reach out with any questions you might have.

On Wed, Oct 9, 2019 at 9:30 AM Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Mr. Pruitt,

The Planning Commission only hears plan amendment requests for the One-Year plan on a quarterly basis. Your request for the Adair/Sanders development will be heard in January, which is the next month during which the One-Year Plan amendments will be heard (the soonest we could schedule your postponement). That meeting will be on January 9, 2020, at 1:30 pm.

Please let me know if you have any questions.

Michelle

On Mon, Oct 7, 2019 at 2:00 PM Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Noted. Thank you for sending it so quickly - I will make sure it gets added to the postponement list.

On Mon, Oct 7, 2019 at 1:54 PM Bradley Pruitt <pruittbr46@gmail.com> wrote:

Michelle,

We would like to postpone this meeting until next month.

Thank you,

Sent from my iPhone

Bradley R Pruitt

President
Alliance Equity Corp

(c) 865.603.0987

On Oct 7, 2019, at 1:51 PM, Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Mr. Pruitt,

I understand you all are considering a 30-day postponement of this case in order to work with the neighborhood. If you would like to postpone it, we need an email officially requesting this. The deadline to do so and have it added to the withdrawal list for the meeting is today at 3:30 p.m. Otherwise, someone would need to be present at the planning commission meeting and request to postpone it at its regularly scheduled time on the agenda.

Please let me know if you have any questions.

Thank you,

--

Michelle Portier, AICP
Planner
865.215.3821



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902



Dori Caron <dori.caron@knoxplanning.org>

10-B-19-RZ_10-B-19-PA_10-B-19-SP_10-10-19

[Planning Commission Comment] Fwd: Rezoning postponement for 10-B-19-RZ/10-B-19-PA/10-B-19-SP

Michelle Portier <michelle.portier@knoxplanning.org>
 Reply-To: michelle.portier@knoxplanning.org
 To: Commission <commission@knoxplanning.org>

Mon, Oct 7, 2019 at 1:59 PM

Commissioners,

The applicant for 10-B-19-RZ/10-B-19-PA/10-B-19-SP would like to postpone their request for 30 days.

Thank you,
Michelle

----- Forwarded message -----

From: **Bradley Pruitt** <pruittbr46@gmail.com>
 Date: Mon, Oct 7, 2019 at 1:54 PM
 Subject: Re: Rezoning postponement for 10-B-19-RZ/10-B-19-PA/10-B-19-SP
 To: Michelle Portier <michelle.portier@knoxplanning.org>
 Cc: Chris Woodcock <cwoodcock@dollar-ewers.com>, Mark Amrein <markamrein@gmail.com>, Mark Amrein <beermktgm@gmail.com>, bewers@dollar-ewers.com <bewers@dollar-ewers.com>

Michelle,

We would like to postpone this meeting until next month.

Thank you,

Sent from my iPhone

Bradley R Pruitt
 President
 Alliance Equity Corp

(c) 865.603.0987

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Please let me know if you have any questions.

Thank you,

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Michelle Portier, AICP
 Planner
 865.215.3821



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

Michelle Portier, AICP
Planner
865.215.3821



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Jennifer Reynolds, Baxter Properties, has submitted an application to amend the Sector Plan from Low Density Residential to General Commercial for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on October 10, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #10-B-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

10-B-19-RZ / 10-B-19-PA

EXHIBIT A. Contextual Images



Google Street View of 0 Sanders Drive and 220 Adair Drive

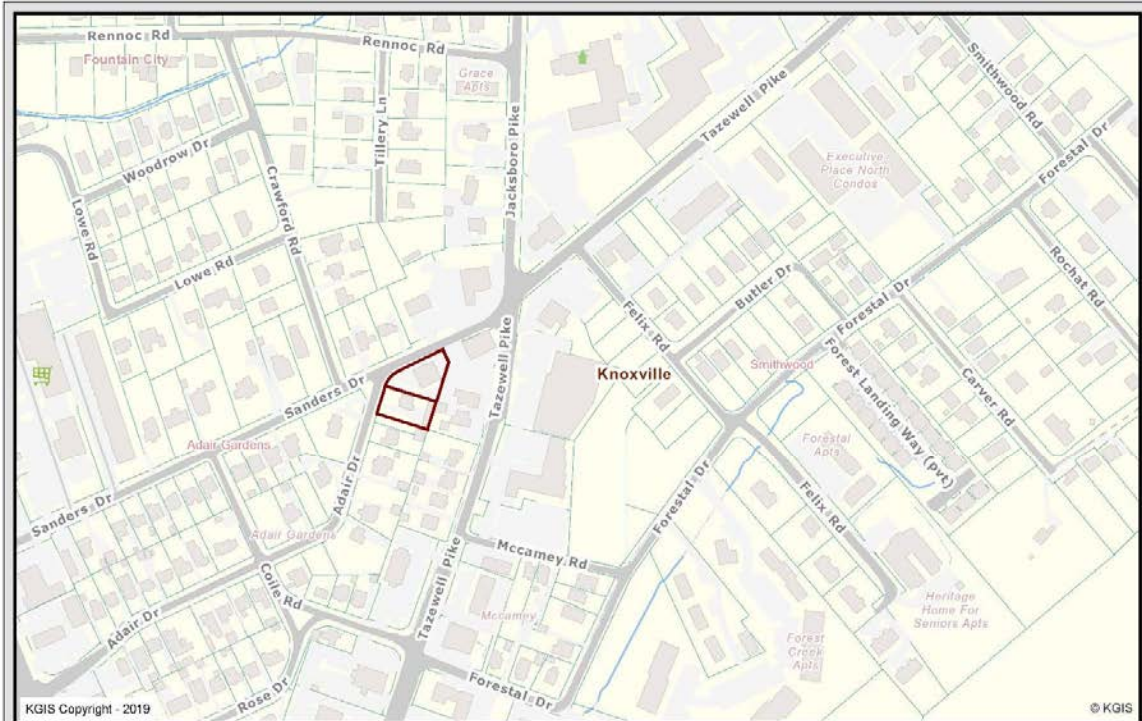


Views looking towards corner from Adair Drive



220 Adair Drive

10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



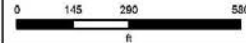
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10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Location Map
 220 Adair Drive and 0 Sanders Drive



Printed: 9/9/2019 at 12:13:21 PM



Knoxville - Knox County - KUB Geographic Information System

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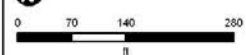
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10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Aerial Map
 220 Adair Drive and 0 Sanders Drive



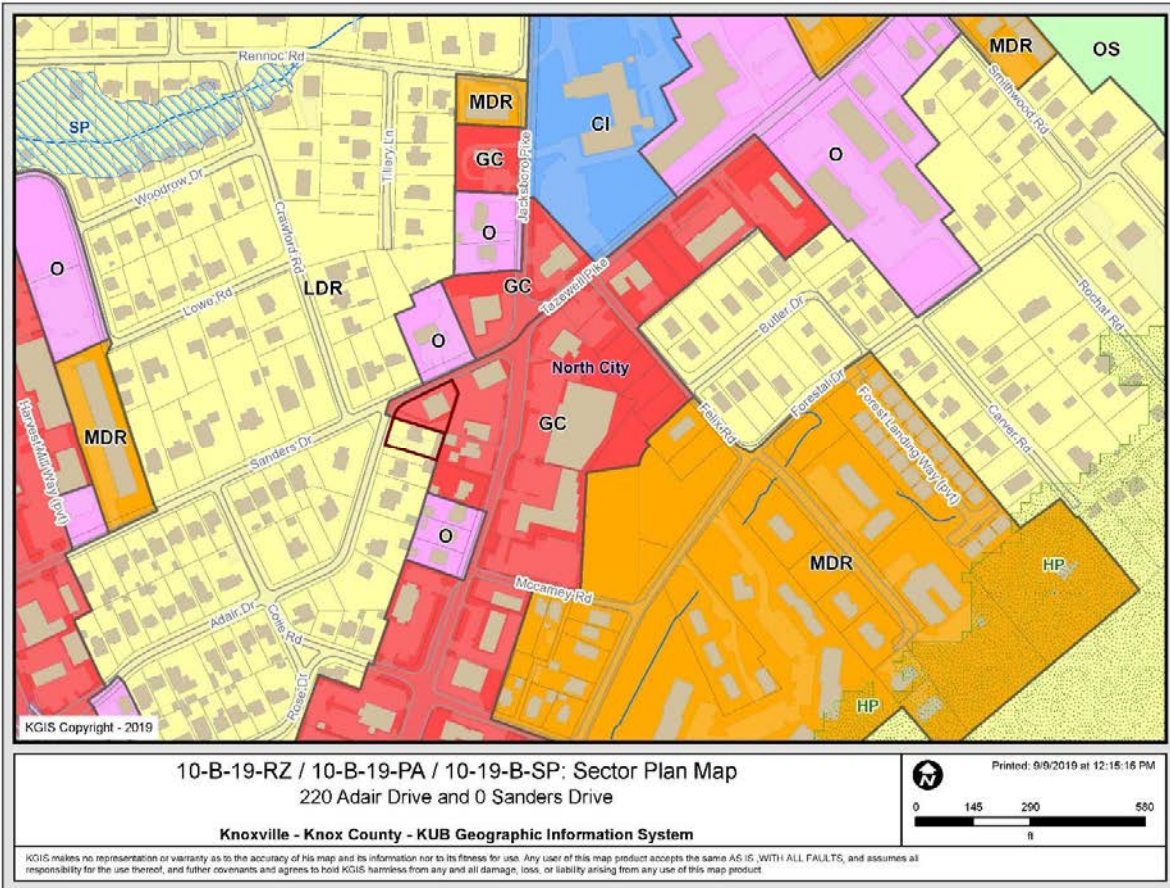
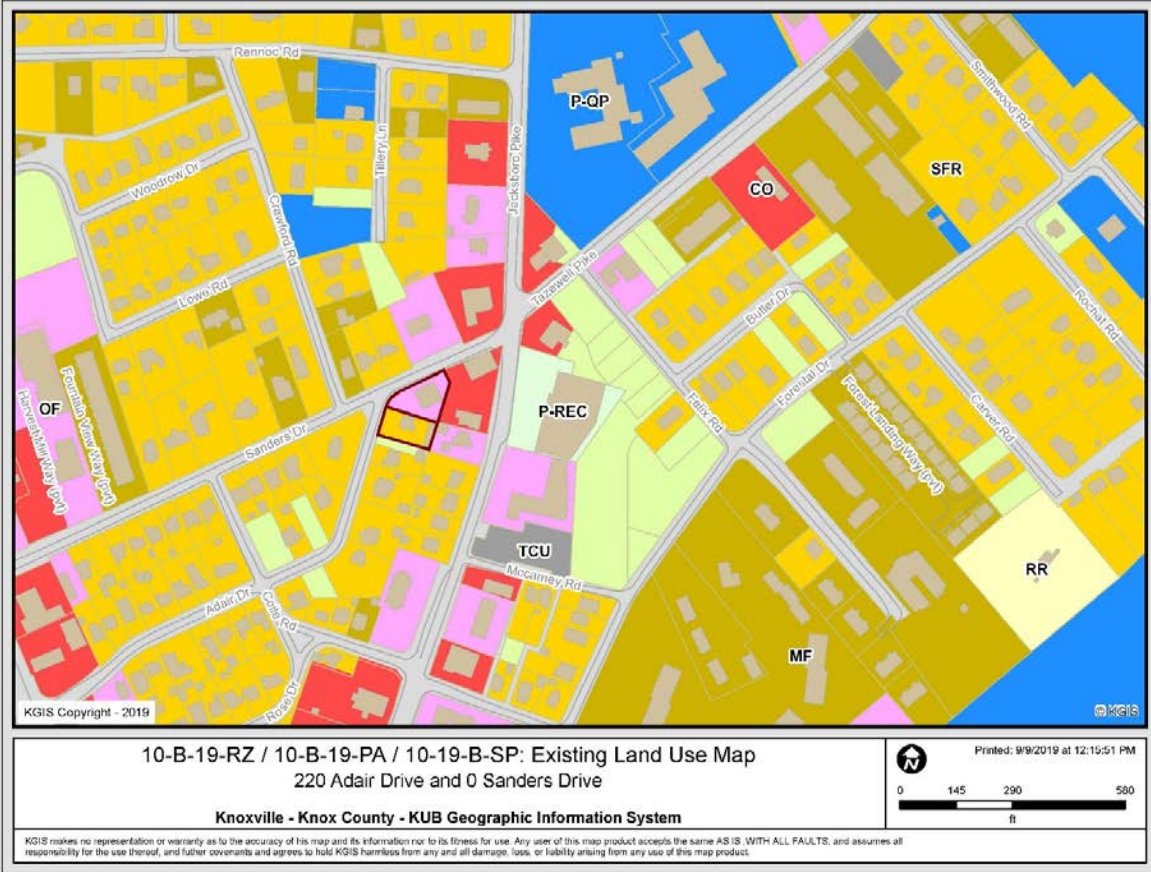
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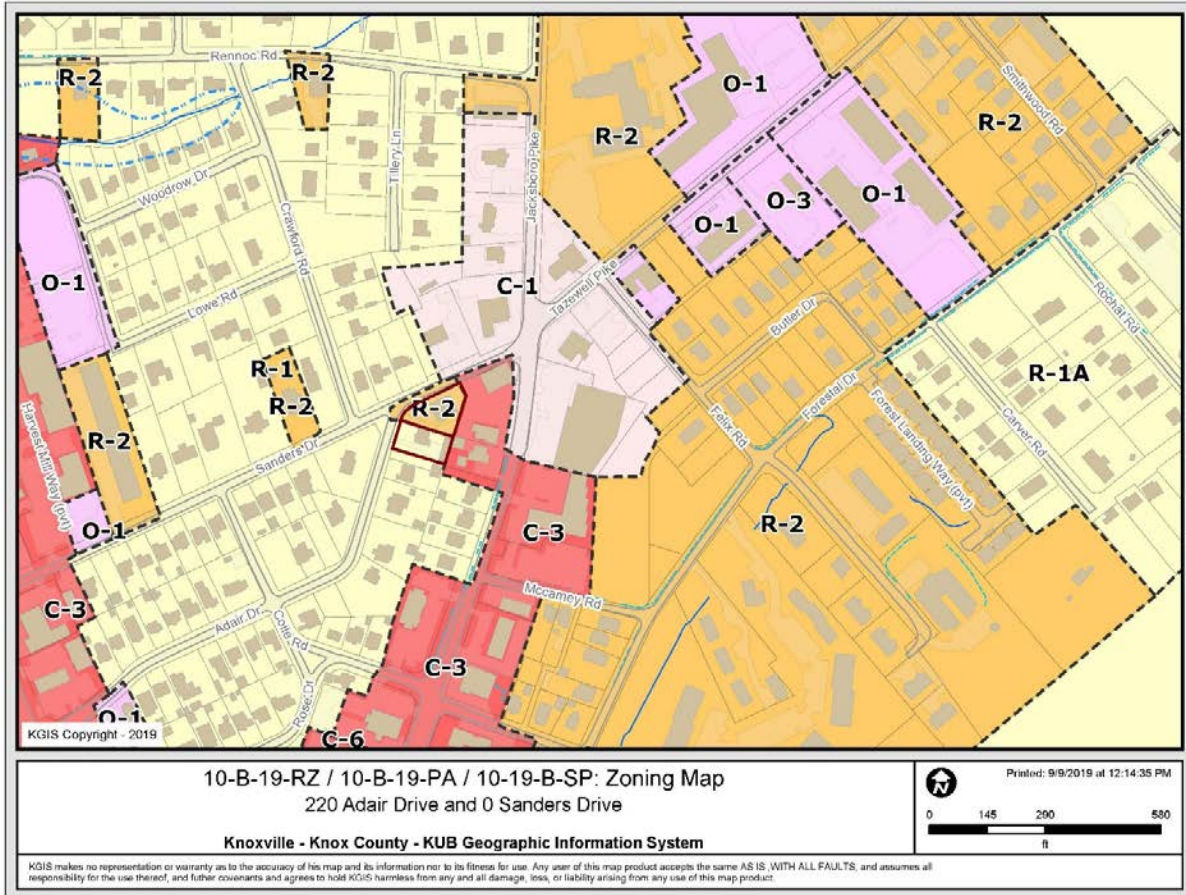
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10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images

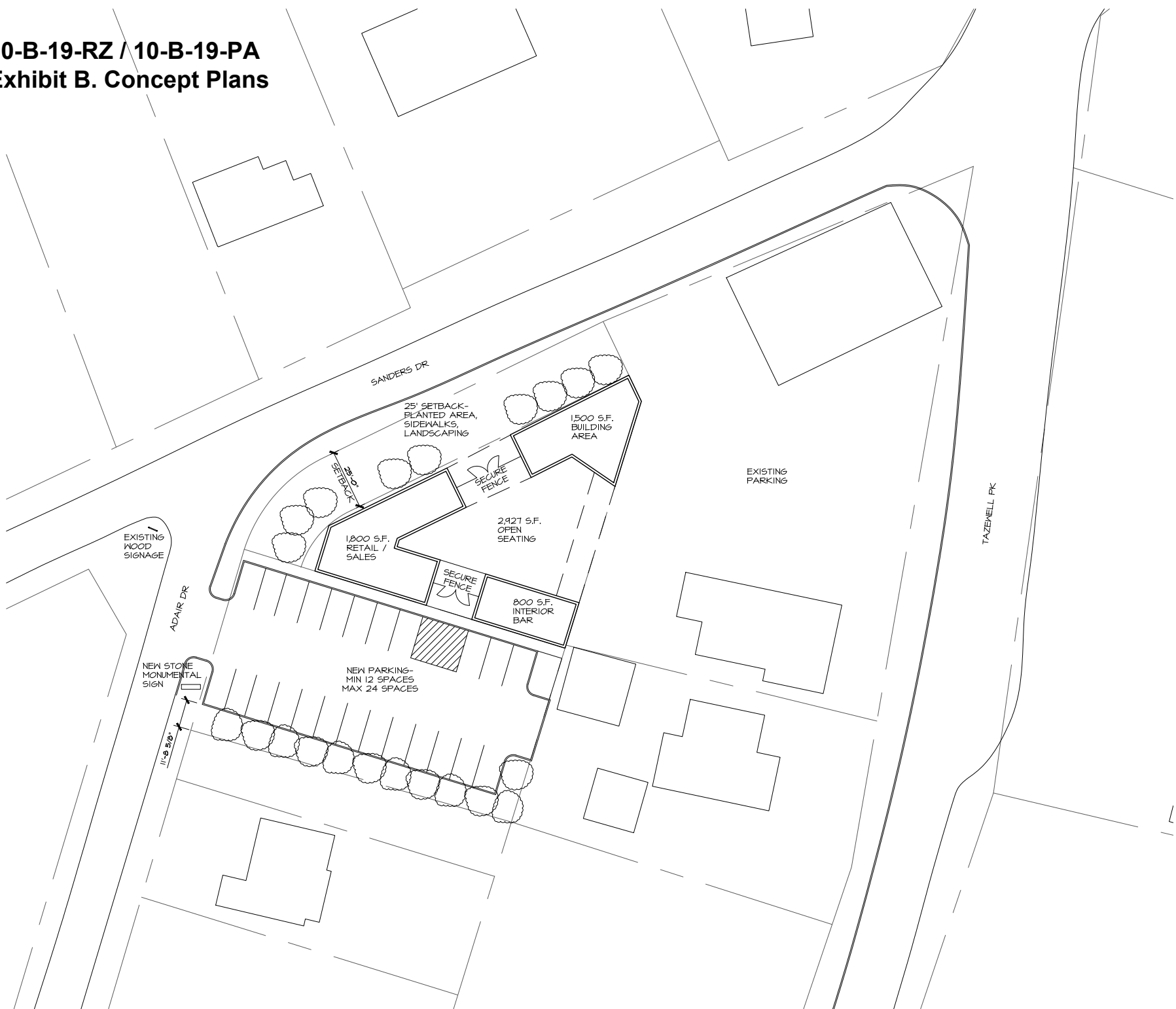


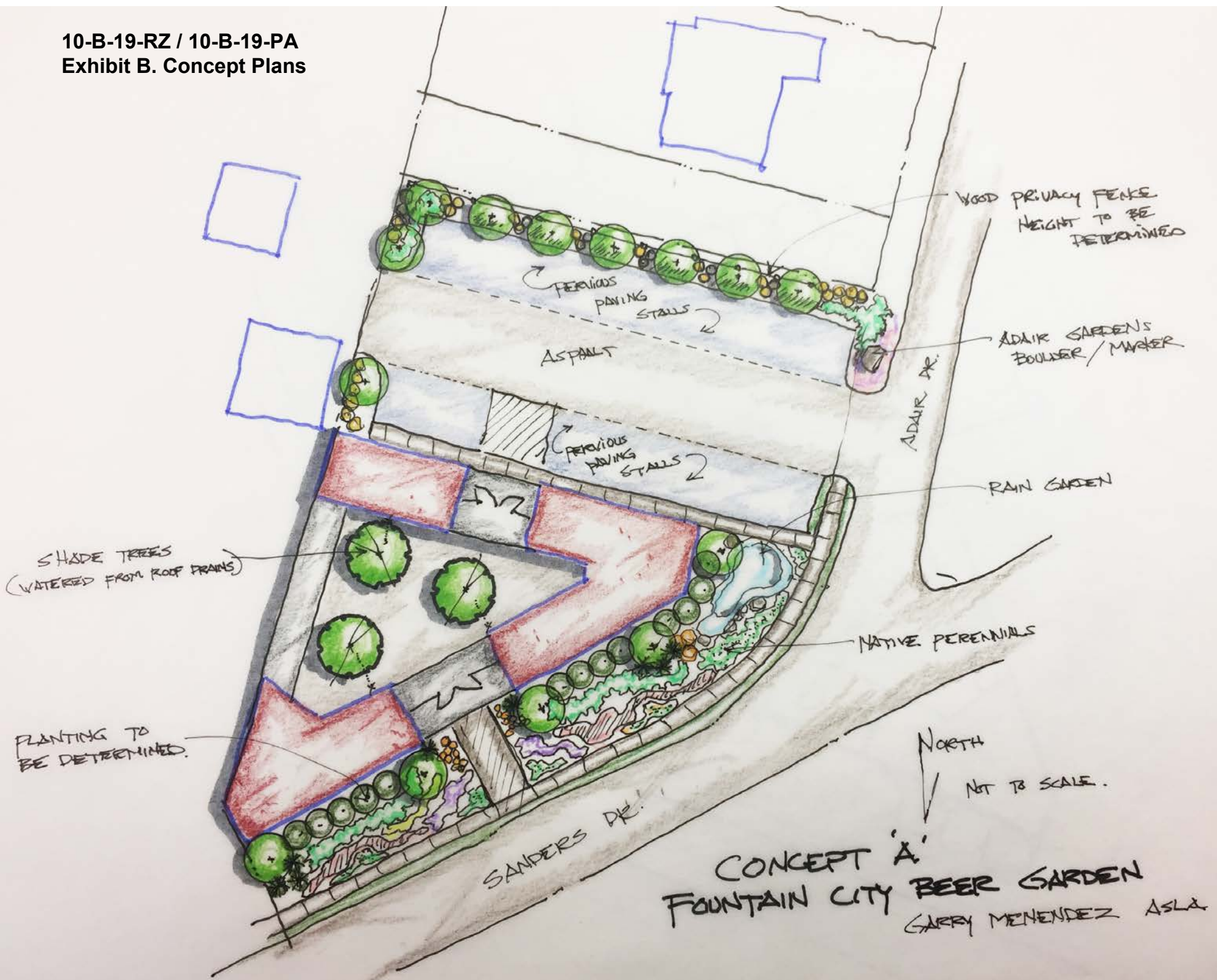
10-B-19-RZ / 10-B-19-PA

EXHIBIT A. Contextual Images



10-B-19-RZ / 10-B-19-PA
Exhibit B. Concept Plans





WOOD PRIVACY FENCE
HEIGHT TO BE
DETERMINED

ADAIR GARDEN'S
BOULDER / MARKER

ADAIR DR.

RAIN GARDEN

NATIVE PERENNIALS

NORTH

NOT TO SCALE.

CONCEPT 'A'
FOUNTAIN CITY BEER GARDEN
GARRY MENENDEZ ASLA

SANDERS DR.

PERVIOUS
PAVING
STALLS

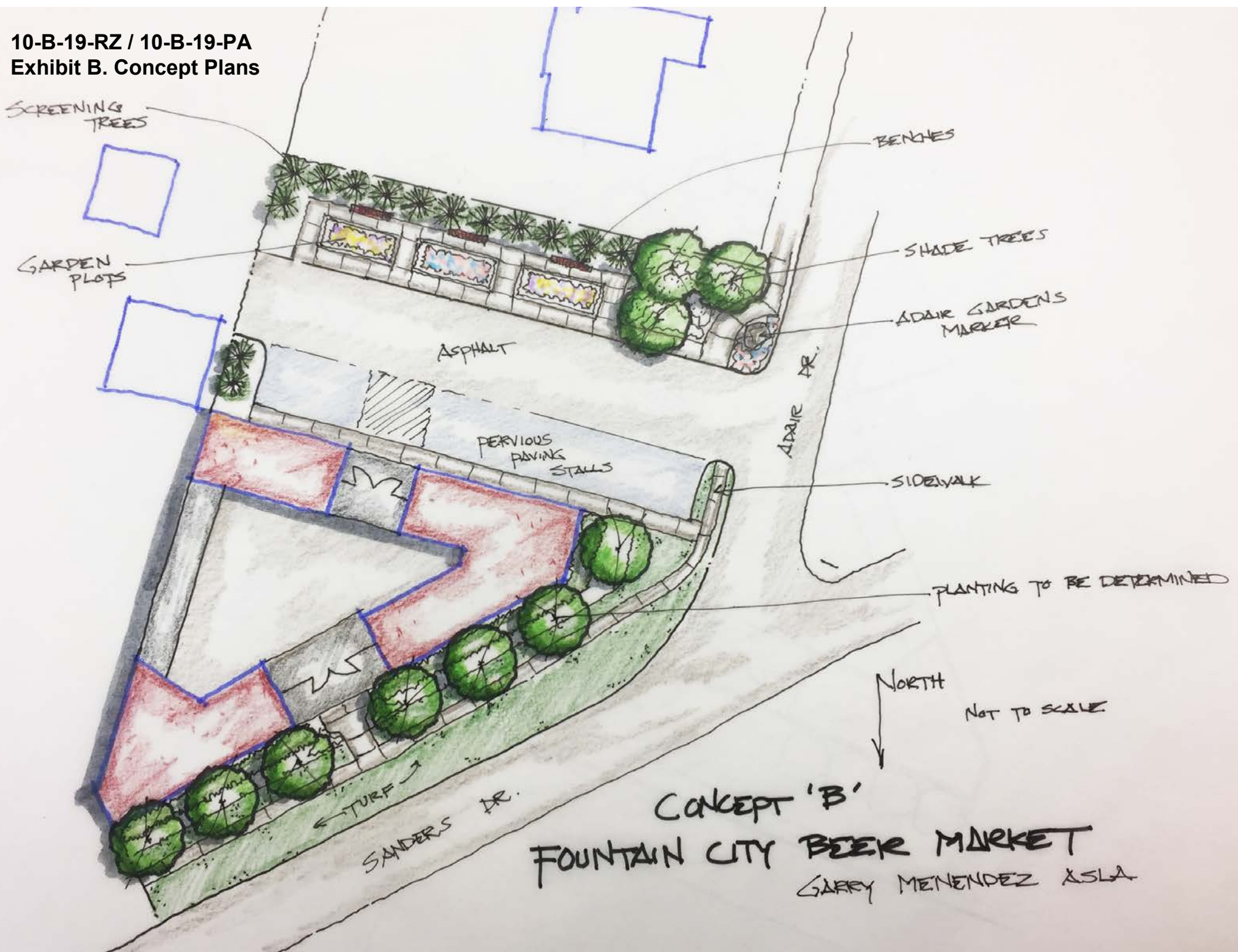
ASPHALT

PERVIOUS
PAVING
STALLS

SHADE TREES
(WATERED FROM ROOF DRAINS)

PLANTING TO
BE DETERMINED.

10-B-19-RZ / 10-B-19-PA
Exhibit B. Concept Plans





DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Knoxville-Knox County
- Plan Amendment
- Rezoning

Jennifer Reynolds- Baxter Properties

Applicant

07/24/2019

09/12/2019

10-B-19-SP

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brian Ewers

Dollar & Ewers Architecture

Name

Company

111 E. Jackson Ave Suite 101

Knoxville

TN

37915

Address

City

State

Zip

865 546 9374

bewers@dollar-ewers.com

Phone

Email

CURRENT PROPERTY INFO

Baxter Properties

3901 Sam Cooper Lane

(615) 653-0616

Owner Name (if different)

Owner Address

Owner Phone

(1) 0 Sanders Drive & (2) 220 Adair Drive

(1) 058MB021 & (2) 058MB022

Property Address

Parcel ID

Fountain City - Corner of Sanders Dr. & Adair Dr.

(1) 0.3 & (2) 0.25

General Location

Tract Size

City Council District 4- Lauren Rider

(1) R-2 (2) R-1

Jurisdiction (specify district above) City County

Zoning District

North City

(1) GC (2) LDR

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Unused Land

DESER

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



July 24, 2019

Knoxville – Knox County Planning
City County Building Suite 403
400 Main Street
Knoxville TN 37902

Re: Supplemental Information regarding Rezoning of '0 Sanders Drive & 220 Adair Drive'

To Whom It May Concern-

We are requesting a Rezoning for the contiguous properties located at 0 Sanders Drive (R-2) and 220 Adair Drive (R-1) Knoxville TN 37918 from their current zoning to proposed C-3.

These properties are owned by the same commercial entity, Baxter Properties. The intention is to build a new commercial property on these lots that maintain a similar density and character to the small commercial district at the corner of Sanders Drive, Tazewell Pike & Jacksboro Pike.

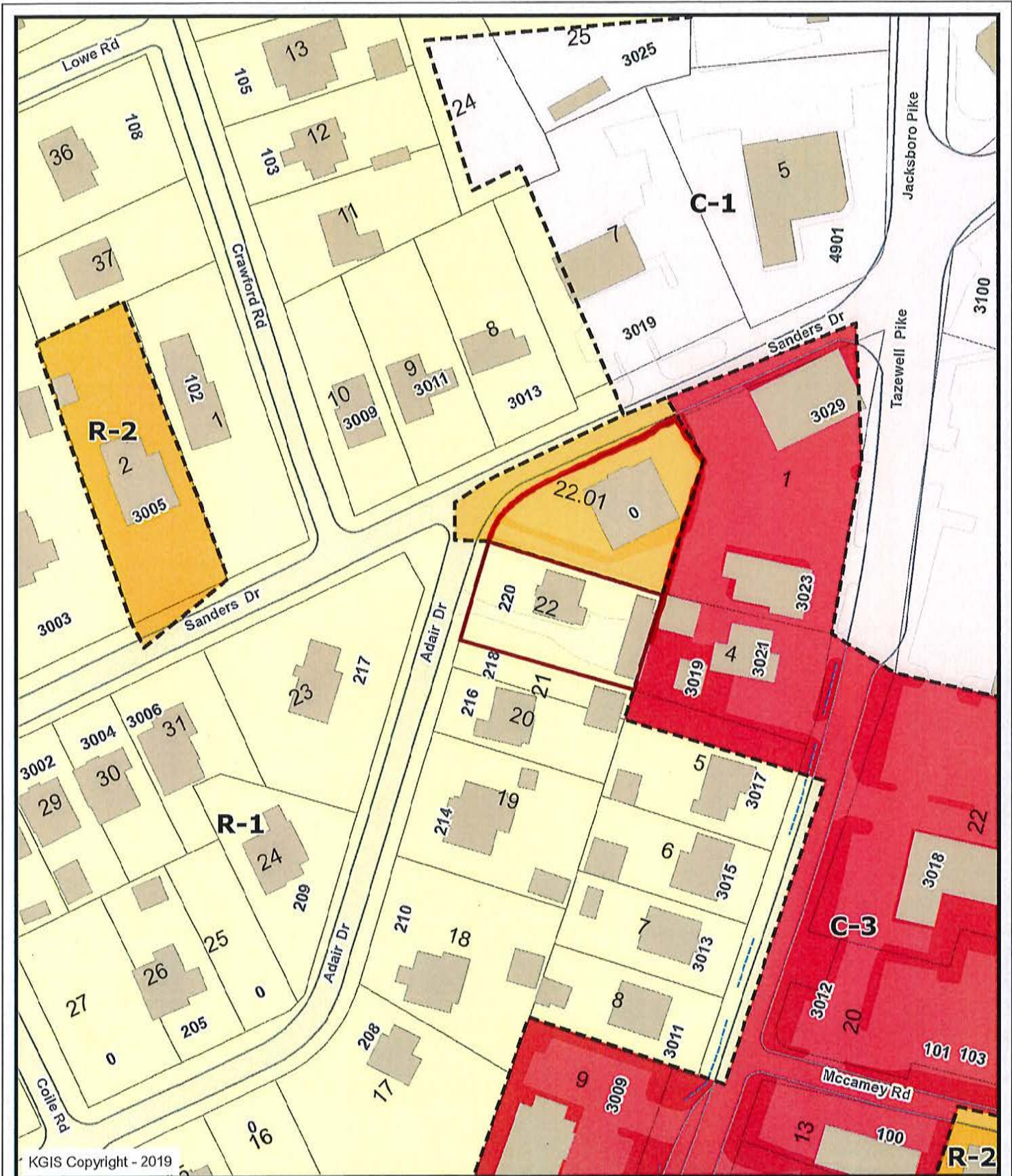
Please let us know if there are any questions or issues. Thank you.

Sincerely,

Dollar & Ewers Architecture, Inc.

A handwritten signature in black ink, appearing to read 'Brian Ewers'.

Brian K. Ewers, AIA, LEED AP
President

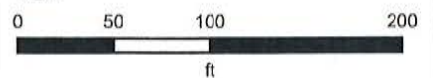


Letter Portrait

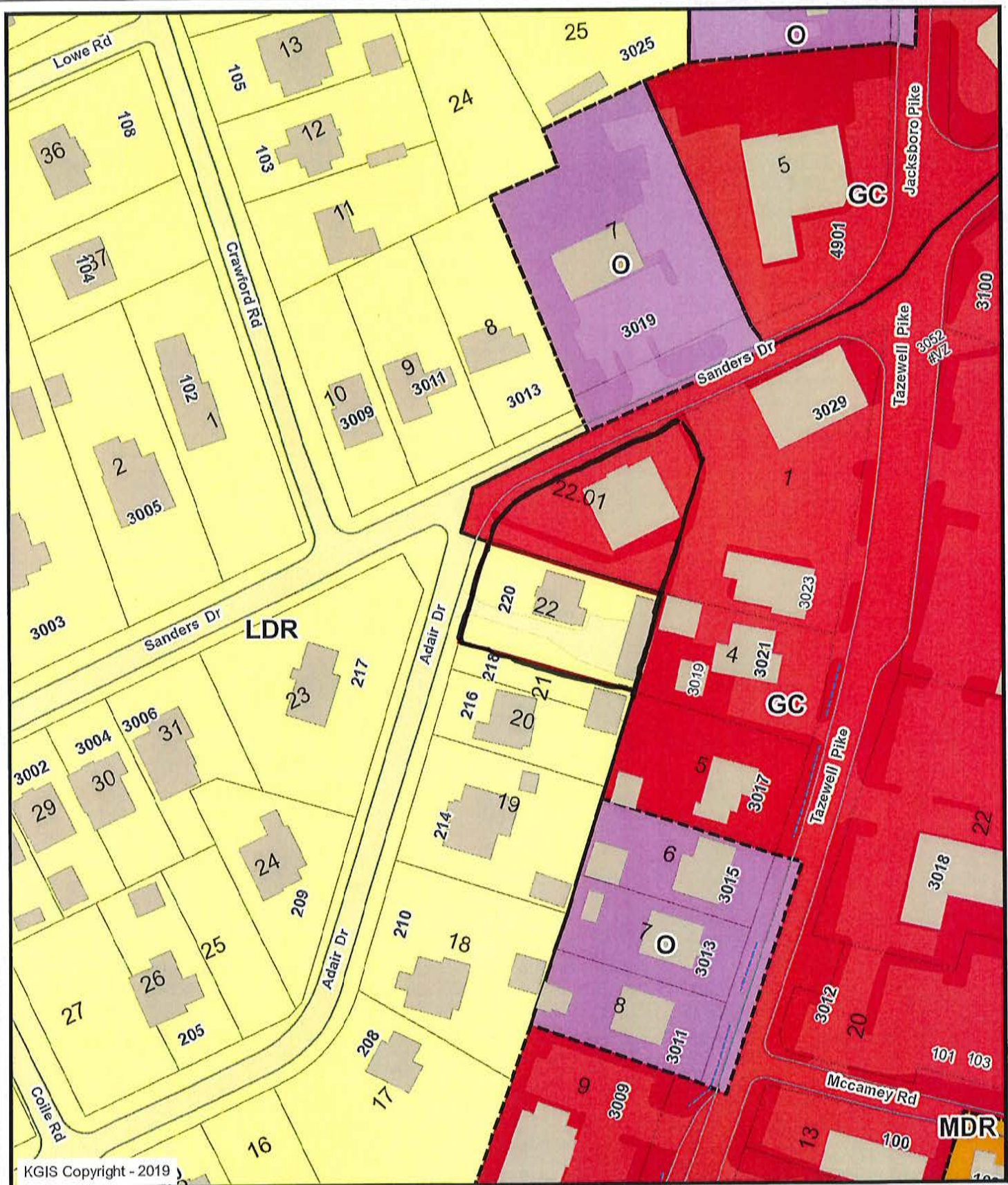
Knoxville - Knox County - KUB Geographic Information System



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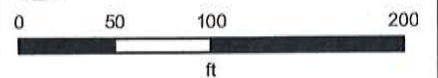
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Letter Portrait

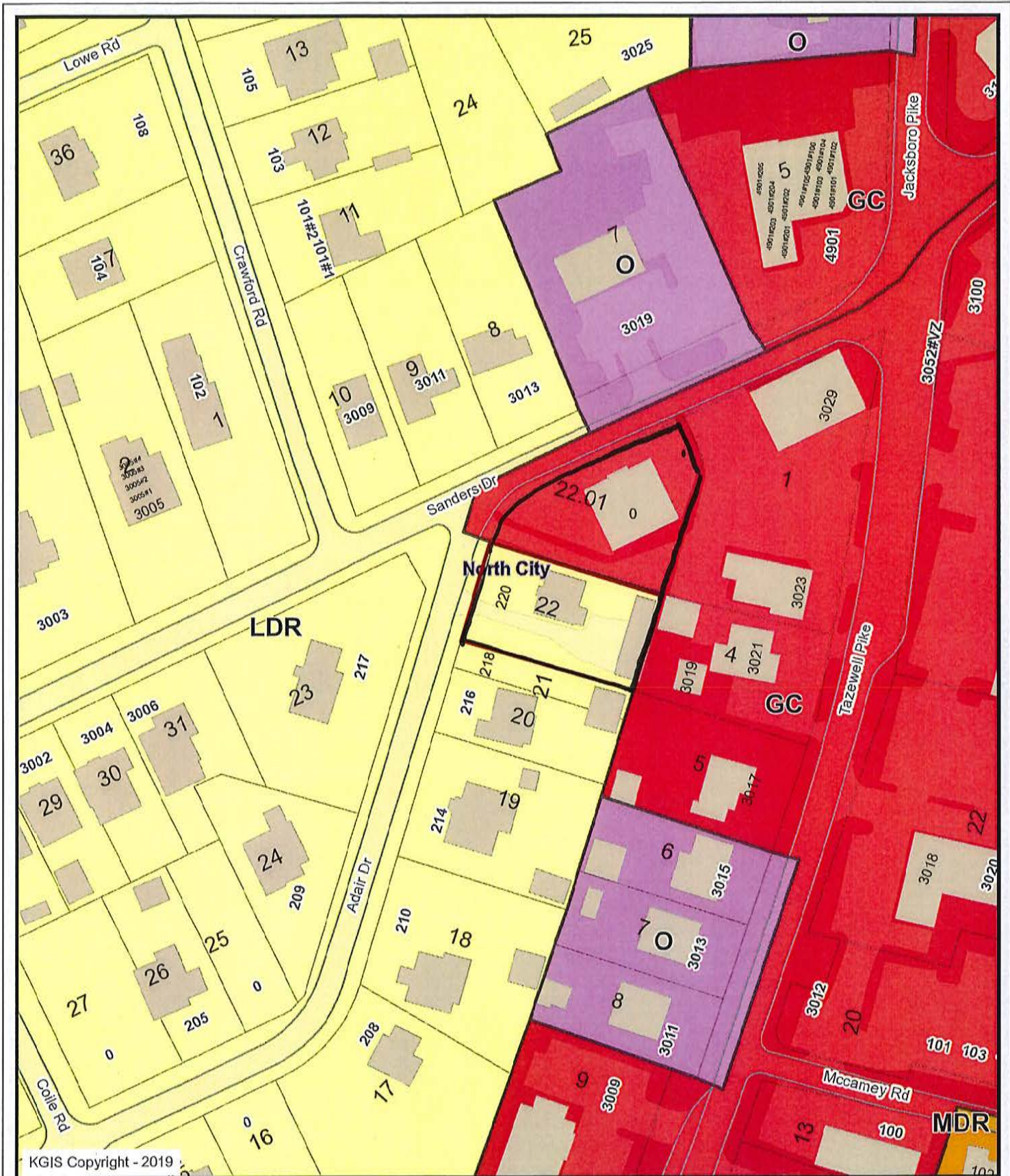
Knoxville - Knox County - KUB Geographic Information System



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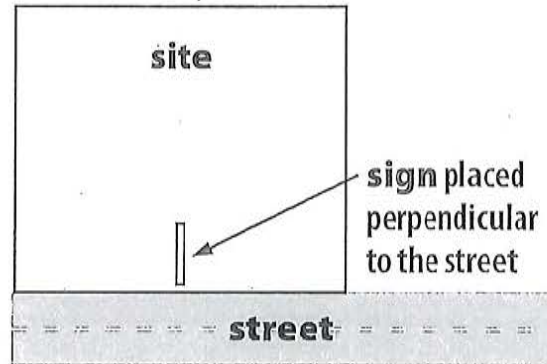
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(Wed) Sept 25 _____ and (Fri) Oct 11 _____
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Chris Woodcock

Printed Name: Chris Woodcock - designer, Dollar + Ewers Arch.

Phone: (865) 299-0031 Email: CWOODCOCK@DOLLAR-EWERS.COM

Date: 7-25-19

MPC File Number: 10-B-19-RZ, 10-B-19-PA, 10-B-19-SP



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Jennifer Reynolds- Baxter Properties

Applicant

07/24/2019

09/12/2019

10-B-19-RZ / 10-B-19-PA

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brian Ewers

Dollar & Ewers Architecture

Name

111 E. Jackson Ave Suite 101

Company

Knoxville

TN

37915

Address

865 546 9374

City

bewers@dollar-ewers.com

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Baxter Properties

3901 Sam Cooper Lane

(615) 653-0616

Owner Name (if different)

(1) 0 Sanders Drive & (2) 220 Adair Drive

Owner Address

(1) 058MB021 & (2) 058MB022

Owner Phone

Property Address

Fountain City - Corner of Sanders Dr. & Adair Dr.

Parcel ID

(1) 0.3 & (2) 0.25

General Location

City Council District 4- Lauren Rider

Tract Size

(1) R-2 (2) R-1

Jurisdiction (specify district above)

- City
- County

North City

(1) GC (2)LDR

Zoning District

Planning Sector

Unused Land

OESFR

Sector Plan Land Use Classification

N

KUB

Growth Policy Plan Designation

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

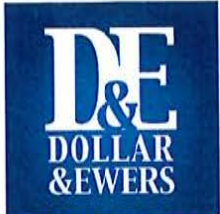
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>C-3</u> Proposed Zoning _____		
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>GC</u> Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests <u>10-3-96-RZ</u> <u>10-6-96-PA</u>
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	<u>1000.00</u>	
		FEE 2:	
		<u>6000.00</u>	
		FEE 3:	<u>16000.00</u>

AUTHORIZATION

Sherry Michienzi Sherry Michienzi 7/25/19
 Staff Signature Please Print Date

Jennifer Reynolds Jennifer Reynolds 7/24/19
 Applicant Signature Please Print Date



ARCHITECTURE, INC.



July 24, 2019

Knoxville – Knox County Planning

City County Building Suite 403
400 Main Street
Knoxville TN 37902

Re: Supplemental Information regarding Rezoning of '0 Sanders Drive & 220 Adair Drive'

To Whom It May Concern-

We are requesting a Rezoning for the contiguous properties located at 0 Sanders Drive (R-2) and 220 Adair Drive (R-1) Knoxville TN 37918 from their current zoning to proposed C-3.

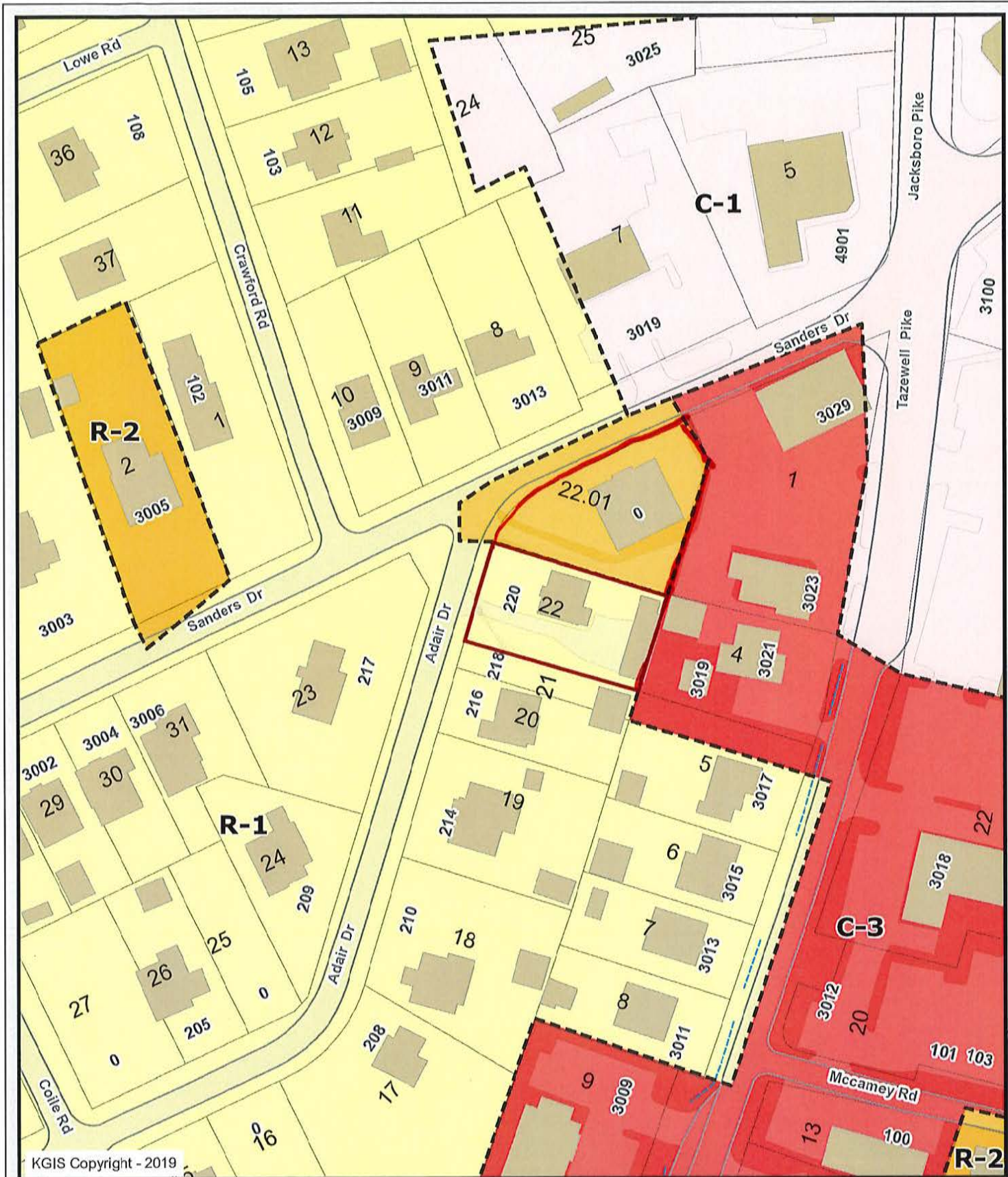
These properties are owned by the same commercial entity, Baxter Properties. The intention is to build a new commercial property on these lots that maintain a similar density and character to the small commercial district at the corner of Sanders Drive, Tazewell Pike & Jacksboro Pike.

Please let us know if there are any questions or issues. Thank you.

Sincerely,

Dollar & Ewers Architecture, Inc.

Brian K. Ewers, AIA, LEED AP
President



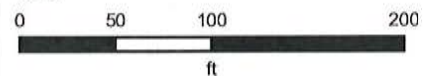
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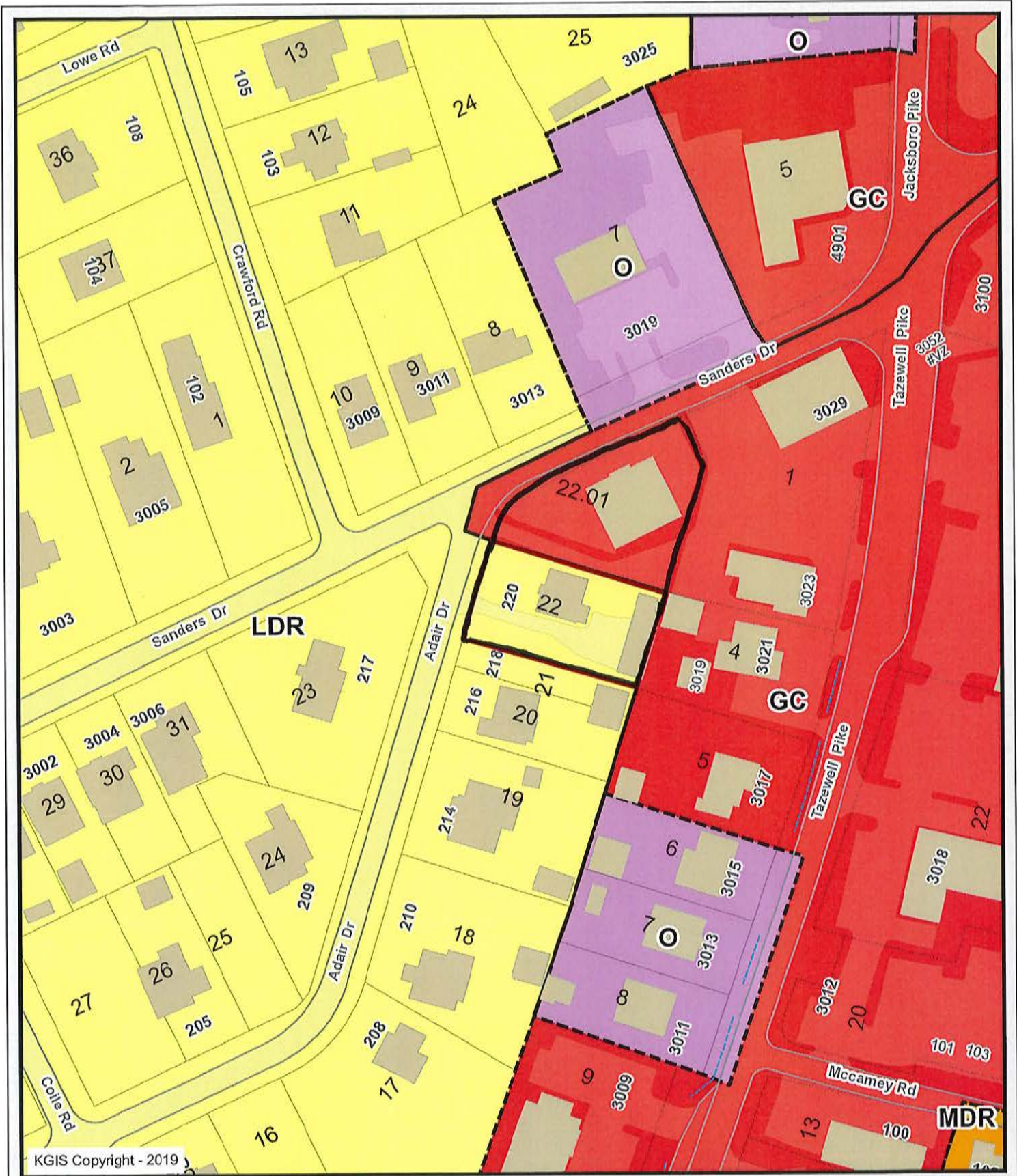
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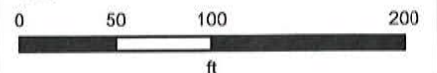
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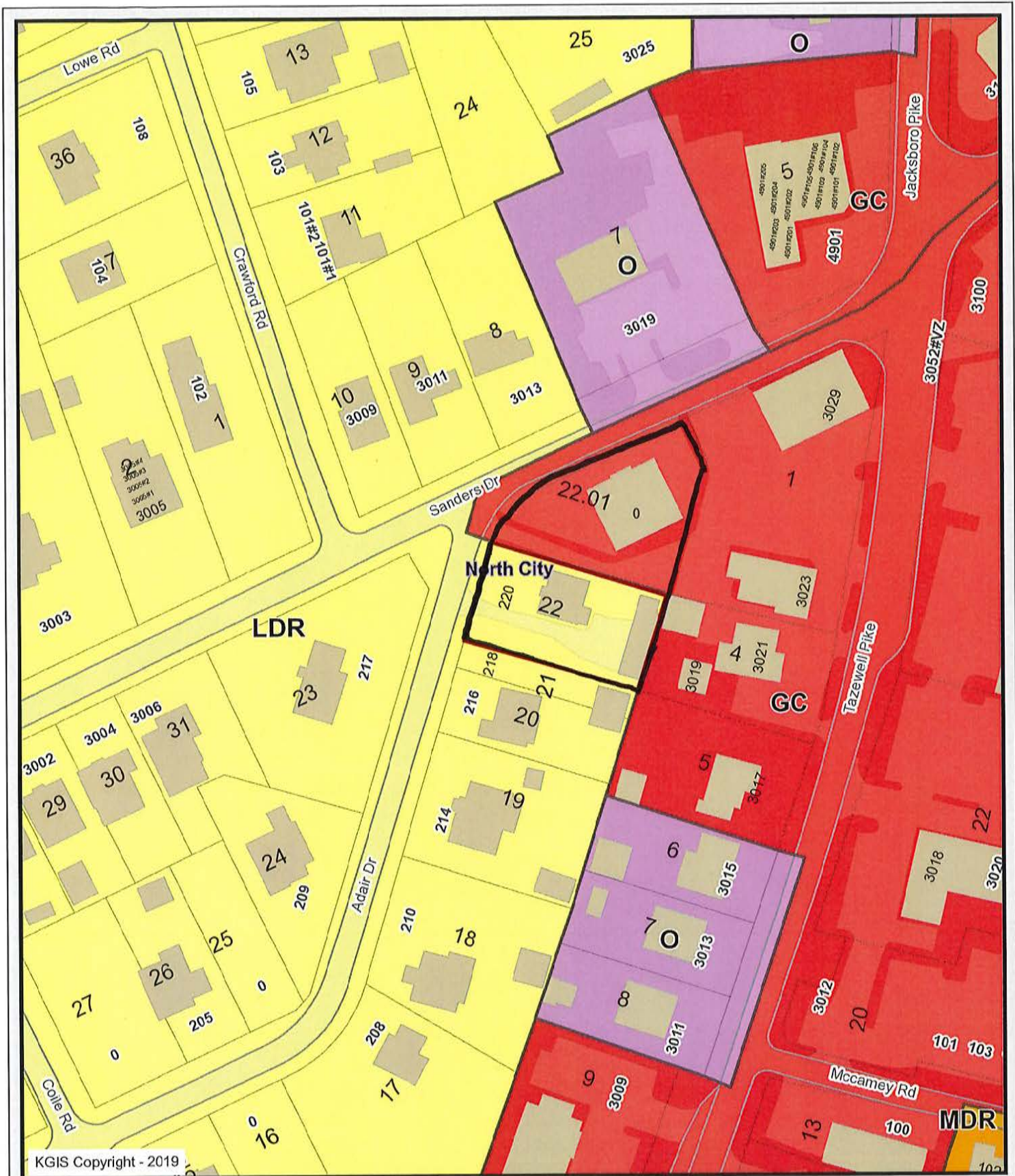
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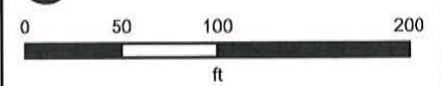


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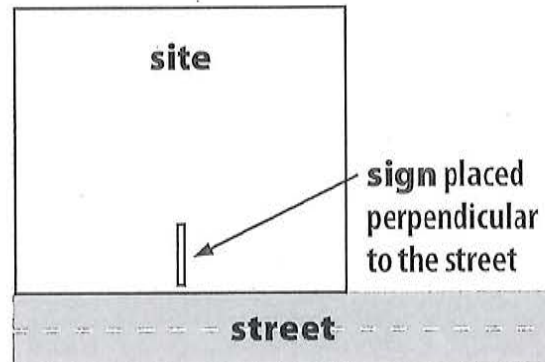
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