



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-B-19-SP

AGENDA ITEM #: 19

AGENDA DATE: 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**

▶ **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:** **Beer garden; 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 this item for 30 days per the applicant's request.**

Staff recommends postponement of this item for 30 days per the applicant's request. The applicant sent an email requesting postponement on 10/7/2019.

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 #:** 19
 10-B-19-PA **AGENDA DATE:** 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 at the applicant's request**

Staff recommends postponement of this item for 30 days per the applicant's request. The applicant sent an email requesting postponement on 10/7/2019.

▶ **Postpone at the applicant's request**

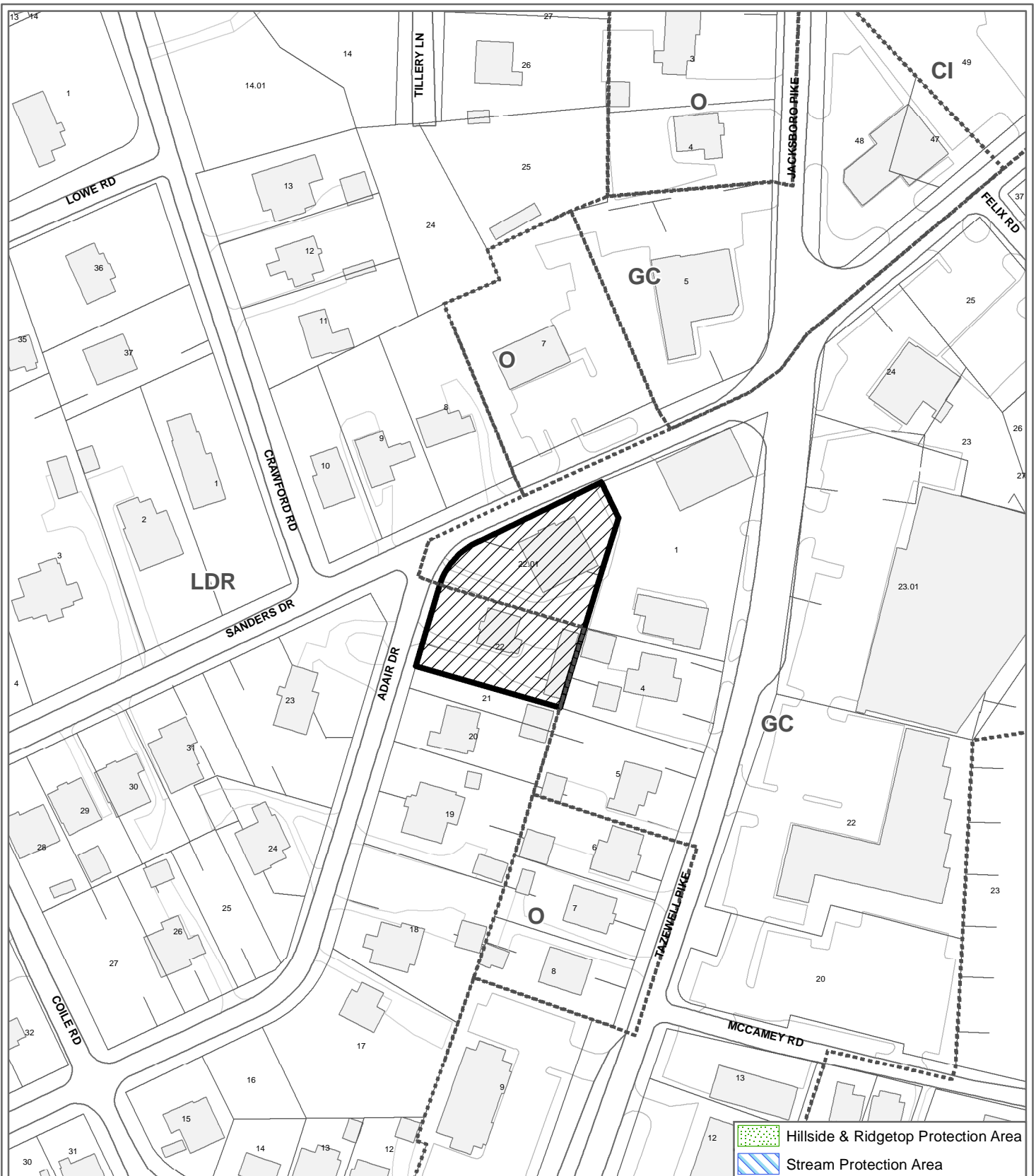
Staff recommends postponement of this item for 30 days per the applicant's request. The applicant sent an email requesting postponement on 10/7/2019.

COMMENTS:

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.



**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

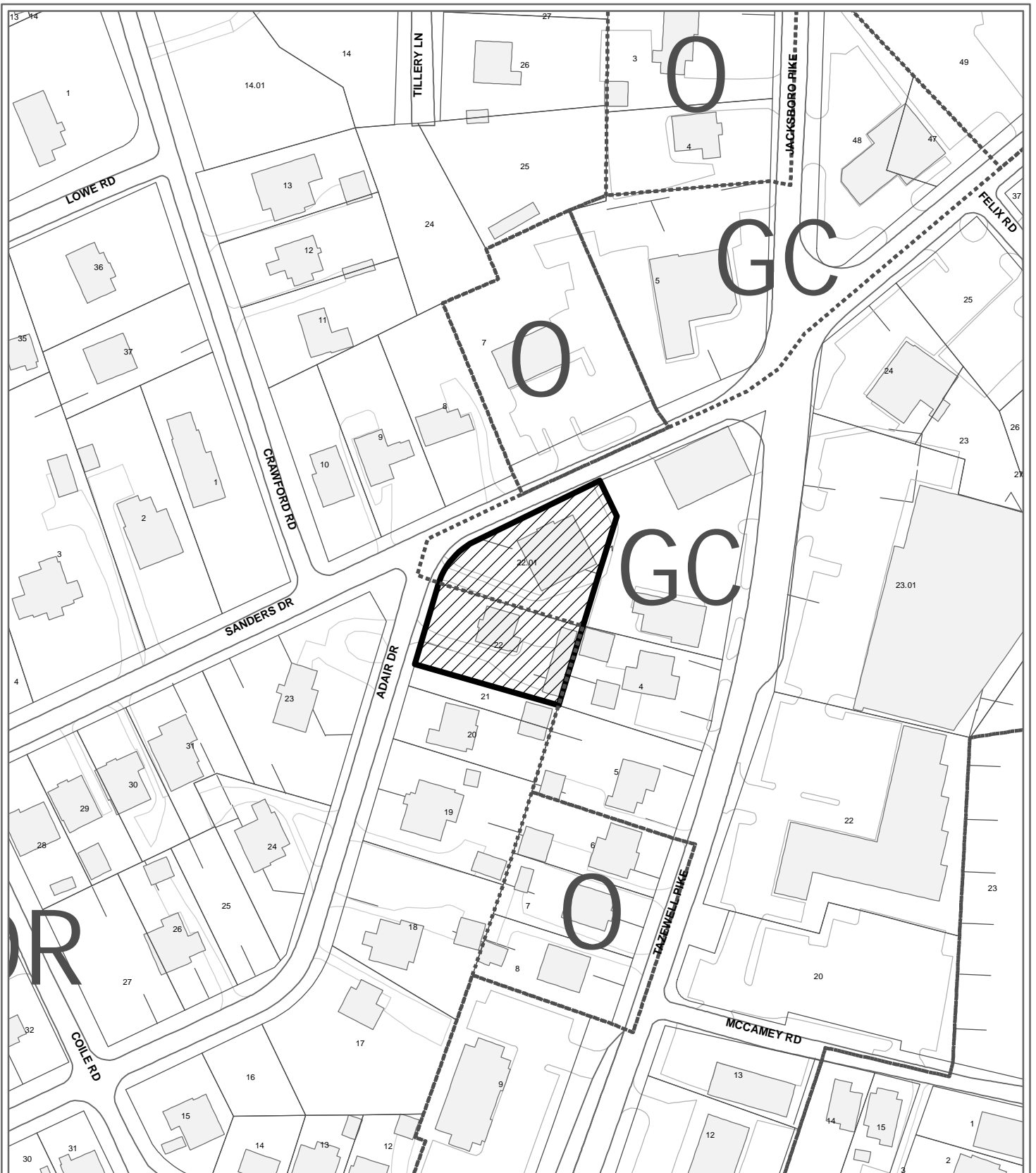
Jurisdiction: City



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)

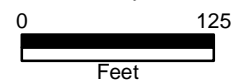
To: GC (General Commercial)

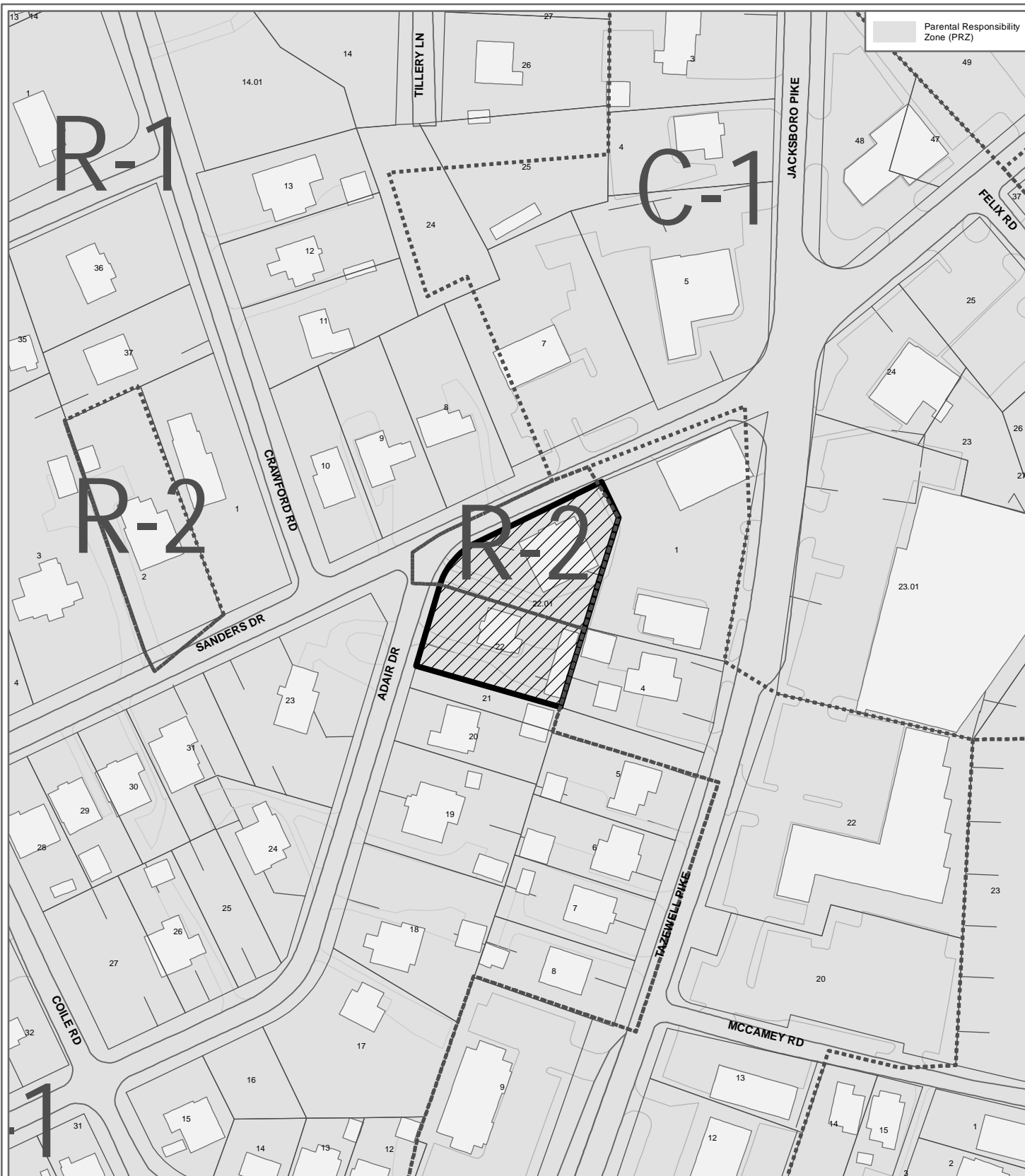


Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City

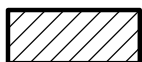




**10-B-19-RZ
REZONING**

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

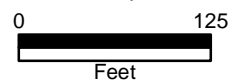
To: C-3 (General Commercial)



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



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

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 postponement 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

--

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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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

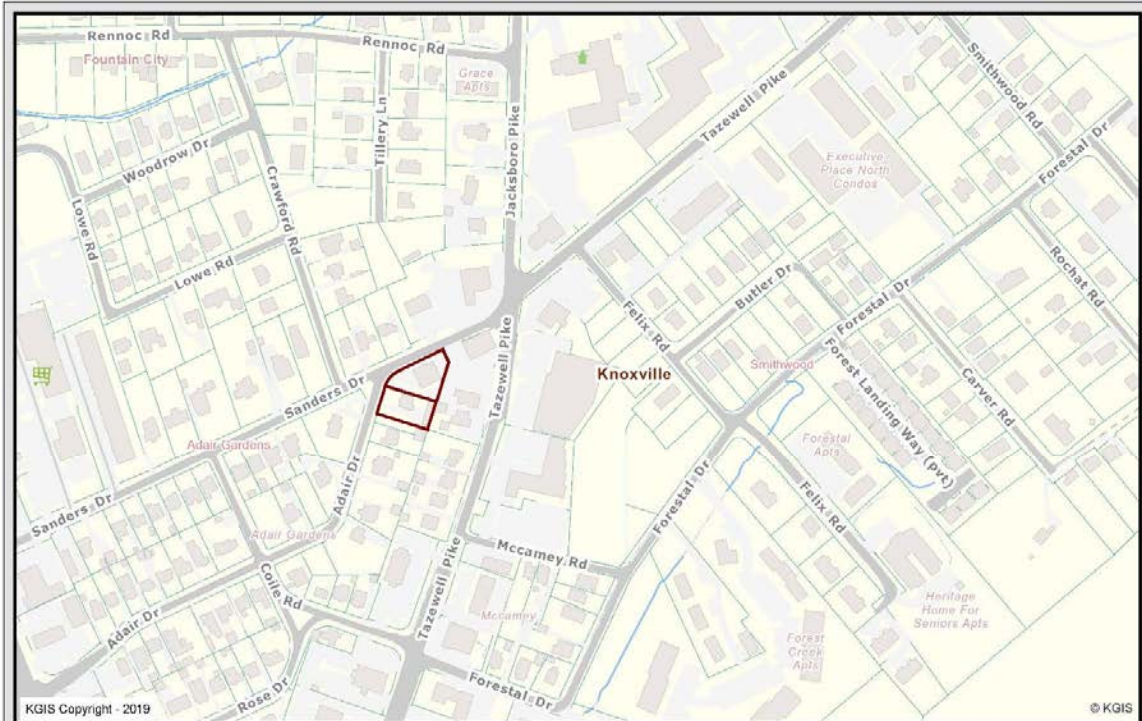


Views looking towards corner from Adair Drive



220 Adair Drive

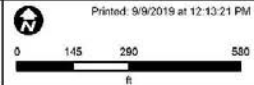
10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



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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

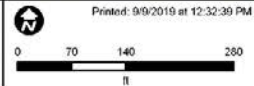
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10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Aerial Map
 220 Adair Drive and 0 Sanders Drive

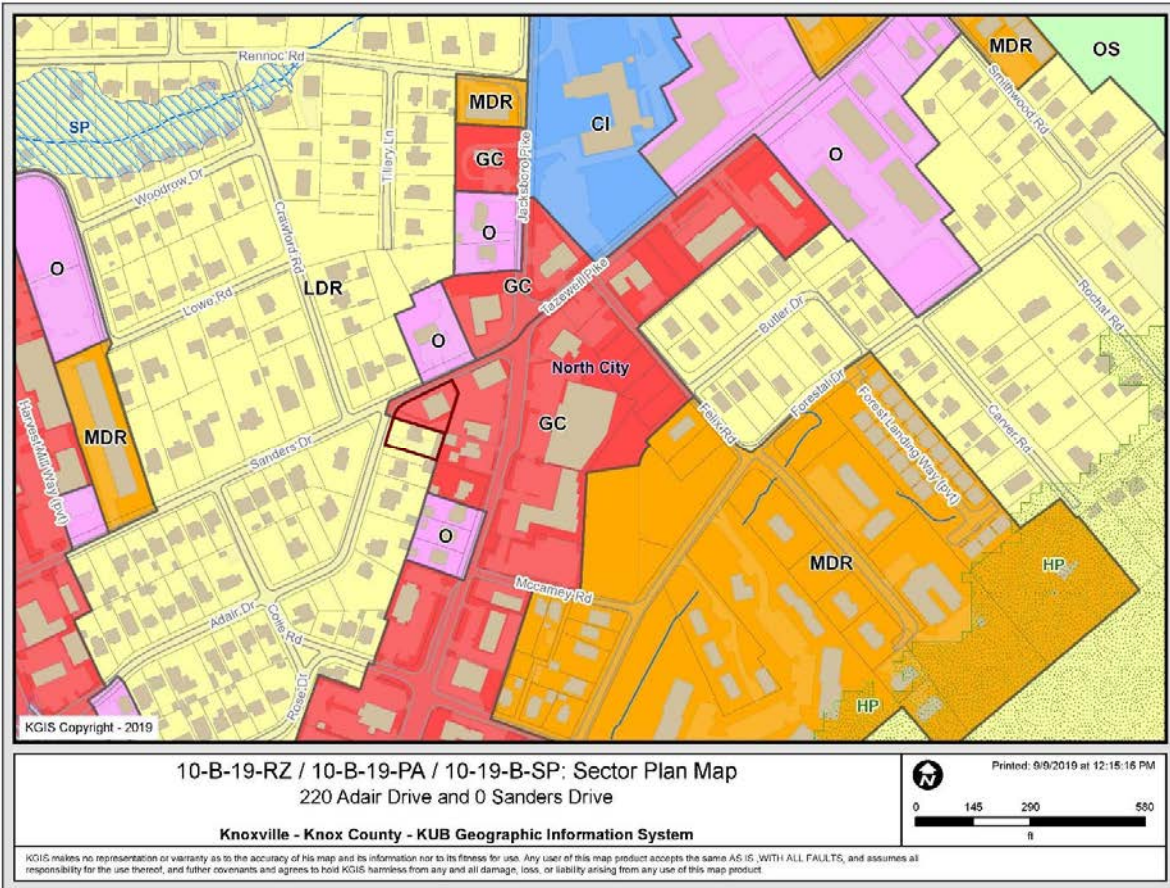
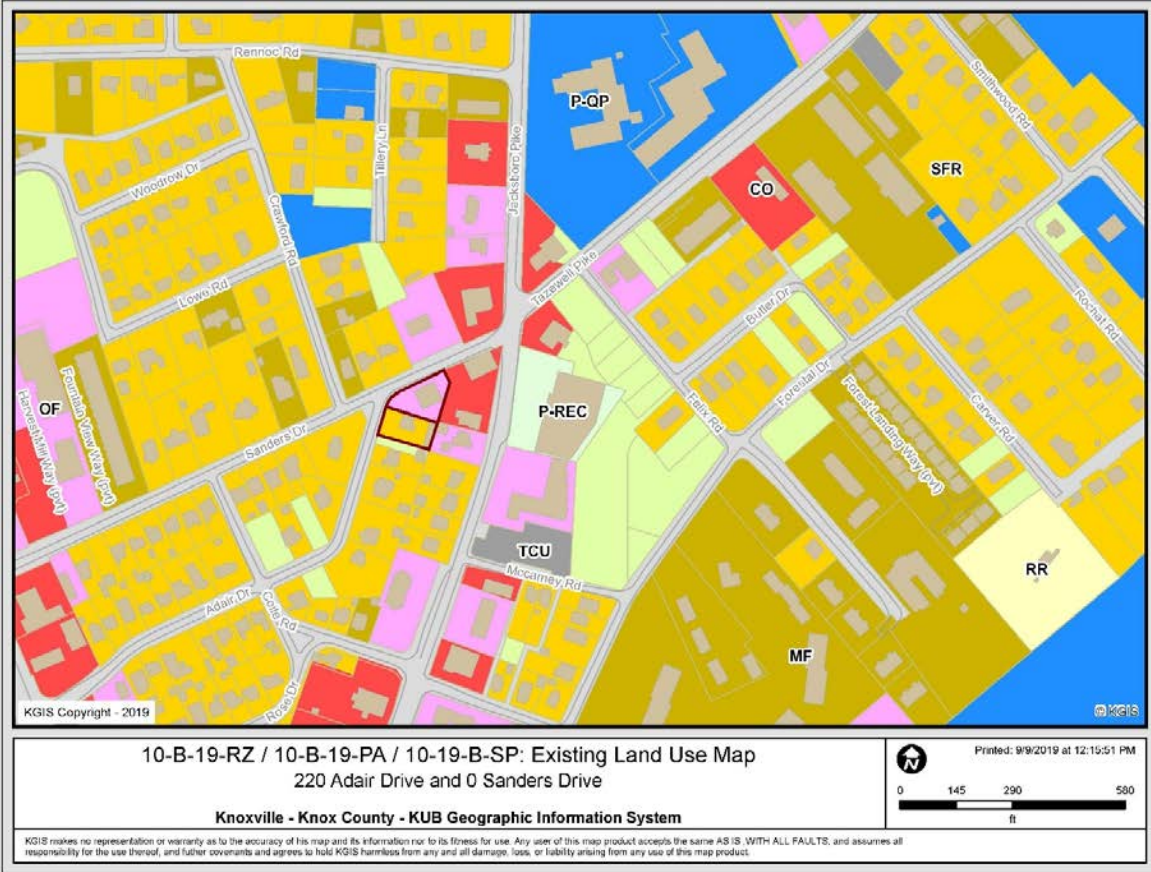


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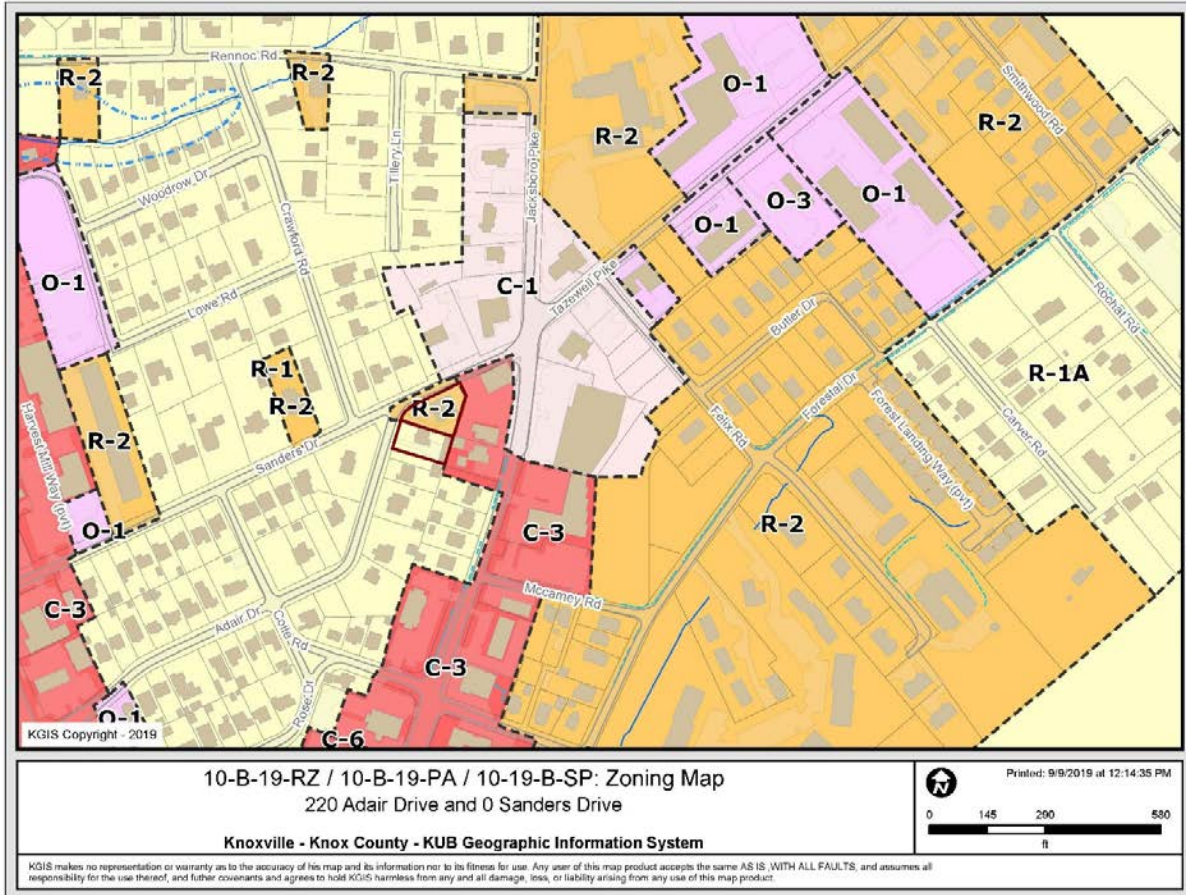
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10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images

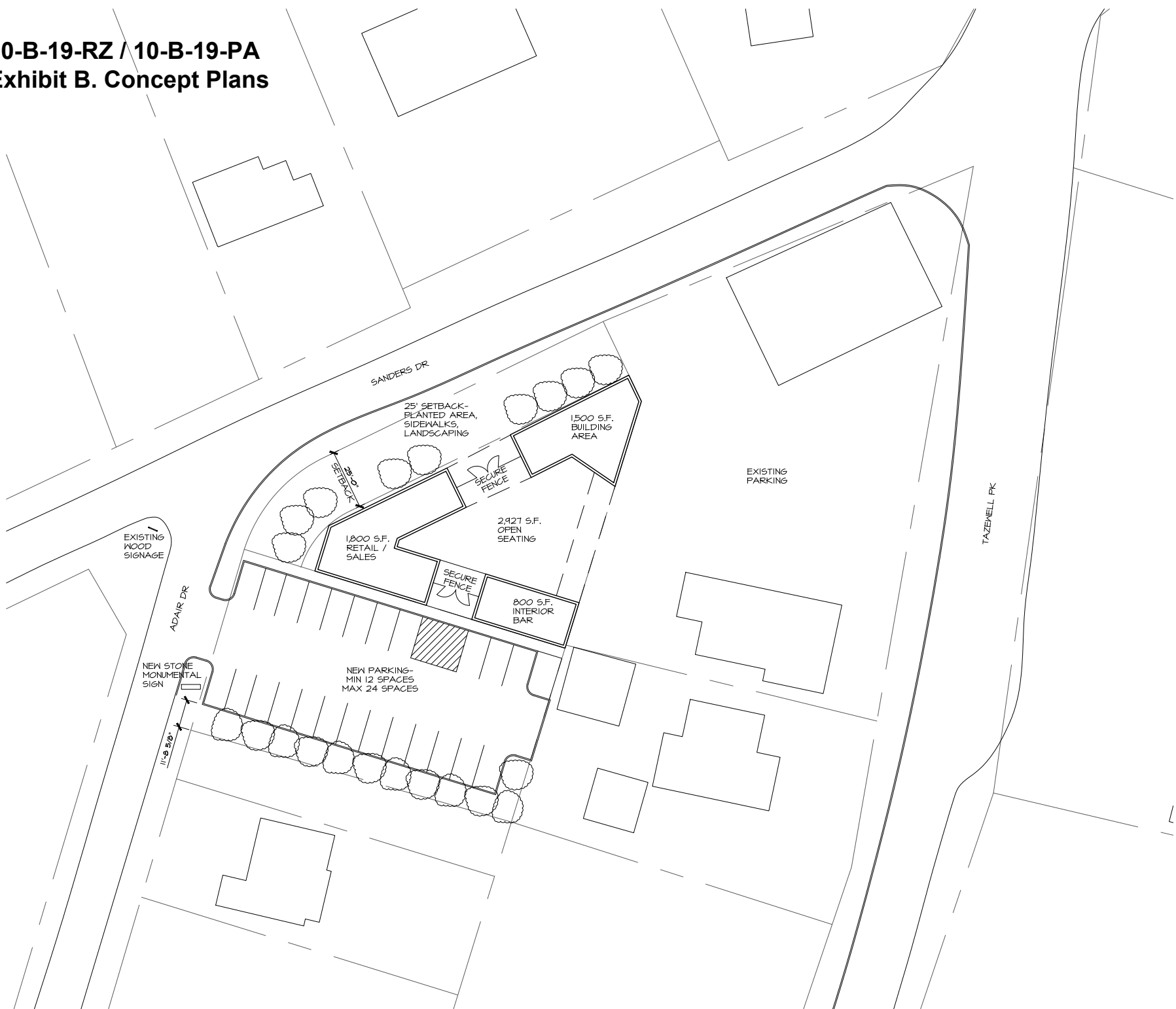


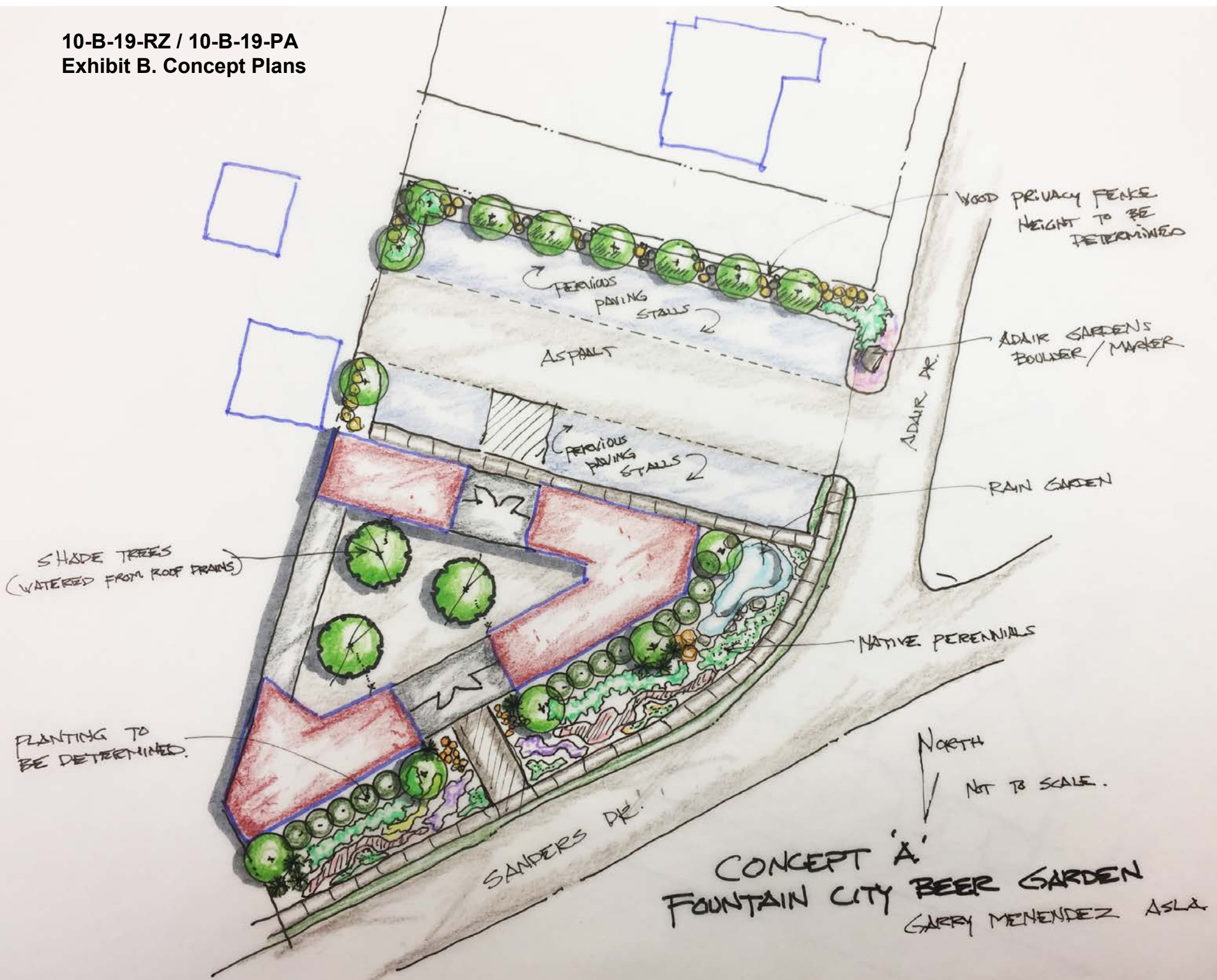
10-B-19-RZ / 10-B-19-PA

EXHIBIT A. Contextual Images



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





WOOD PRIVACY FENCE
HEIGHT TO BE
DETERMINED

WOOD GARDEN'S
BOULDER/MARKER

ADAIR DR.

RAIN GARDEN

PERVIOUS
PAVING
STALLS

ASPHALT

PERVIOUS
PAVING
STALLS

NATIVE PERENNIALS

NORTH

NOT TO SCALE.

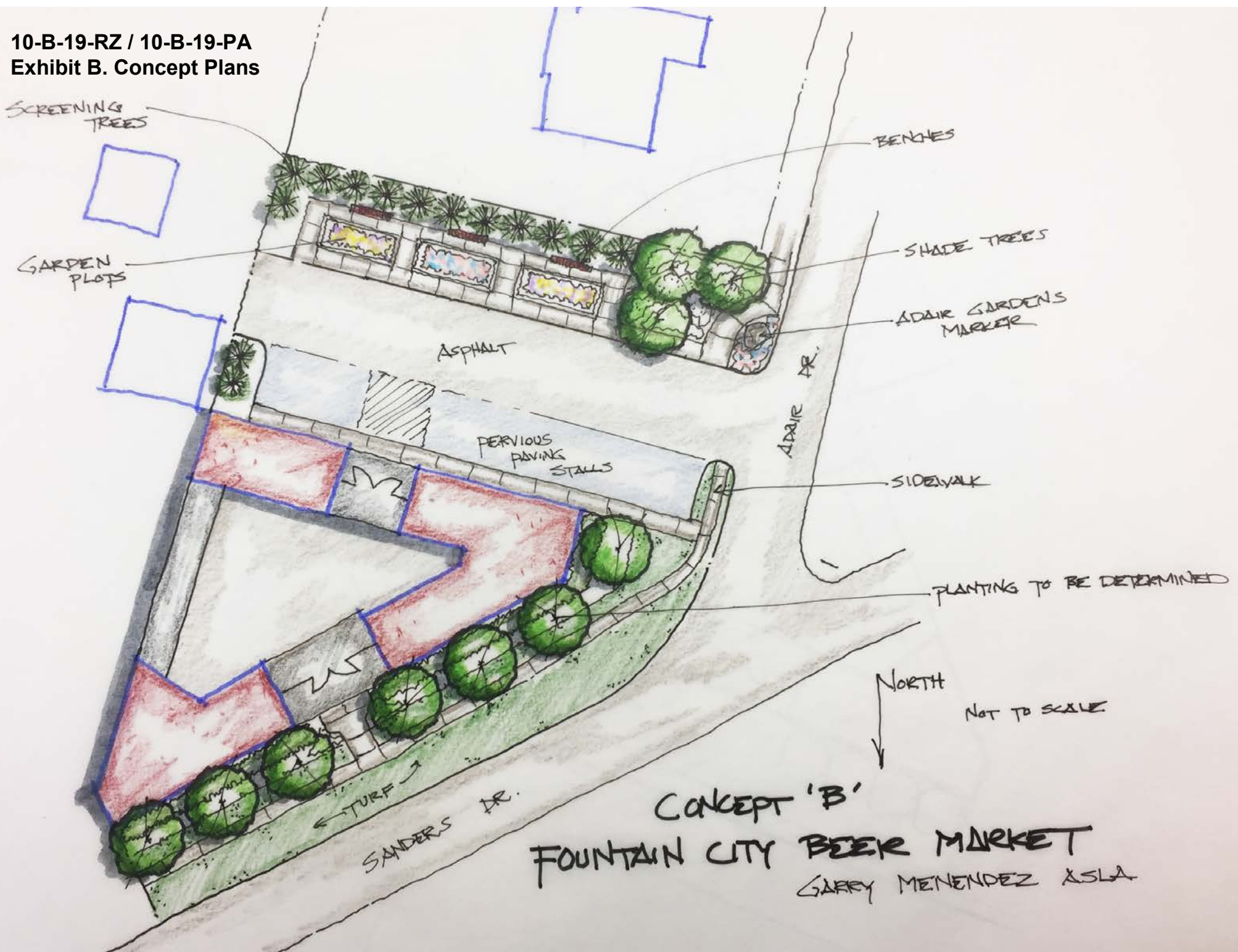
CONCEPT 'A'
FOUNTAIN CITY BEER GARDEN
GARRY MENENDEZ ASLA

SANDERS DR.

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

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) _____	<input type="checkbox"/> Proposed Density (units/acre) _____	<input type="checkbox"/> 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 <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	FEE 1: <div style="text-align: center;"></div>	TOTAL: <div style="text-align: center;"></div>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

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

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



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.

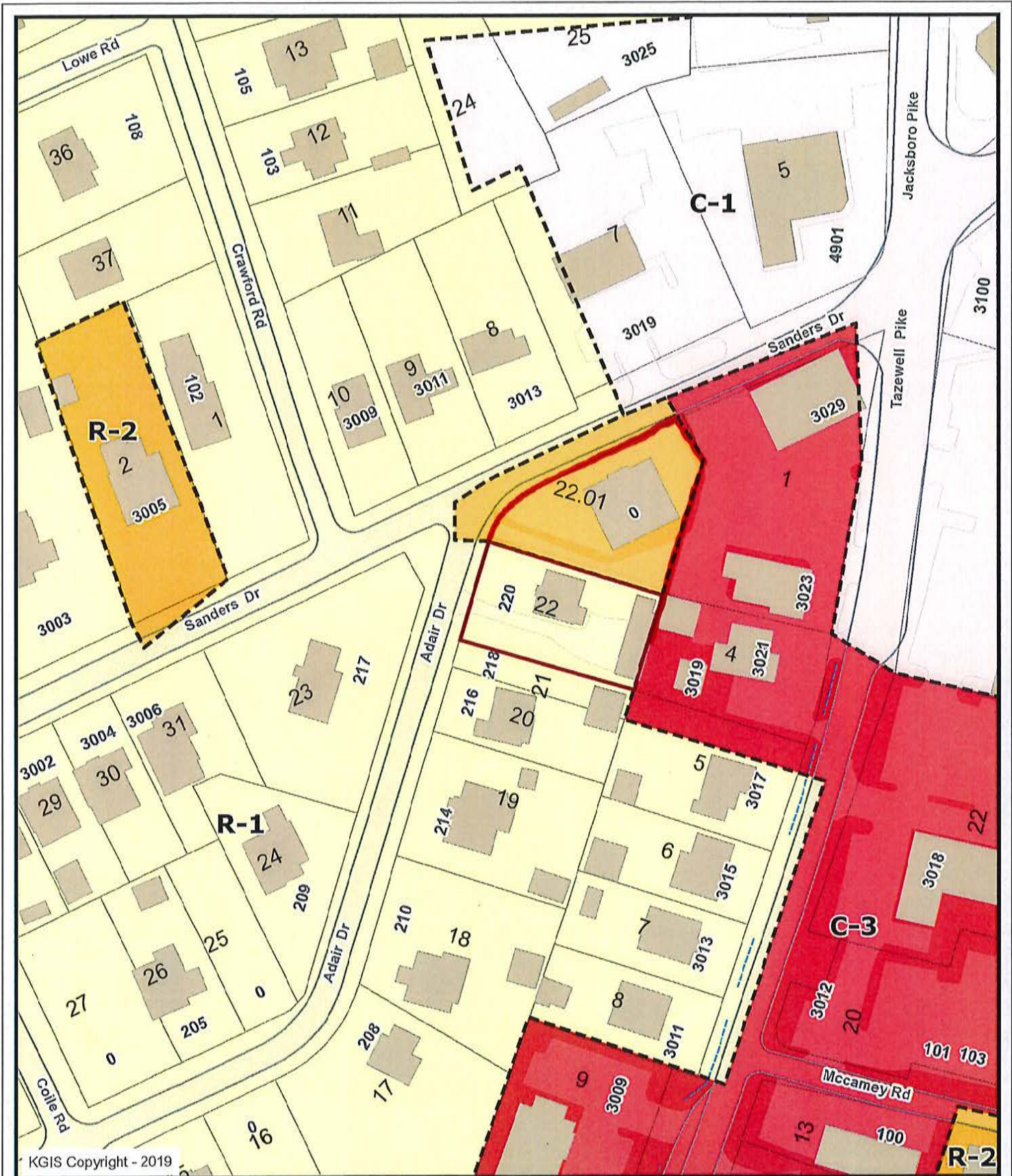
Please let us know if there are any questions or issues. Thank you.

Sincerely,

Dollar & Ewers Architecture, Inc.

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

Brian K. Ewers, AIA, LEED AP
President

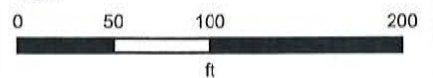


Letter Portrait

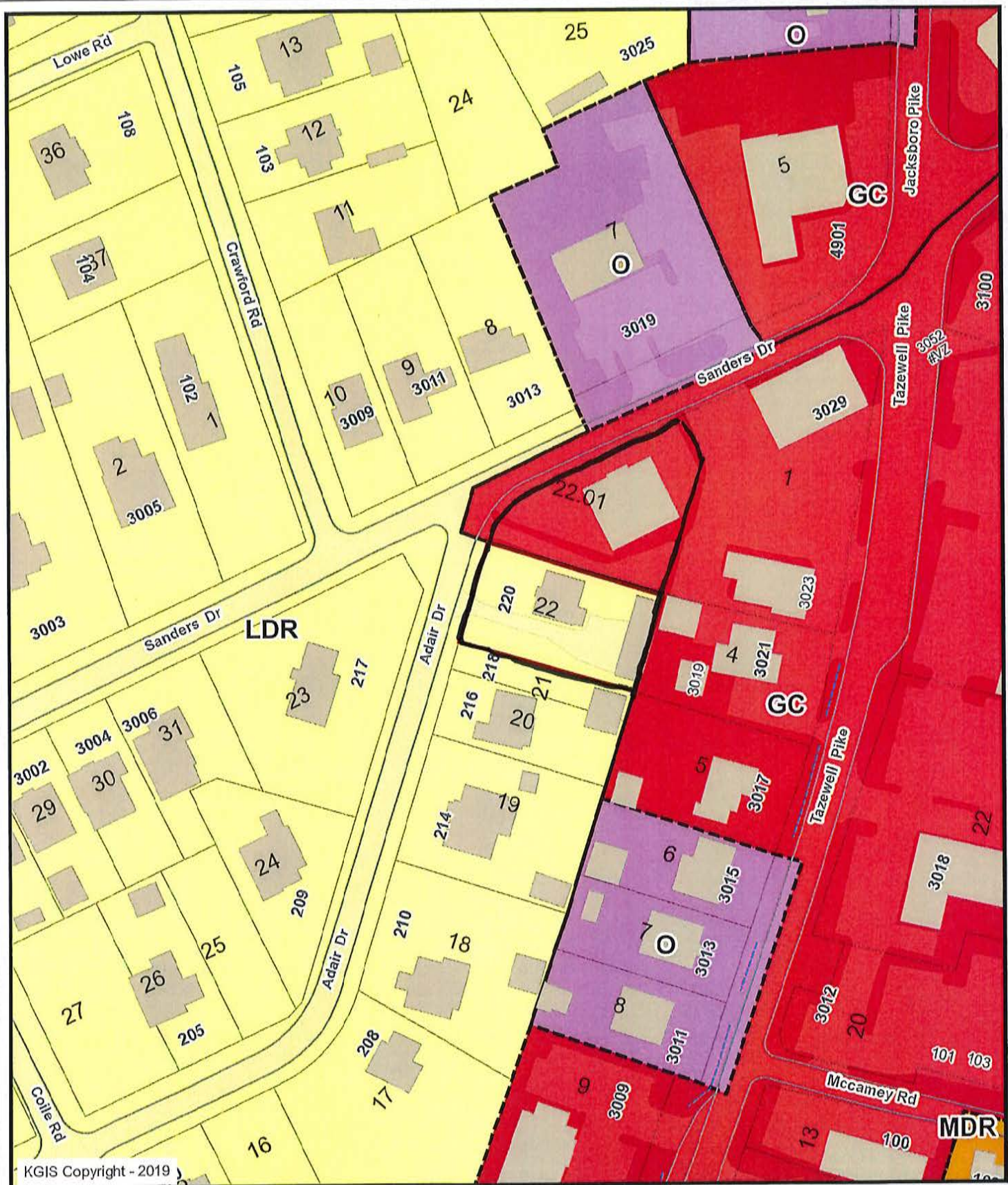
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Letter Portrait

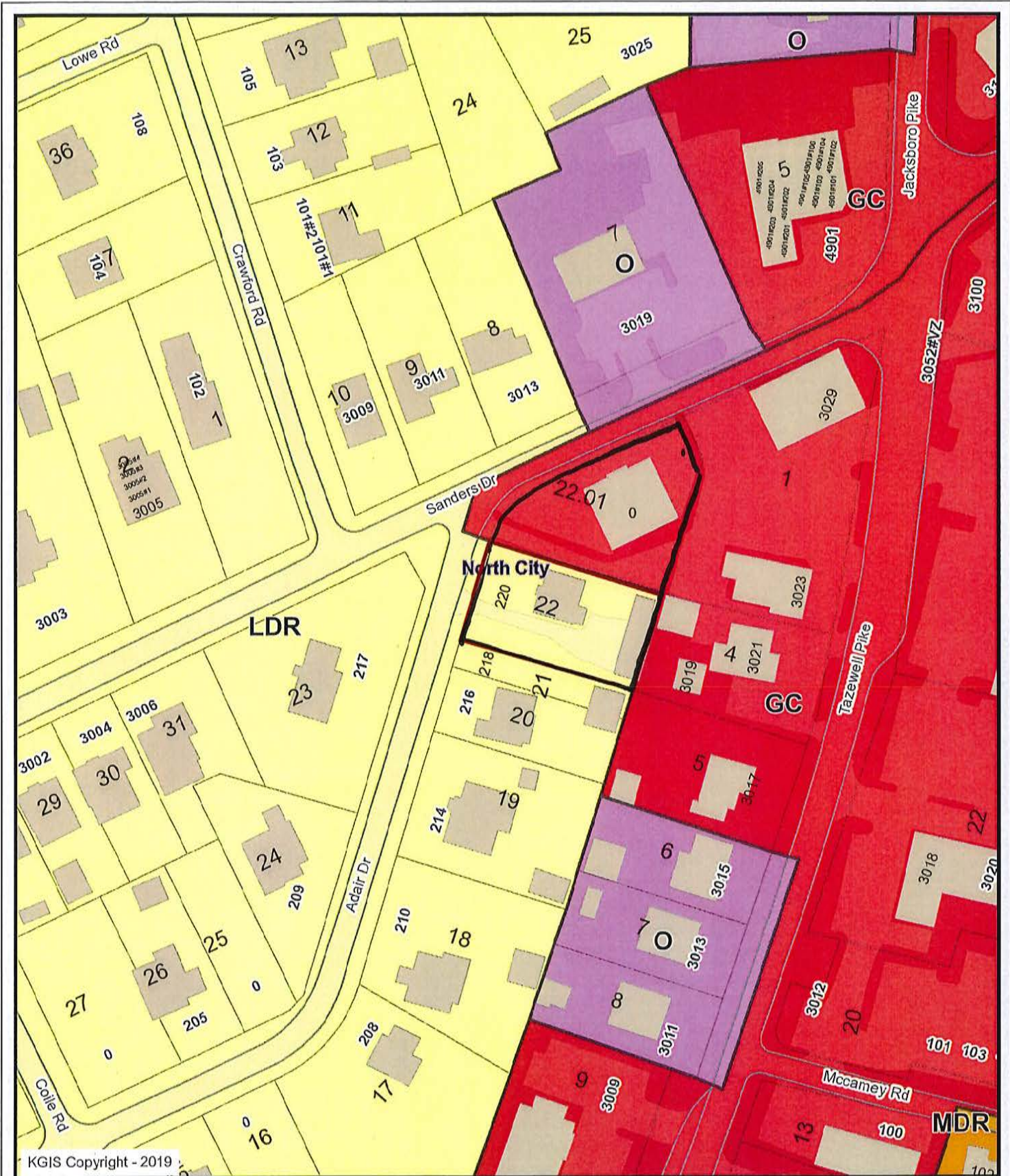
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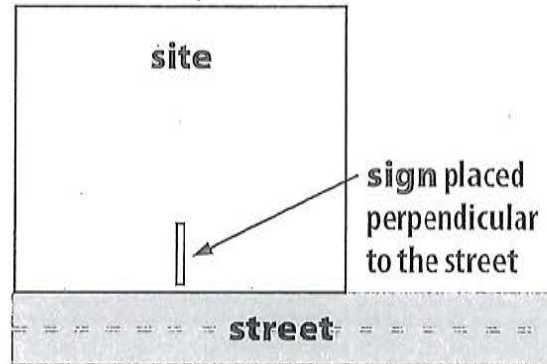
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

(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 Number(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

OESFR

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

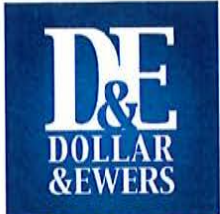
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<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



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.

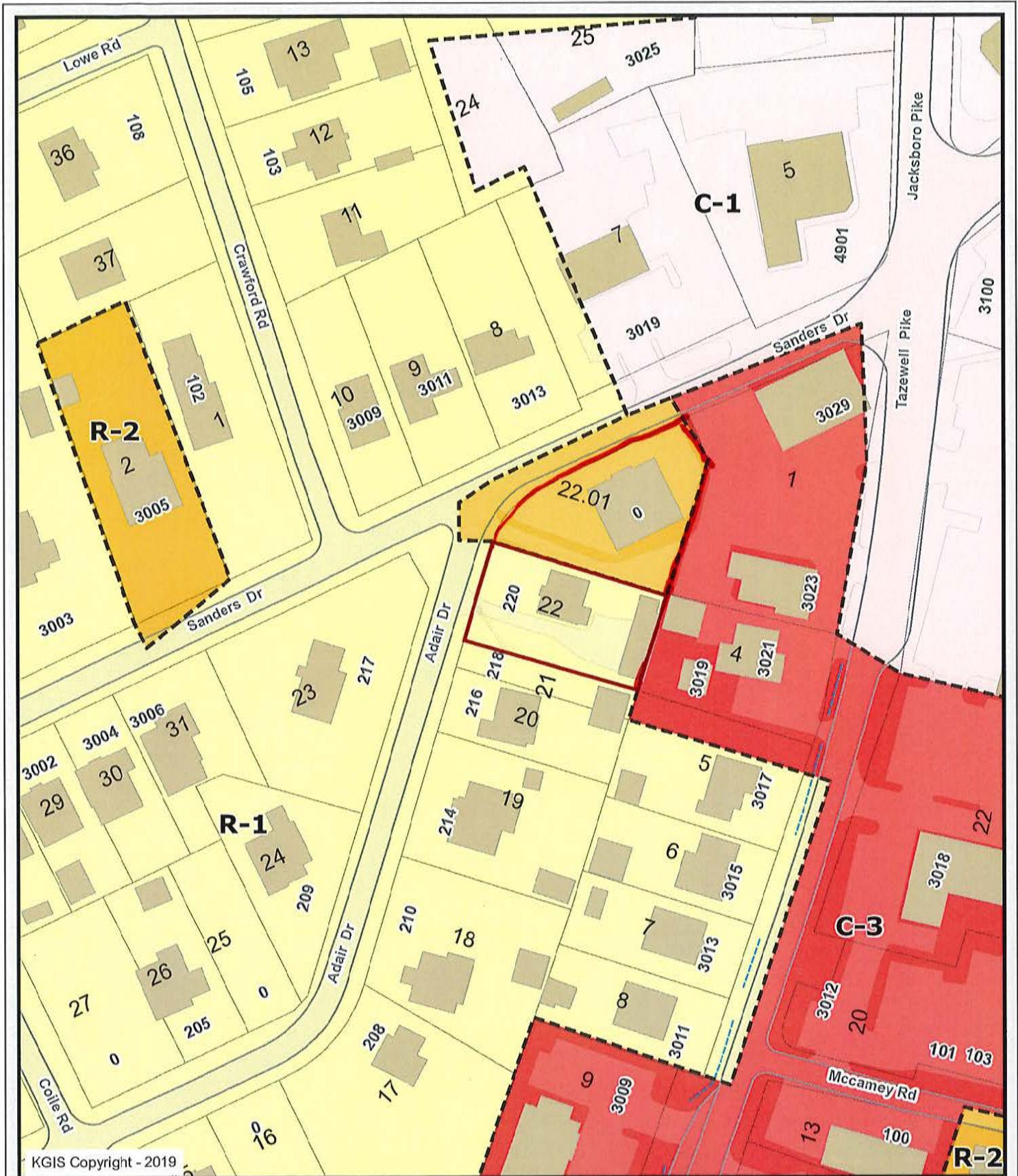
These properties are owned by the same commercial entity, Baxter Properties. The intention is to build a new commercial property on these lots that maintain a similar density and character to the small commercial district at the corner of Sanders Drive, Tazewell Pike & Jacksboro Pike.

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

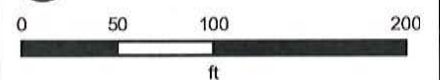


Letter Portrait

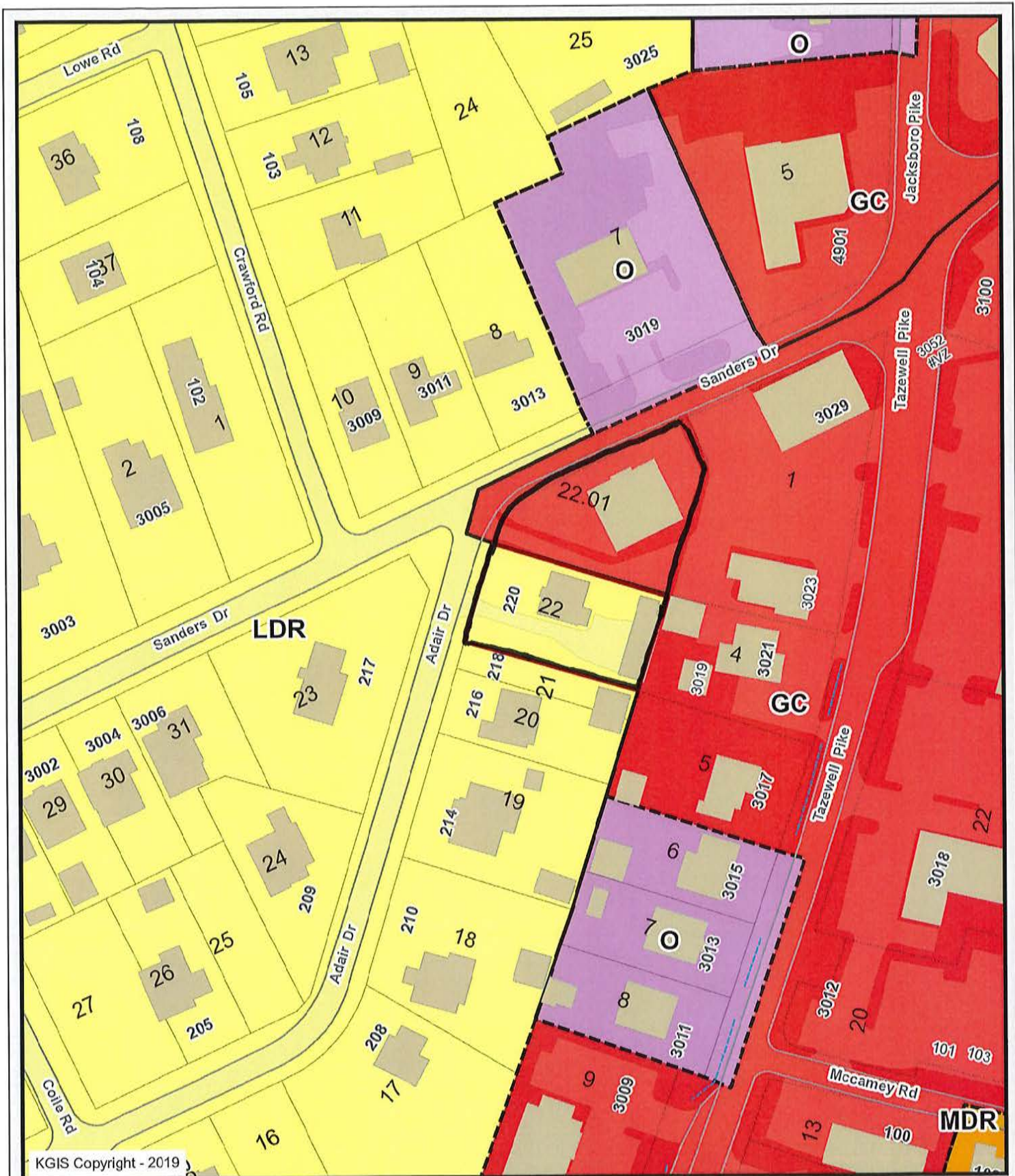
Knoxville - Knox County - KUB Geographic Information System



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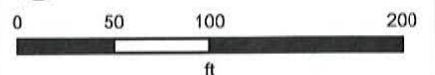
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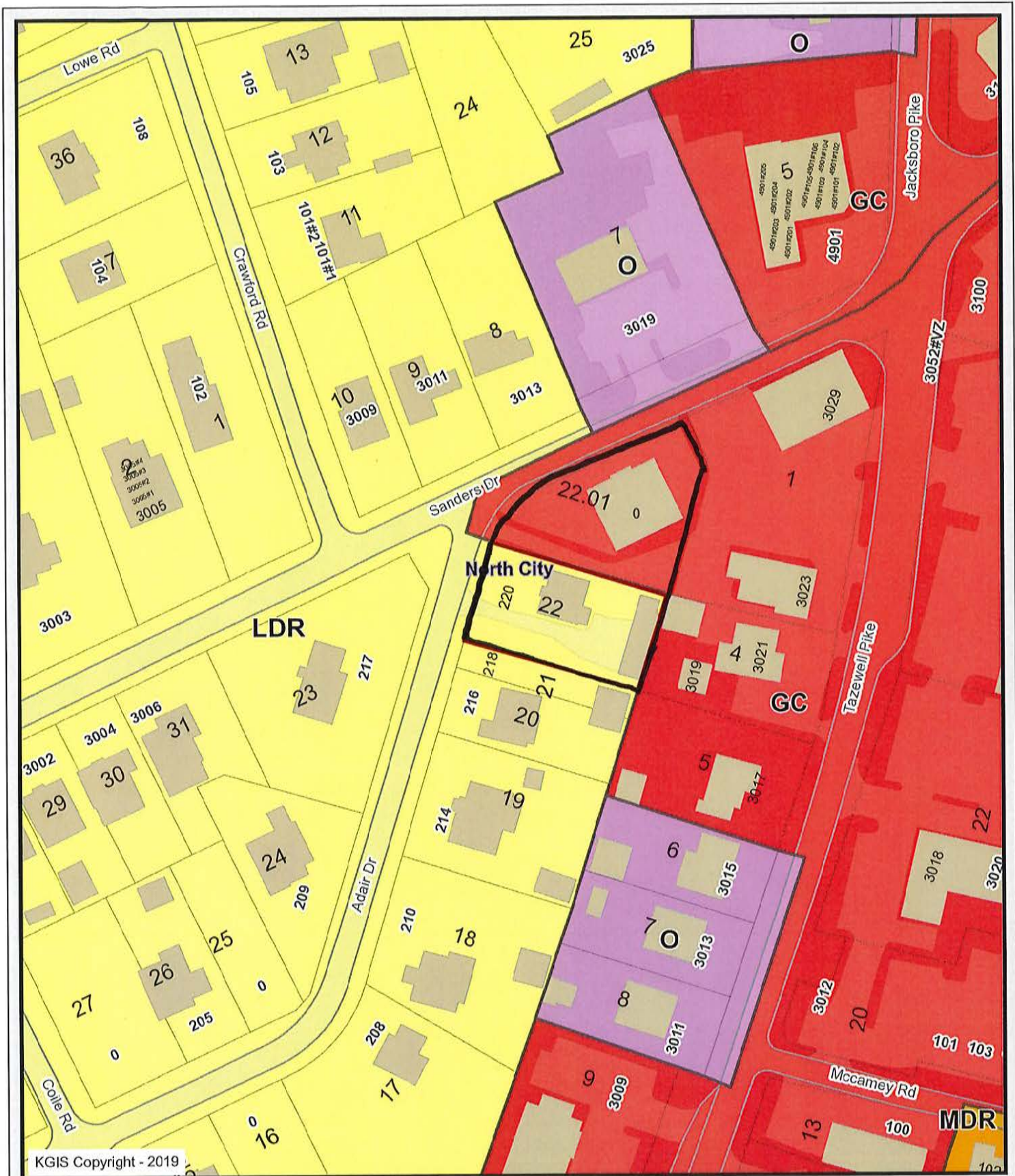
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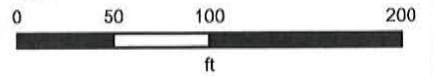


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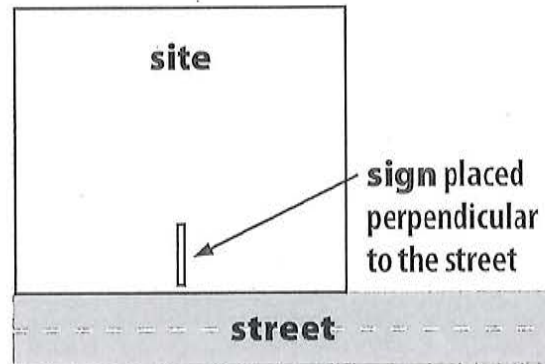
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

(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-BZ, 10-B-19-PA, 10-B-19-SP