

- 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 Vote on to be Withdrawn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 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), 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](http://KnoxPlanning.org/agenda).

<b>Item No.</b>		<b>File No.</b>
<b>1.</b>	<b>ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE</b>	-
<b>2.</b>	<b>C APPROVAL OF OCTOBER 10 2019 AGENDA</b>	-
<b>3.</b>	<b>C APPROVAL OF SEPTEMBER 12, 2019 MINUTES</b>	-
<b>4.</b>	<b>POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON</b>	-

**ORDINANCE AMENDMENTS**

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**5. C KNOXVILLE-KNOX COUNTY PLANNING 10-A-19-OA**  
Consideration of an amendment to the Knox County Zoning Ordinance identifying craft brewery/microbrewery as a use on review in the CN zoning district.

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**6. C CITY OF KNOXVILLE 10-B-19-OA**  
Consideration of an Amendment to Article VIII of the current zoning code and Article 13 of the newly adopted zoning code, with an effective date of January 1, 2020, addressing roof signs and abandoned signs.

**ALLEY OR STREET CLOSURES**

None

**STREET NAME CHANGES**

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**7. P KNOXVILLE-KNOX COUNTY PLANNING 9-C-19-SNC**  
(30 days) Change Ginn Drive to 'Quiet Side Drive' between Alcoa Highway and the Dead-end of Ginn Drive at Maloney Road Park, Council District 1.

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**8. C CINDY CLABOUGH 10-A-19-SNC**  
Change Hensley Drive to 'Layla Gael Lane' between Kim Watt Drive and the dead end of Hensley Drive, Council District 2.

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- 9. C MARK CAMPEN / CITY COUNCIL** 10-B-19-SNC  
Change Stonewall Street (a portion of) to 'Gloria Garner Street' between New York Avenue and Ohio Avenue, Council District 5.

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**PLANS, STUDIES, REPORTS**

- 10. KNOXVILLE-KNOX COUNTY PLANNING** 10-A-19-CP  
Hardin Valley Mobility Plan - Consideration of the adoption of the Hardin Valley Mobility Study (an amendment to the Knoxville-Knox County General Plan 2033 and an update to the Northwest County Sector Plan and the Northwest City Sector Plan). Commission Districts 3, 5 and 6. Council District 2.

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- 11. KNOXVILLE-KNOX COUNTY PLANNING** 10-B-19-CP  
Chapman Highway Implementation Plan Study - Consideration of the adoption of the Chapman Highway Implementation Plan (an amendment to the Knoxville-Knox County General Plan 2033 and an update to the South City Sector Plan). Council District 1 and Commission District 9.

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**REZONINGS AND PLAN AMENDMENT/REZONINGS**

- 12. ROBBIE TOOLE**  
0 E. Governor John Sevier Highway / Parcel ID 111 036.05 (part of), Commission District 9.
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- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** 6-B-19-SP  
From LDR (Low Density Residential) to RC (Rural Commercial).

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**B. REZONING**

From A (Agricultural) to CR (Rural Commercial).

**6-I-19-RZ**

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**13. W**

**CITY OF KNOXVILLE OFFICE OF  
REDEVELOPMENT / RICK EMMETT**

10308 Cogdill Dr / Parcel ID 131 C A 008.00, Rezoning from  
CB (Business and Manufacturing) and TO (Technology  
Overlay Zone), Commission District 6, to C-6 (General  
Commercial Park) and TO-1 (Technology Park).

**7-G-19-RZ**

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**14.**

**TM3 PROPERTIES, LLC (REVISED)**

0 Osprey Point Lane / Parcel ID 154 L A 012 & 10101,  
Council District 2.

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**A. SOUTHWEST COUNTY SECTOR PLAN  
AMENDMENT**

From O (Office) to NC (Neighborhood Commercial).

**7-C-19-SP**

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**B. ONE YEAR PLAN AMENDMENT**

From O (Office) to NC (Neighborhood Commercial).

**7-C-19-PA**

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**C. REZONING**

From O-1 (Office, Medical, and Related Services) to C-1  
(Neighborhood Commercial).

**7-M-19-RZ**

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**15. P**

**JAMES S. MONDAY / ROBERT A.  
MONDAY PROPERTIES**

(30 days) 8803 Valgro Road / Parcel ID 138 272, Commission District  
9. Rezoning from A (Agricultural) and CB (Business &  
Manufacturing) to LI (Light Industrial).

**8-G-19-RZ**

**16. P JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES 8-H-19-RZ**  
 (30 days) 8810 Valgro Road / Parcel ID 138 27401, Commission District 9. Rezoning from A (Agricultural) to LI (Light Industrial).

**17. W BENJAMIN MULLINS / SUNBELT RENTALS, INC. (REVISED) 9-D-19-RZ**  
 8819 Kingston Pike and 0 Kingston Pike / Parcel ID 119 03810, 03814, and 03817, Council District 2. Rezoning from C-4 (Highway and Arterial Commercial) to PC-2 (Retail and Distribution Park).

**18. CHRISTINE DUNCAN**  
 0 Warrick Ave / Parcel ID 94 H A 00602, Council District 3.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT 10-A-19-SP**  
 From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

**B. ONE YEAR PLAN AMENDMENT 10-A-19-PA**  
 From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

**C. REZONING 10-A-19-RZ**  
 From I-3 (General Industrial) to RP-1 (Planned Residential).

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**19. AP**      **JENNIFER REYNOLDS / BAXTER PROPERTIES**  
(30 days)    220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 02201, Council District 4.

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**A. NORTH CITY SECTOR PLAN AMENDMENT (220 ADAIR DR. ONLY)**      **10-B-19-SP**  
From LDR (Low Density Residential) to GC (General Commercial).

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**B. ONE YEAR PLAN AMENDMENT (220 ADAIR DRIVE ONLY)**      **10-B-19-PA**  
From LDR (Low Density Residential) to GC (General Commercial).

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**C. REZONING**      **10-B-19-RZ**  
From R-1 (Low Density Residential) and R-2 (General Residential) to C-3 (General Commercial).

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**20.**      **IGOR CHEBAN (REVISED)**  
6939 Clinton Highway / Parcel ID 67 part of 207 and 20703, Commission District 6.

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**      **10-C-19-SP**  
From LDR (Low Density Residential) / HP (Hillside Protection) to GC (General Commercial) / HP (Hillside Protection).

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**B. REZONING**      **10-C-19-RZ**  
From A (Agricultural) & CB (Business and Manufacturing) to CB (Business and Manufacturing).

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**21. C DAVID VARNER** 10-D-19-RZ  
0 Holston Drive / Parcel ID 71 P G 003, Council District 6.  
Rezoning from R-2 (General Residential) to RN-5 (General  
Neighborhood Residential).

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**22. MICHAEL B. COLLINGWOOD**  
429 Forestal Drive / Parcel ID 58 L E 017, Council District 4.

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**A. NORTH CITY SECTOR PLAN AMENDMENT** 10-D-19-SP  
From LDR (Low Density Residential) to O (Office).

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**B. ONE YEAR PLAN AMENDMENT** 10-C-19-PA  
From LDR (Low Density Residential) to O (Office).

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**C. REZONING** 10-E-19-RZ  
From R-2 (General Residential) to O-1 (Office, Medical,  
and Related Services).

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**23. CALTON DEVELOPMENT, LLC** 10-F-19-RZ  
723 E. Emory Road / Parcel ID 47 076, 077 & 07701,  
Commission District 7. Rezoning from A (Agricultural) to CA  
(General Business).

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**24. C CANNON & KUIPERS, LLC** 10-G-19-RZ  
0 Bishop Road / Parcel ID 47 062, Commission District 7.  
Rezoning from A (Agricultural) to PR (Planned Residential).

25.

**BALL HOMES, LLC**

12140 Hardin Valley Road / Parcel ID 129 037, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From A (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

10-E-19-SP

**B. REZONING**

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

10-H-19-RZ

26.

**ERIC BRELSFORD / BRELSFORD PROPERTIES GENERAL PARTNERSHIP**

5515 Parker Drive and 1575 Harris Road / Parcel ID 60 07903 and 60 079, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From MDR (Medium Density Residential) to O (Office).

10-F-19-SP

**B. REZONING**

From RB (General Residential) to PC (Planned Commercial).

10-I-19-RZ

27.

**RON HALL**

4817 Chambliss Avenue / Parcel ID 107 K H 023, Council District 2. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

10-J-19-RZ



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**28. C**      **WORLEY BUILDERS, INC.**      **10-K-19-RZ**  
2213 Lovell Road / Parcel ID 104 17010 and 17011,  
Commission District 6. Rezoning from A (Agricultural) to PR  
(Planned Residential).

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**29.**      **BENJAMIN MULLINS O/B/O KRIS L. FELLHOELTER**  
0 Rutledge Pike / Parcel ID 51 095 (part of), Commission  
District 8.

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**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**      **10-G-19-SP**  
From LDR (Low Density Residential) to GC (General  
Commercial).

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**B. REZONING**      **10-L-19-RZ**  
From A (Agricultural) to CB (Business and  
Manufacturing) and PC (Planned Commercial), with the  
remainder to remain A (Agricultural).

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**30.**      **WHITE PROPERTIES II, LLC**  
0 Callahan Drive / Parcel ID 57 062, Council District 3.

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**A. NORTH COUNTY SECTOR PLAN AMENDMENT**      **10-H-19-SP**  
From LDR (Low Density Residential) / HP (Hillside  
Protection) to GC (General Commercial) / HP (Hillside  
Protection).

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**B. ONE YEAR PLAN AMENDMENT**      **10-D-19-PA**  
From LDR (Low Density Residential) / HP (Hillside  
Protection) to GC (General Commercial) / HP (Hillside  
Protection).

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**C. REZONING**

From C-5 (Tourist Commercial) to C-4 (Highway and Arterial Commercial).

**10-M-19-RZ**

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**31.**

**R. AARON MILLER / FOUNTAIN CITY RECREATION COMMISSION**

3725 Tocar Road / Parcel ID 48 L E 041, Council District 4.

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**A. NORTH CITY SECTOR PLAN AMENDMENT**

From LDR (Low Density Residential) to PP (Public Parks and Refuges).

**10-I-19-SP**

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**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) to PP (Public Parks & Refuges).

**10-E-19-PA**

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**C. REZONING**

From R-1 (Low Density Residential) to OS-2 (Park & Open Space District).

**10-N-19-RZ**

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**32. C**

**URBAN ENGINEERING, INC.**

104 E. 5th Avenue, 114 E. 5th Avenue, and 0 N. Central Street / Parcel ID 94 D H 004, 002 & 00402, Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

**10-O-19-RZ**

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**33. C**

**SENTINEL BUILDERS**

0 Keck Road / Parcel ID 68 H A 010 (part of), Commission District 7. Rezoning from C-6 (General Commercial Park) to R-2 (General Residential).

**10-P-19-RZ**

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- 34. W JIM ENGLISH**  
4333 Galbraith School Road / Parcel ID 109 K G 023, Council District 1.
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- A. SOUTH CITY SECTOR PLAN AMENDMENT** **10-J-19-SP**  
From CI (Civic Institutional) to NC (Neighborhood Commercial).
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- B. ONE YEAR PLAN AMENDMENT** **10-F-19-PA**  
From CI (Civic Institutional) to NC (Neighborhood Commercial).
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- C. REZONING** **10-Q-19-RZ**  
From R-1 (Low Density Residential) to C-1 (Neighborhood Commercial).
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- 35. C B & B BUILDER** **10-R-19-RZ**  
2901 Sunny Creek Way / Parcel ID 38 037, Commission District 7. Rezoning from PR (Planned Residential) 1-4 du/ac and F (Floodway) to PR (Planned Residential)1-5 du/ac and F (Floodway).
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- 36. CITY OF KNOXVILLE** **10-S-19-RZ**  
1605 E. 5th Avenue, 1615 E. 5th Avenue, and 1617 E. 5th Avenue / Parcel ID 82 P K 038, 035, 034, Council District 6. Rezoning from OS-2 (Park and Open Space) to RP-3 (Planned Residential).

**Item No.**

**File No.**

**CONCEPTS/DEVELOPMENT PLANS**

*(may include Uses on Review)*

**37.**     **P**     **BEAU MONDE PH 3, NORTHSHORE TOWN CENTER PH II**     **6-SA-19-C**  
 (30 days)   1830 Thunderhead Road / Parcel ID 154 09804 & 09817  
 154FG001-012, 154FE027, Council District 2.

**38.**     **DORCHESTER - MESANA INVESTMENTS, LLC**

**A. CONCEPT SUBDIVISION PLAN**     **9-SC-19-C**  
 7509 Carpenter Road / Parcel ID 78 035, Commission District 6.

**B. USE ON REVIEW**     **9-J-19-UR**  
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**39.**     **C**     **CARTER RIDGE**     **10-SA-19-C**  
 9124 Carter Mill Drive / Parcel ID 74 part of 002, Commission District 8.

**40.**     **C**     **EMMA GRACE RIDGE - RALPH SMITH / PLS**

**A. CONCEPT SUBDIVISION PLAN**     **10-SB-19-C**  
 7606 Old Clinton Pike / Parcel ID 67 A B 008, Commission District 7.

**B. USE ON REVIEW**     **10-G-19-UR**  
 Proposed use: Duplexes in PR (Planned Residential) District.

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- 41.**                **DENALI - MESANA INVESTMENTS,  
LLC**
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- A. CONCEPT SUBDIVISION PLAN**                                        **10-SC-19-C**  
0 Ball Camp Pike / Parcel ID 104 19201 (part of),  
Commission District 6.
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- B. USE ON REVIEW**   **10-H-19-UR**  
Proposed use: Detached residential subdivision in PR  
(Planned Residential) pending District.

**USES ON REVIEW**

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- 42.**                **JBCH PROPERTIES**    **7-A-19-UR**  
5506 Colonial Circle / Parcel ID 58 C D 002. Proposed use:  
Duplex in R-1 (Low Density Residential) District. Council  
District 4.
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- 43.**    **C**           **BARRY BYRD**    **10-A-19-UR**  
10550 Murdock Drive / Parcel ID 118 17323 & part of  
17320. Proposed use: Office building in BP (Business and  
Technology) / TO (Technology Overlay) District. Commission  
District 6.
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- 44.**    **AP**           **MT. CALVARY BAPTIST CHURCH**                                        **10-B-19-UR**  
(30 days)   1914 Saxton Avenue / Parcel ID 95 B L 038 and part of 058.  
Proposed use: Church parking lot in R-1 (Low Density  
Residential) District. Council District 6.
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- 45.**    **C**           **SMART HOSPITALITY, LLC**    **10-C-19-UR**  
1215 Everett Road / Parcel ID 141 04114. Proposed use:  
Multi-dwelling development in PR (Planned Residential)  
pending District. Commission District 6.

**Item No.****File No.**

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- 46. AP**      **GARRETT DEVELOPMENT & CONSTRUCTION, LLC**      10-D-19-UR  
(30 days) 7605 Cedarcrest Road / Parcel ID 47 C D 012 & 047 117.  
Proposed use: Additional Parking for Commercial Business in RA (Low Density Residential) District. Commission District 7.
- 
- 47. C**      **SCOTT WILLIAMS**      10-E-19-UR  
805 Bob Kirby Road / Parcel ID 118 122. Proposed use: Duplexes in RA (Low Density Residential) pending District. Commission District 3.
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- 48. C**      **KINDRED-KNOXVILLE**      10-F-19-UR  
0 Middlebrook Pike / Parcel ID 106 K C 01702 (part of).  
Proposed use: Rehabilitation hospital in O-1 (Office, Medical, and Related Services) District. Council District 2.
- 
- 49. C**      **LDA ENGINEERING, INC.**      10-I-19-UR  
7910 Strawberry Plains Pike / Parcel ID 73 079 (part of).  
Proposed use: KUB Water Booster Pumping Station in PC (Planned Commercial) District. Commission District 8.

**FINAL SUBDIVISIONS**

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- 50. C**      **CREEKFIELD S/D**      2-SM-19-F  
0 Lacy Road/ Parcel ID 68 H A 012.01, Commission District 7.

**Item No.****File No.****PLANNED DEVELOPMENT**

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- 51. P**      **ANCIENT LORE VILLAGE**      **10-A-19-PD**  
(90 days)      211 Nixon Rd. / Map 124 Parcels 127.04, 127.05, 179, 185, 185.07, 185.08 and Map 137 Parcels 182 and 183. A proposed Planned Development in the A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) and C-4 (Highway and Arterial Commercial) Districts. Commission District 9 and Council District 1. South County Sector and South City Sector Plans.

**OTHER BUSINESS**

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- 52. C**      **KNOXVILLE-KNOX COUNTY PLANNING**      **10-A-19-OB**  
Consideration of reaffirmation that sector plan and one-year plan land use designations and recommendations are in alignment with adopted zoning ordinance and map. Plans are consistent with the newly-adopted zoning code with effective date January 1, 2020.
- 53. C**      **KNOXVILLE-KNOX COUNTY PLANNING**      **10-B-19-OB**  
Consideration of making several changes to the Agency's Schedule of Fees to address inconsistencies in Design Review Board fees, cost incurred for postponements and resubmittals, and new plat review process.
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**Item No.****File No.**

# Adjournment

Tabled Items

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

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- |    |  |                  |
|----|--|------------------|
| 1. | <b>BULLARD FARM - EAGLE CDI, INC.</b>  |                  |
|    | <b>A. CONCEPT SUBDIVISION PLAN</b>   | <b>5-SA-18-C</b> |
|    | 1744 Ferd Hickey Rd. / Parcel ID 106 B A 001, Council District 3. (Tabled date: 6/14/2018)                             |                  |
|    | <b>B. USE ON REVIEW</b>  | <b>5-B-18-UR</b> |
|    | Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018) |                  |
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- |    |  |                  |
|----|--|------------------|
| 2. | <b>GORDON SMITH</b>  | <b>8-B-18-AC</b> |
|    | Request closure of Unnamed Alley / Parcel ID 094 N P 02801, Council District 1. (Tabled date 10/11/2018) |                  |
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- |    |   |                   |
|----|---|-------------------|
| 3. | <b>WHITE'S ADDITION</b>   | <b>10-SC-18-F</b> |
|    | 1114 Clinch Ave. /Parcel ID 094 M G 007-008, 010-012, Council District 1. (Tabled date 11/8/2018) |                   |
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- |    |   |                   |
|----|---|-------------------|
| 4. | <b>ROY W BREEDEN JR &amp; DEADRA BREEDEN PROPERTY</b>                                     | <b>12-SD-18-F</b> |
|    | 813 Fordtown Rd. / Parcel ID 124 039.04, Commission District 9. (Tabled date: 12/13/2018) |                   |
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- |    |  |                   |
|----|--|-------------------|
| 5. | <b>DEBRA G. DAUGHERTY</b>  | <b>12-C-18-UR</b> |
|    | 1714, 1720 Lovell Rd. / Parcel ID 104 O I 005 and 104 12601, Commission District 6. (Tabled date: 1/10/2019) |                   |
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- |    |   |                   |
|----|---|-------------------|
| 6. | <b>WOODSON TRAIL, PHASE 4A</b>  | <b>10-SE-18-F</b> |
|    | 0 Creek Bank Dr. / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019) |                   |



7.

**DANIEL LEVY**

0 Sevierville Pike / Parcel ID 124 127.04 and 127.05 and  
185, Commission District 9.

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**A. SOUTH COUNTY SECTOR PLAN  
AMENDMENT**

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

**2-A-19-SP**

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**B. REZONING**

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

**2-D-19-RZ**