



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-B-19-SP **AGENDA ITEM #:** 9  
 POSTPONEMENT(S): 1/9/2020 **AGENDA DATE:** 1/9/2020  
 ▶ **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) [RN-1 and RN-2 (both are Single-Family Residential) Districts, effective 1/1/20]  
 ▶ **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.

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**STAFF RECOMMENDATION:**

- **Deny the sector plan amendment to General Commercial for 220 Adair Drive because it encroaches on a residential neighborhood.**

Should the Planning Commission wish to approve the plan amendment request, staff recommends the adoption of resolution 10-B-19-PA amending the land use designation for 220 Adair Drive to General Commercial, subject to seven conditions. The reasons stated would be those discussed and decided upon by the Commission at the meeting.

**COMMENTS:**

Staff's previous approval was based on the belief that neighborhood residents had been notified and were in support of the development. However, due to the volume of feedback in opposition to the proposed rezoning and land use, staff understands this is not the case and has reviewed these requests further, recommending denial.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no significant changes in the development pattern or public services that would warrant a plan amendment.
2. The structures on these properties have been demolished so that the parcels are now vacant land; one of these structures was on the National Historic Register. However, these demolitions are not enough of a change to warrant a plan amendment.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The property at the intersection of Adair Drive and Sanders Drive (parcel 58 M B 022.01) is across the street from both residential and office uses, and the property rounds the corner into the residential neighborhood. The GC (General Commercial) designation for this property allows zoning and land uses that are not compatible with the adjacent detached, single-family houses. LDR (Low Density Residential) or O (Office) land use designations would be more appropriate in this location as they are less intense and therefore less intrusive than GC.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no new trends in the development pattern that would warrant a plan amendment.
2. Should the Planning Commission approve the plan amendment request, staff proposes the following seven conditions to mitigate potential adverse impacts on the residential neighborhood that abuts these parcels. These conditions do not refer to the exact dimensions, plants, or design of landscaping or amenities in the concept plan, as it is by its nature conceptual. These provisions refer instead to the presence and general location of these amenities. The development will be required to meet zoning ordinance requirements.
  - a) A 25-foot minimum landscape buffer shall be installed along Sanders and Adair Drives to lessen the visual impact of the parking lot and preserve the front yard space established in the neighborhood.
  - b) A 20-foot minimum landscape buffer, in accordance with the Class B Buffer in Section 12.8 of the new zoning ordinance, shall be placed between the parking lot and the adjacent residence.
  - c) Dumpsters shall not be located in the parking lot adjacent to residential structures.
  - d) Outdoor lighting shall meet the requirements in the recently adopted city zoning ordinance, Article 10, Section 10.2, beginning on page 10-1.
  - e) There shall be a garden marker and landscaping at the entry to the parking lot off of Adair Drive per the Concept B sketch submitted by the applicant (Exhibit B).
  - f) A sidewalk shall be installed along the frontage of the lots.

- g) The entry on Adair Drive will need to be coordinated with and approved by the City of Knoxville's Engineering Department.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/11/2020 and 2/25/2020. 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.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-B-19-RZ **AGENDA ITEM #:** 9  
 10-B-19-PA **AGENDA DATE:** 1/9/2020

POSTPONEMENT(S): 1/9/2020

▶ **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. (Parcel 58 M B 022 is 0.24 acres and parcel 58 M B 02201 is 0.28 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) [RN-1 AND RN-2 (both are Single-Family Residential Districts), effective 1/1/20]

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) for 220 Adair Drive only / C-3 (General Commercial) [C-G-2 is the most comparable zone in the new zoning ordinance, effective 1/1/20]

▶ **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, AND ZONING North: Office, Multifamily Residential, and Single-Family Residential - O (Office) and LDR (Low Density Residential) - R-1(Low Density Residential)



Residential District) and C-1 (Neighborhood Commercial District) [RN-1 (Single Family Residential District) and C-N (Neighborhood Commercial District) after 1/1/20]

South: Single Family Residential - LDR (Low Density Residential) and GC (General Commercial) - R-1(Low Density Residential District) [RN-1 Single Family Residential District) after 1/1/20]

East: Commercial and Office - GC (General Commercial) - C-3 (General Commercial District) [C-G-2 (General Commercial District) after 1/1/20]

West: Single-Family Residential - LDR (Low Density Residential) - R-1 (Low Density Residential District) [RN-1 (Single Family Residential District) after 1/1/20]

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. This is a stable neighborhood 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.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the One Year Plan amendment to General Commercial for 220 Adair Drive because it encroaches on a residential neighborhood.**

Should the Planning Commission wish to approve the plan amendment request, staff recommends approval of the General Commercial land use designation for 220 Adair Drive, subject to seven conditions. The reasons stated would be those discussed and decided upon by the Commission at the meeting.

- ▶ **Deny C-G-2 zoning for both parcels because it encroaches on a residential neighborhood and is not consistent with the North City Sector Plan.**

Should the Planning Commission wish to approve the rezoning request, staff recommends approval of C-G-2 zoning subject to seven conditions. The reasons stated would be those discussed and decided upon by the Commission at the meeting.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

Staff's previous approval was based on the belief that neighborhood residents had been notified and were in support of the development. However, due to the volume of feedback in opposition to the proposed rezoning and land use, staff understands this is not the case and has reviewed these requests further, recommending denial.

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. The property at the intersection of Adair Drive and Sanders Drive (parcel 58 M B 022.01) is across the street from both residential and office uses, and the property rounds the corner into the residential neighborhood. The GC (General Commercial) designation for this property allows zoning and land uses that are not compatible with the adjacent detached, single-family houses. LDR (Low Density Residential) or O (Office) land use designations would be more appropriate in this location as they are less intense and therefore less intrusive than GC.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. There are no significant changes in the development pattern or public services that would warrant a plan amendment.

2. The structures on these properties have been demolished so that the parcels are now vacant land; one of these structures was on the National Historic Register. However, these demolitions are not enough of a change to warrant a plan amendment.
3. Should the Planning Commission approve the plan amendment request, staff proposes the following seven conditions to mitigate potential adverse impacts on the residential neighborhood that abuts these parcels. These conditions do not refer to the exact dimensions, plants, or design of landscaping or amenities in the concept plan, as it is by its nature conceptual. These provisions refer instead to the presence and general location of these amenities. The development will be required to meet zoning ordinance requirements.
  - a. A 25-foot minimum landscape buffer shall be installed along Sanders Drive to lessen the visual impact of the parking lot and preserve the front yard space established in the neighborhood.
  - b. A 20-foot minimum landscape buffer, in accordance with the Class B Buffer in Section 12.8 of the new zoning ordinance, shall be placed between the parking lot and the adjacent residence.
  - c. Dumpsters shall not be located in the parking lot adjacent to residential structures.
  - d. Outdoor lighting shall meet the requirements in the recently adopted city zoning ordinance, Article 10, Section 10.2, beginning on page 10-1.
  - e. There shall be a garden marker and landscaping at the entry to the parking lot off of Adair Drive per the Concept B sketch submitted by the applicant (Exhibit B).
  - f. A sidewalk shall be installed along the frontage of the lots.
  - g. The entry on Adair Drive will need to be coordinated with and approved by the City of Knoxville's Engineering Department.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There has been no change in public policy that would stimulate the need for a plan amendment.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. No new information has become available to reveal the need for a plan amendment.

**REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):**

Staff's previous approval was based on the belief that neighborhood residents had been notified and were in support of the development. However, due to the volume of feedback in opposition to both the proposed rezoning and land use, staff understands this is not the case and has reviewed these requests further.

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. The structures on both parcels have been demolished so that the parcels are now vacant land. One of these structures was on the National Historic Registry. However, these demolitions are not enough of a change in conditions to warrant a rezoning.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. This was originally requested in October, 2019 under the previous zoning ordinance. The new zoning ordinance took effect on January 1, 2020, so the requested C-3 zone will no longer be in effect when this request goes forward. Therefore, staff has amended the application to request C-G-2, since the comparable zone to C-3 in the new ordinance is C-G (General Commercial District) and the adjacent properties fronting Tazewell Pike are zoned C-G-2.
2. The C-G General Commercial Zoning District is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The C-G District is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces. The C-G District is divided into three levels of intensity related to the overall form and design of the development; however, uses are the same across all levels. This zone is intended primarily for indoor commercial uses with limited exceptions per special use approval.

3. Design Standards for C-G-2 apply to new construction and to any additions that exceed 30% or more of the existing structure's square footage. Commercial development on this property would be required to meet these standards (Table 5.2 in the new zoning code) if the rezoning and plan amendment requests are approved.
4. In addition to the C-G standards, commercial development would be required to meet the Parking Standards (Section 11), the Landscaping Standards (Section 12), and the Lighting Standards (contained within Section 10) of the new zoning ordinance.
5. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The rezoning and plan amendment requests would encroach into the residential neighborhood should they be approved, as the property across the street from 0 Sanders Drive (3313 Sanders Drive) is a detached, single-family home and is the beginning of residential development.
2. Extending a commercial zone inside this neighborhood would completely change the character of the front of the neighborhood, which has consistent features (i.e., setbacks, architectural standards, and scale).
3. If the Commission does approve the request, staff proposes the following seven conditions to mitigate potential adverse impacts on the residential neighborhood that abuts these parcels. These conditions do not refer to the exact dimensions, plants, or design of landscaping or amenities in the concept plan, as it is by its nature conceptual. These provisions refer instead to the presence and general location of these amenities. The development will be required to meet zoning ordinance requirements.
  - a. A 25-foot minimum landscape buffer shall be installed along Sanders and Adair Drives to lessen the visual impact of the parking lot and preserve the front yard space established in the neighborhood.
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  - c. Dumpsters shall not be located in the parking lot adjacent to residential structures.
  - d. Outdoor lighting shall meet the requirements in the recently adopted city zoning ordinance, Article 10, Section 10.2, beginning on page 10-1.
  - e. There shall be a garden marker and landscaping at the entry to the parking lot off of Adair Drive per the Concept B sketch submitted by the applicant (Exhibit B).
  - f. A sidewalk shall be installed along the frontage of the lots.
  - g. The entry on Adair Drive will need to be coordinated with and approved by the City of Knoxville's Engineering Department.

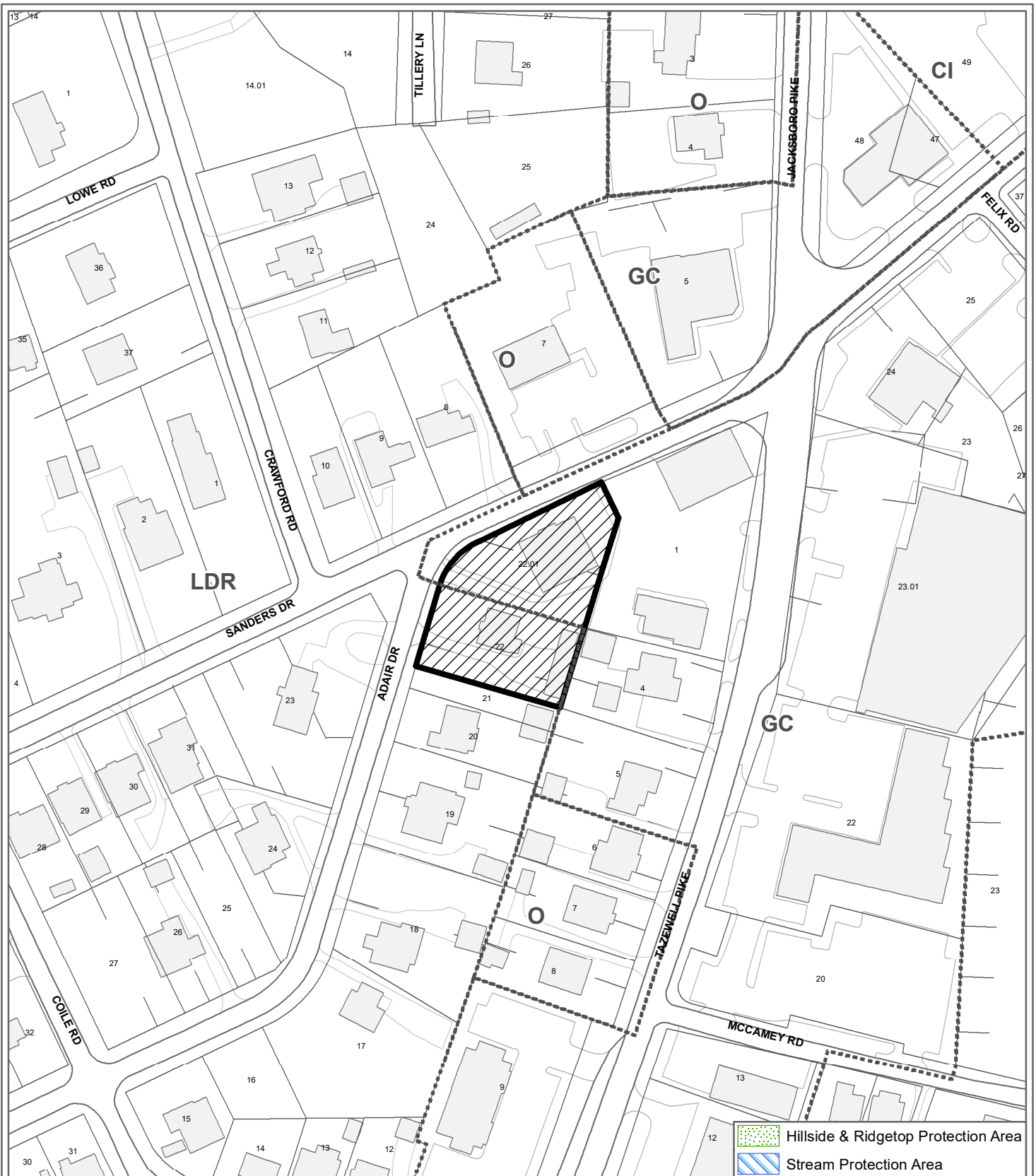
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. C-G-2 zoning is compatible with the North City Sector Plan's General Commercial land use designation. However, while extending the General Commercial designation 220 Adair Drive would seem to be a minor extension of GC since it is adjacent along Tazewell Pike, the extension would encroach into an existing residential neighborhood. One of the properties is at the corner leading into the development, and the other is along the road inside of the residential neighborhood.
2. This property is in the School Parental Responsibility Zone for Gresham Middle and Central High Schools. Sidewalks are required to be installed with any new development.
3. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/11/2020 and 2/25/2020. 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)

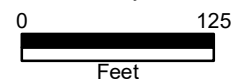


To: GC (General Commercial)

Petitioner: Reynolds / Baxter Properties,  
Jennifer

Map No: 58

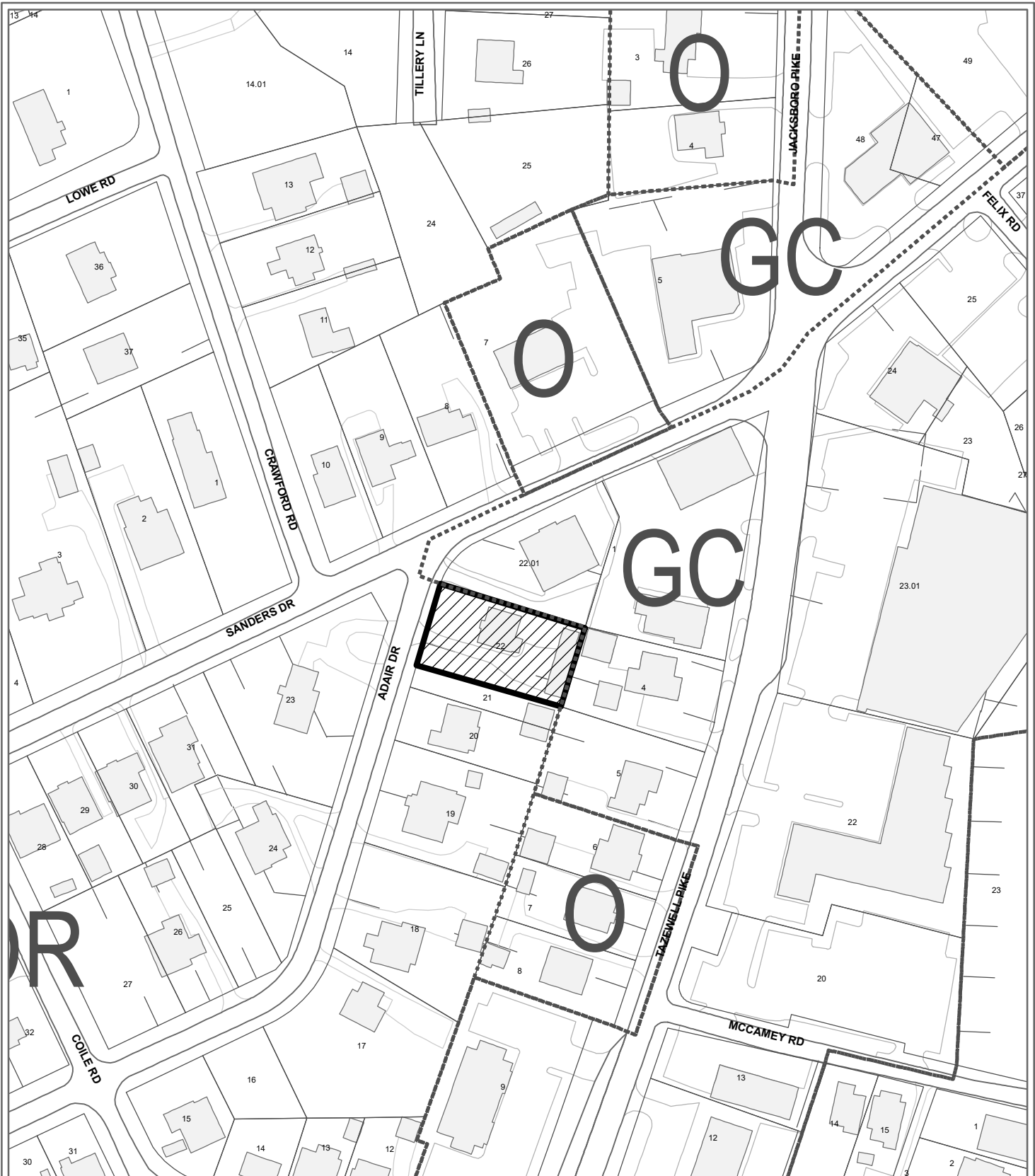
Jurisdiction: City



Original Print Date: 9/17/2019

Revised:

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



**10-B-19-PA / 10-B-19-SP  
PLAN AMENDMENTS**

From: LDR (Low Density Residential)

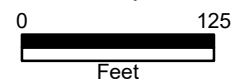


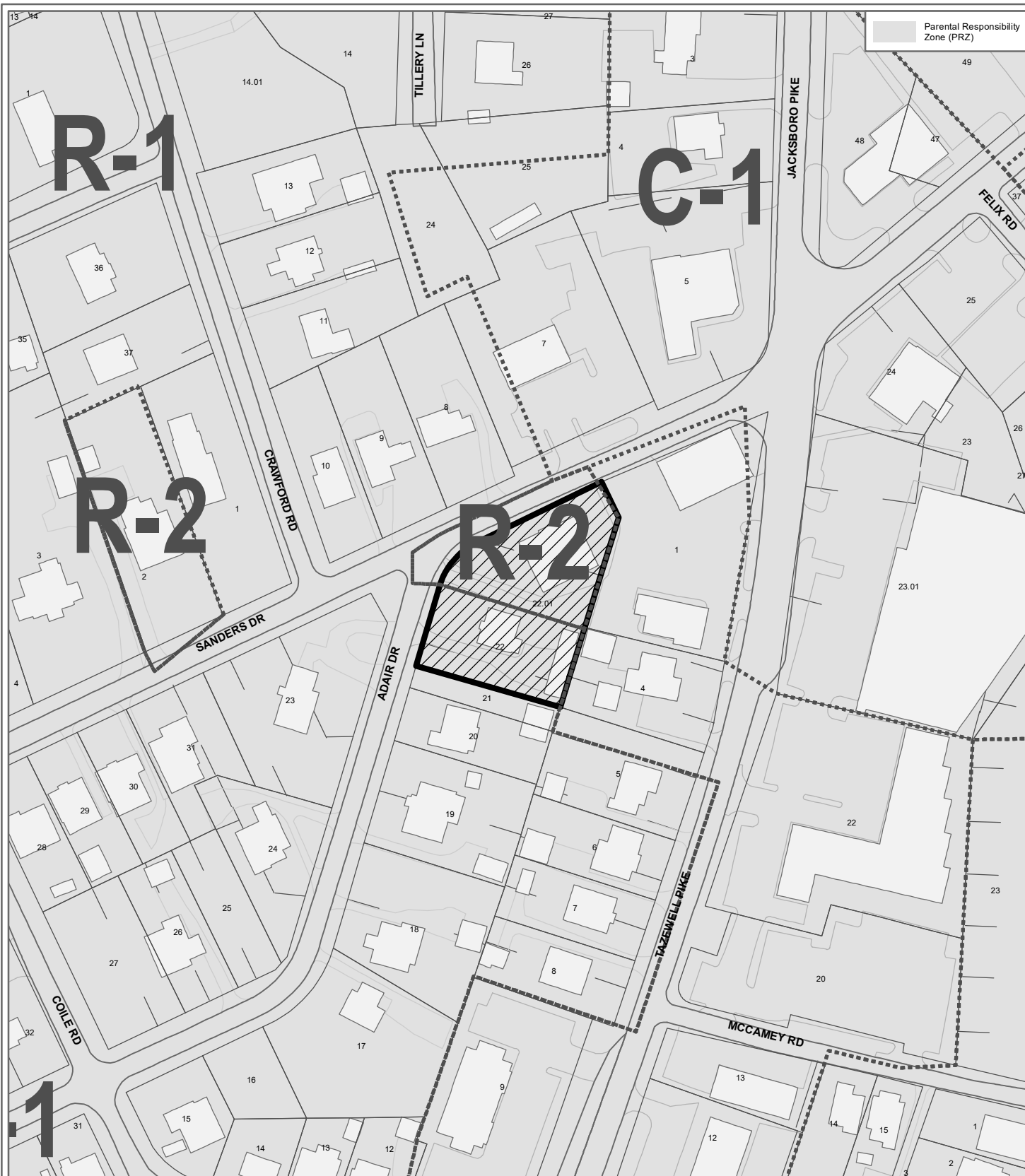
To: GC (General Commercial)

Petitioner: Reynolds / Baxter Properties,  
Jennifer

Map No: 58

Jurisdiction: City

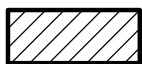




**10-B-19-RZ  
REZONING**

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

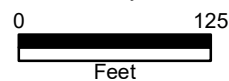
To: C-3 (General Commercial)



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

**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 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 January 9, 2020, 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



Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

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

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Bradley Pruitt &lt;pruittbr46@gmail.com&gt;

Mon, Nov 4, 2019 at 3:48 PM

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

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](mailto: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](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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**Michelle Portier, AICP**  
Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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**Michelle Portier, AICP**  
Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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**Michelle Portier, AICP**  
Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

**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 &lt;michelle.portier@knoxplanning.org&gt; 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](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

--

**Michelle Portier, AICP**  
Planner  
865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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



Google Street View of 0 Sanders Drive and 220 Adair Drive



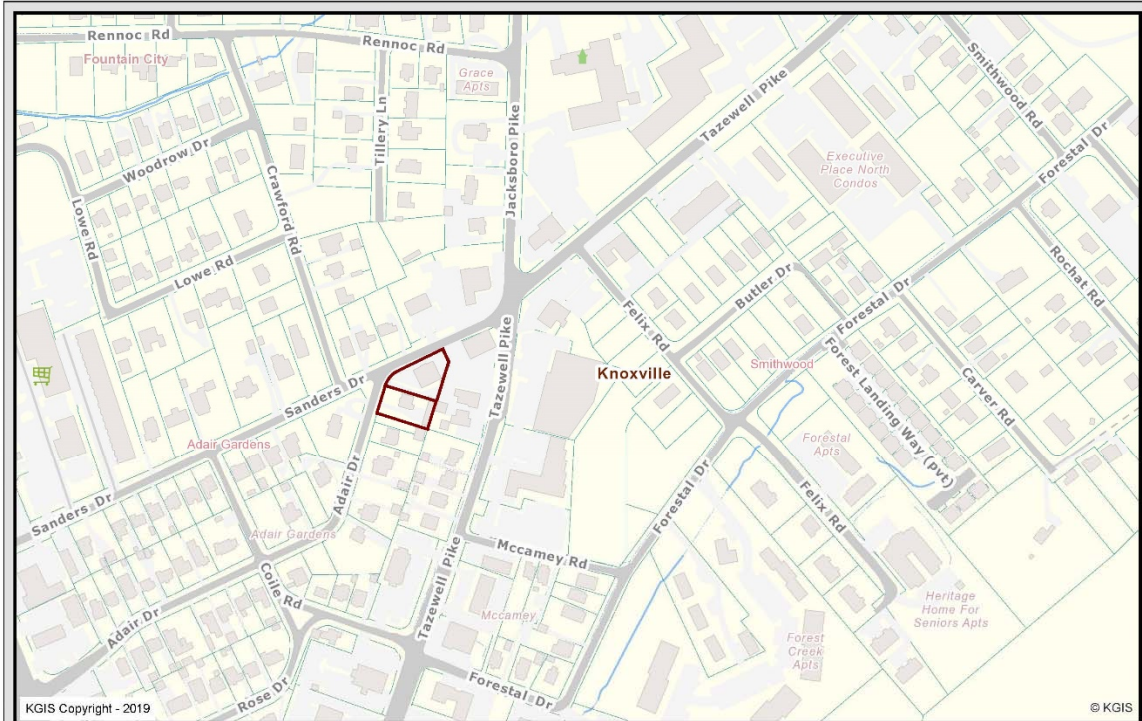
Views looking towards corner from Adair Drive



220 Adair Drive



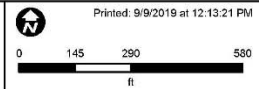
**10-B-19-RZ / 10-B-19-PA**  
**EXHIBIT A. Contextual Images**



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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**

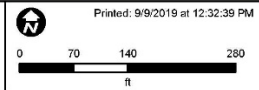
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**10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Aerial Map**  
 220 Adair Drive and 0 Sanders Drive



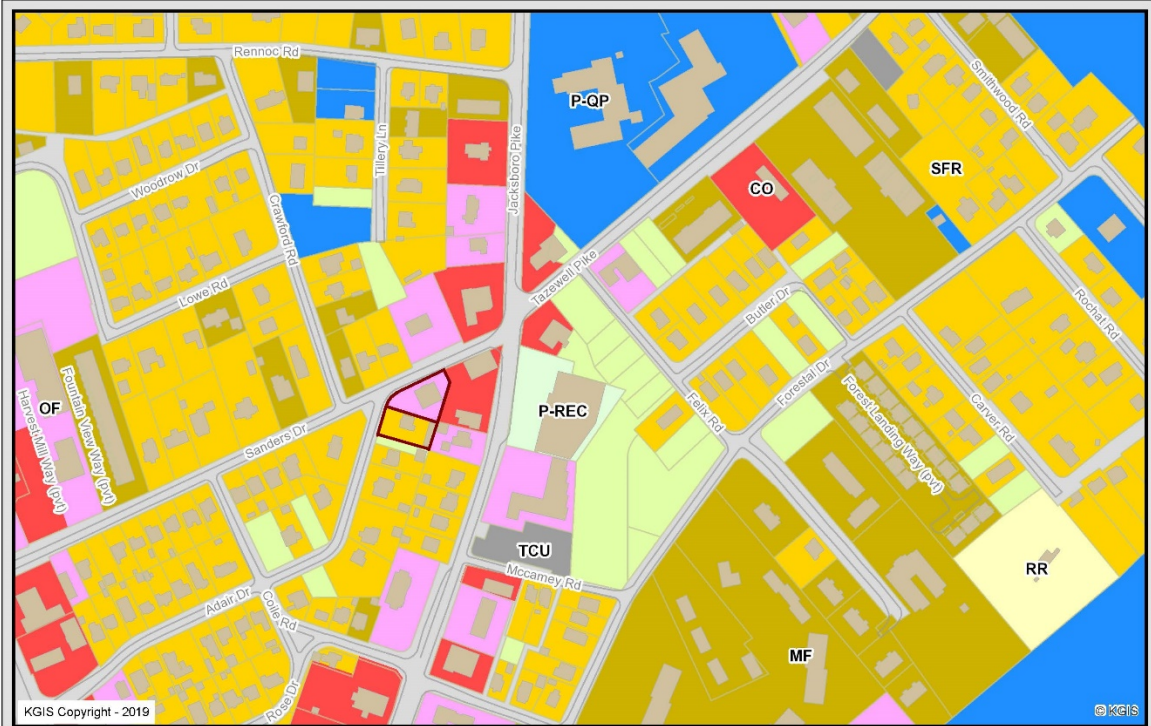
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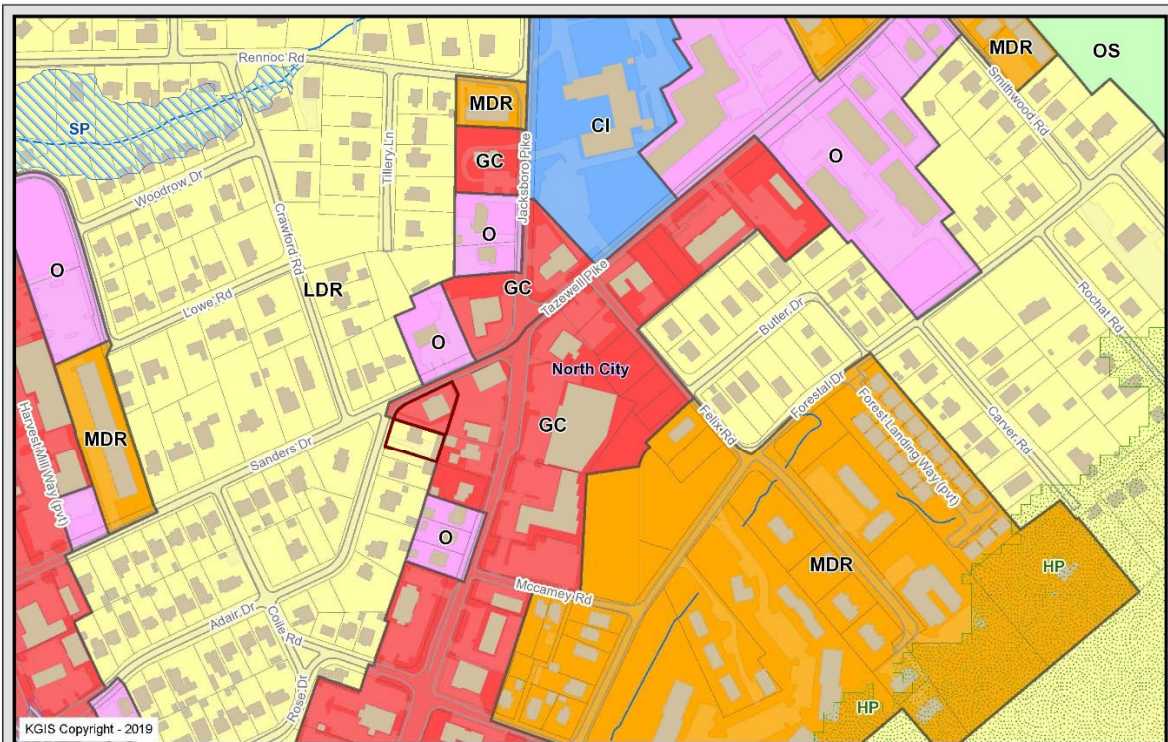
**10-B-19-RZ / 10-B-19-PA**  
**EXHIBIT A. Contextual Images**



10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Existing Land Use Map  
 220 Adair Drive and 0 Sanders Drive  
 Knoxville - Knox County - KUB Geographic Information System

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 0 145 290 580 ft

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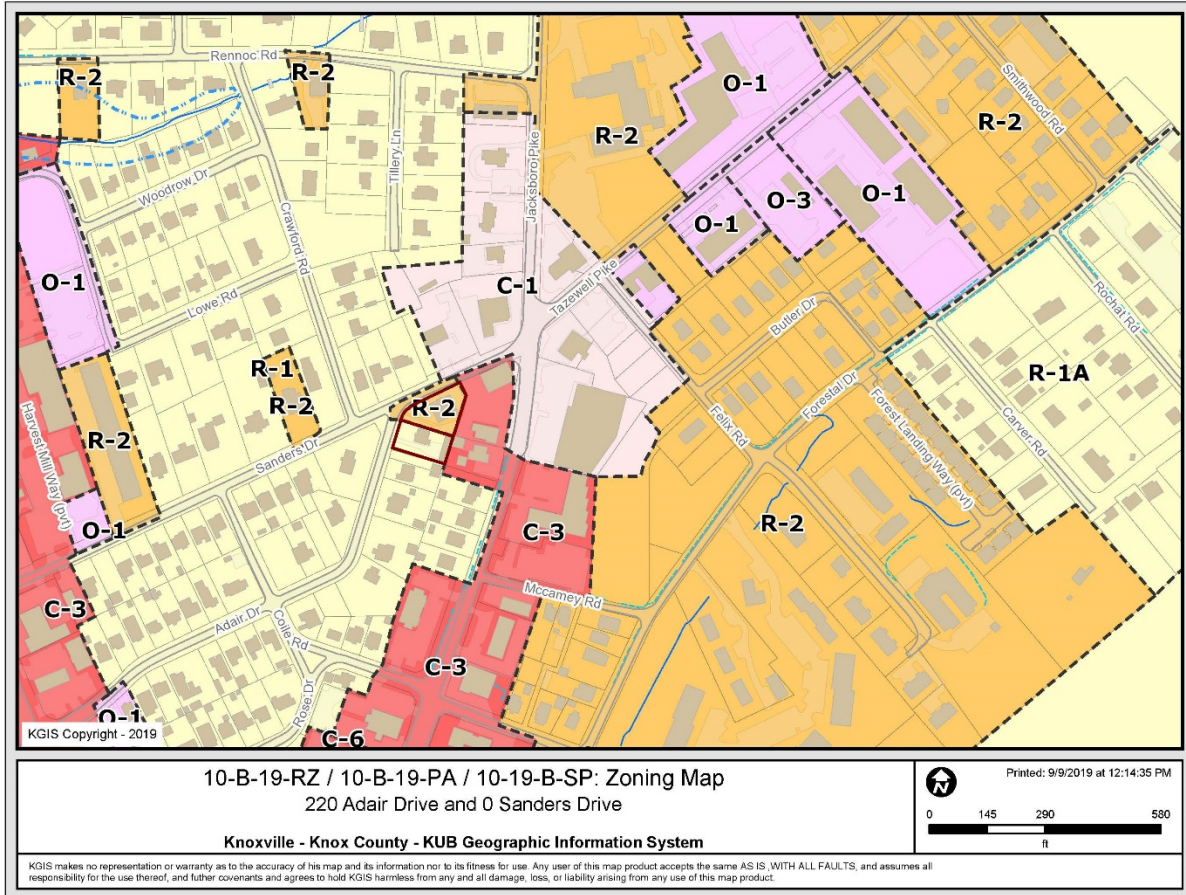
10-B-19-RZ / 10-B-19-PA / 10-19-B-SP: Sector Plan Map  
 220 Adair Drive and 0 Sanders Drive  
 Knoxville - Knox County - KUB Geographic Information System

Printed: 9/9/2019 at 12:15:16 PM  
 0 145 290 580 ft

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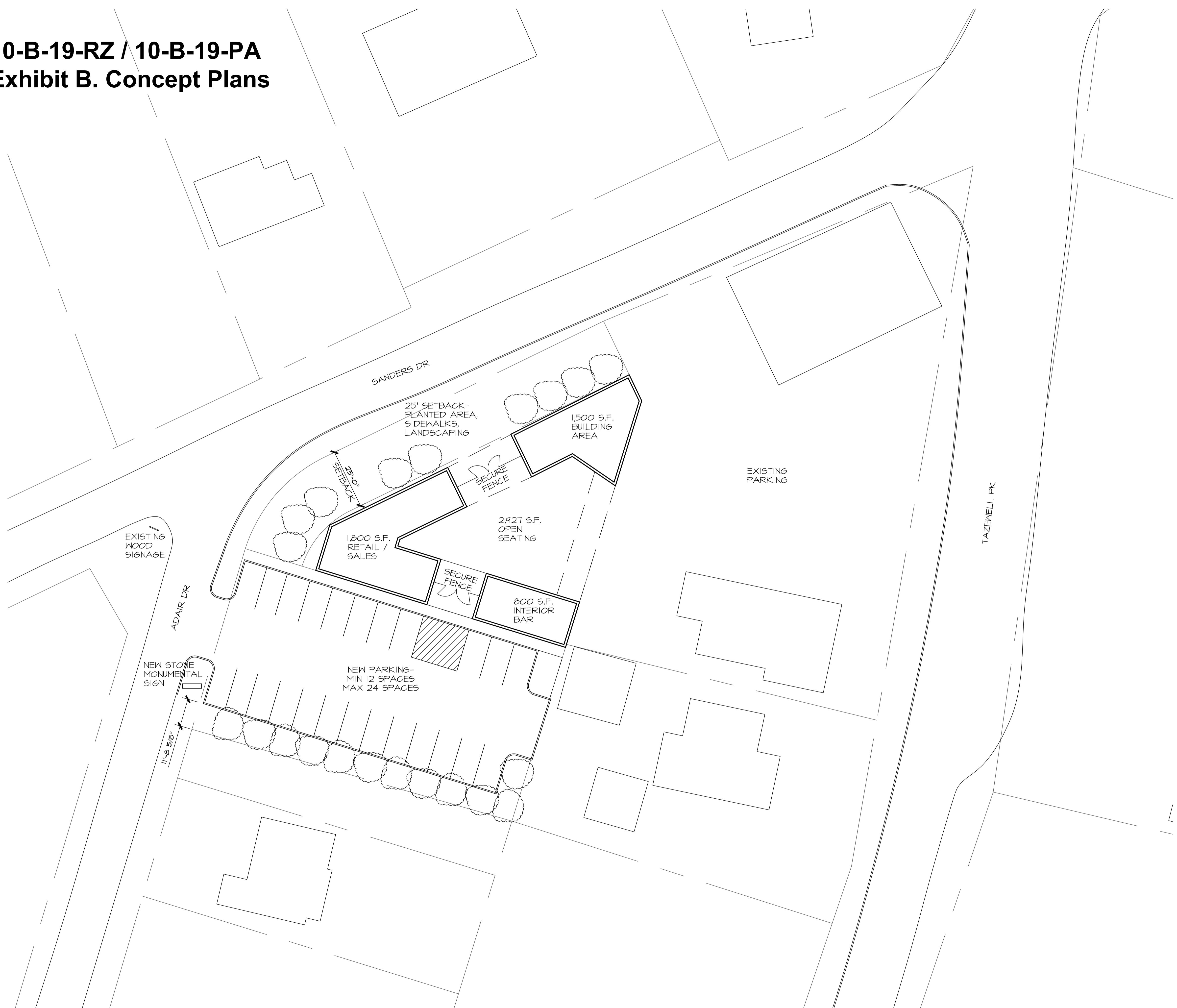


10-B-19-RZ / 10-B-19-PA  
EXHIBIT A. Contextual Images





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





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





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

- 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

DESFR

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.

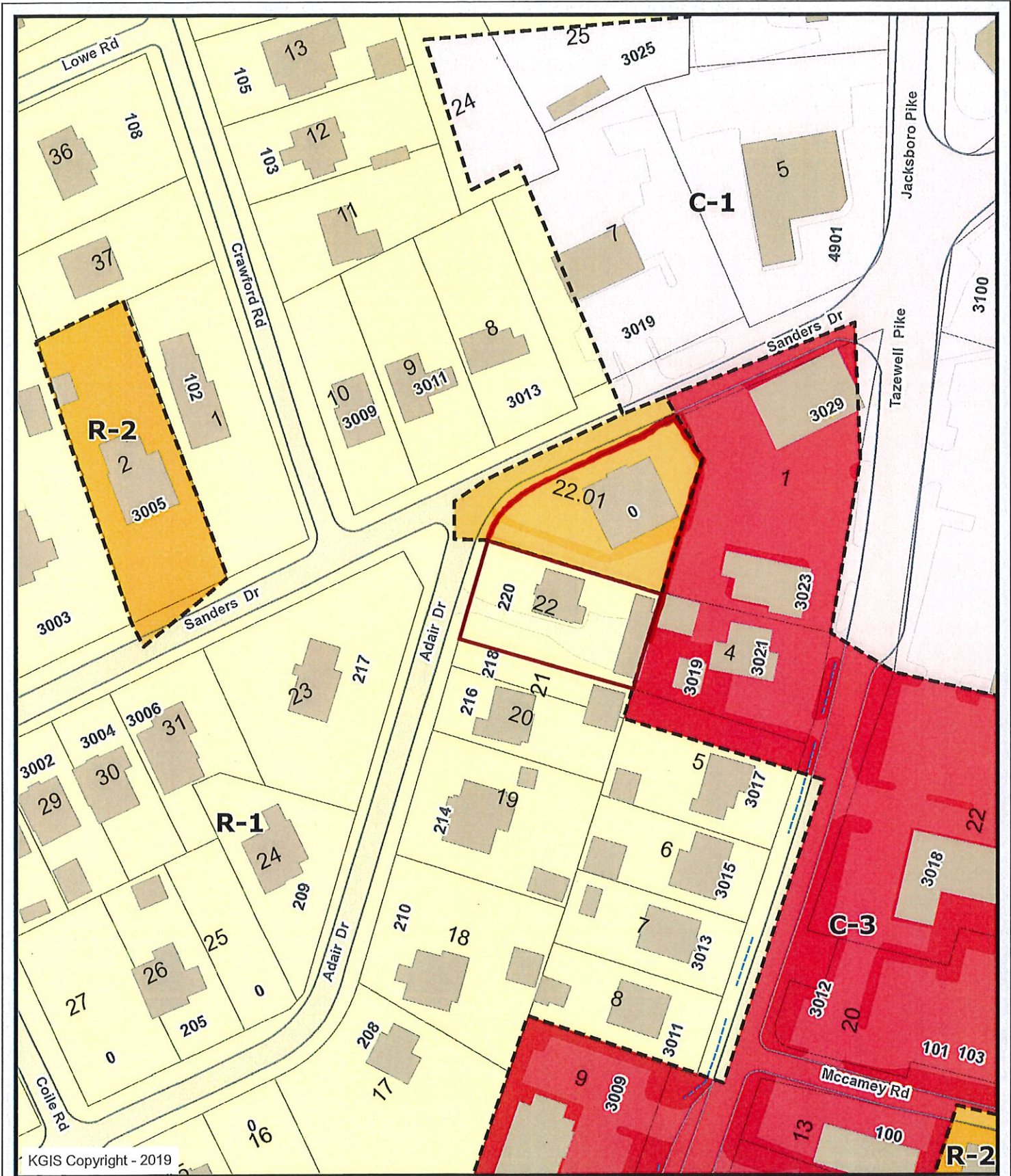
Please let us know if there are any questions or issues. Thank you.

Sincerely,

Dollar & Ewers Architecture, Inc.

Brian K. Ewers, AIA, LEED AP  
President



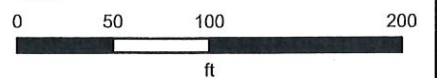


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

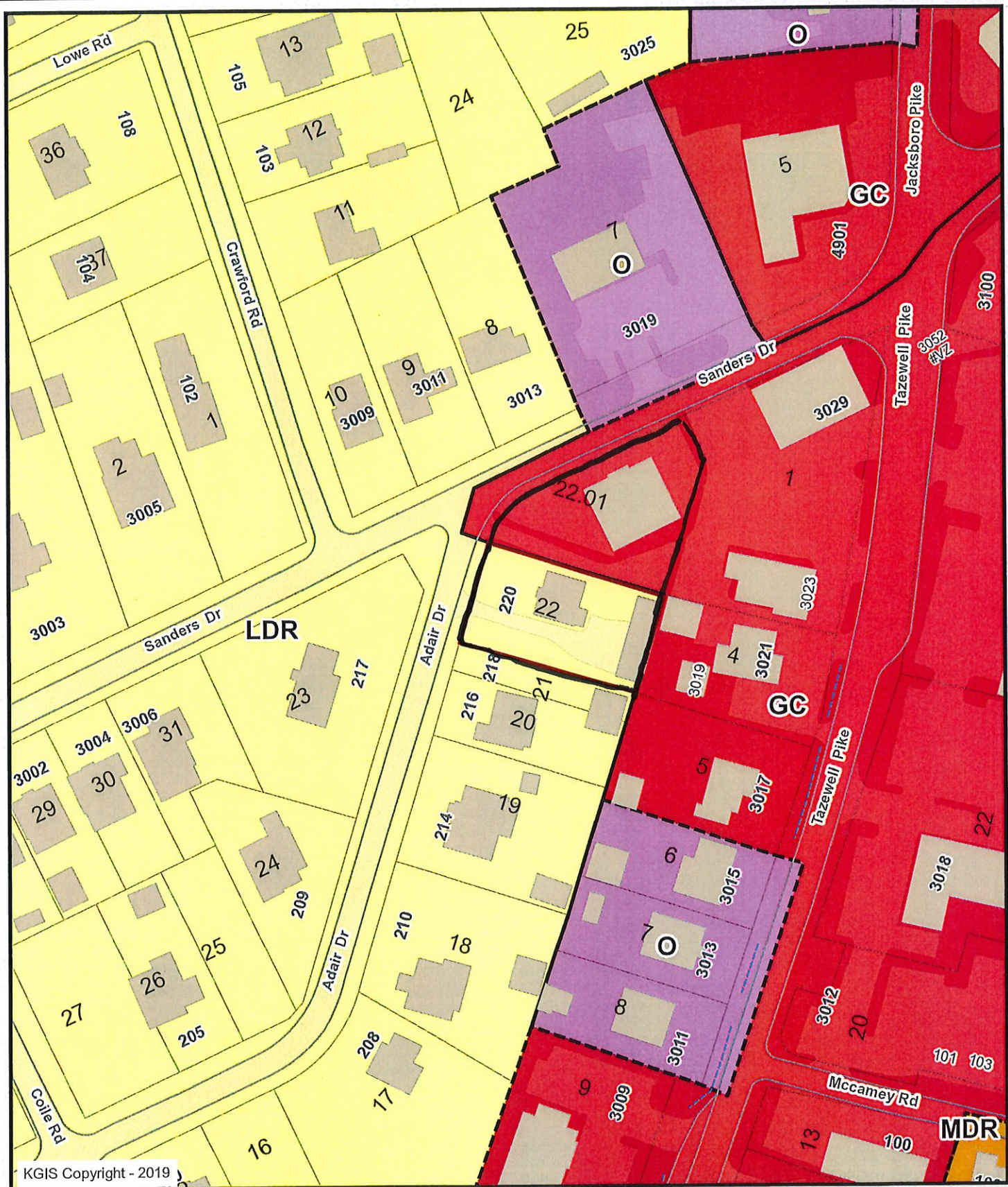


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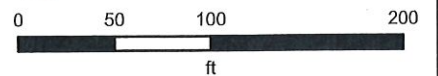
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### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

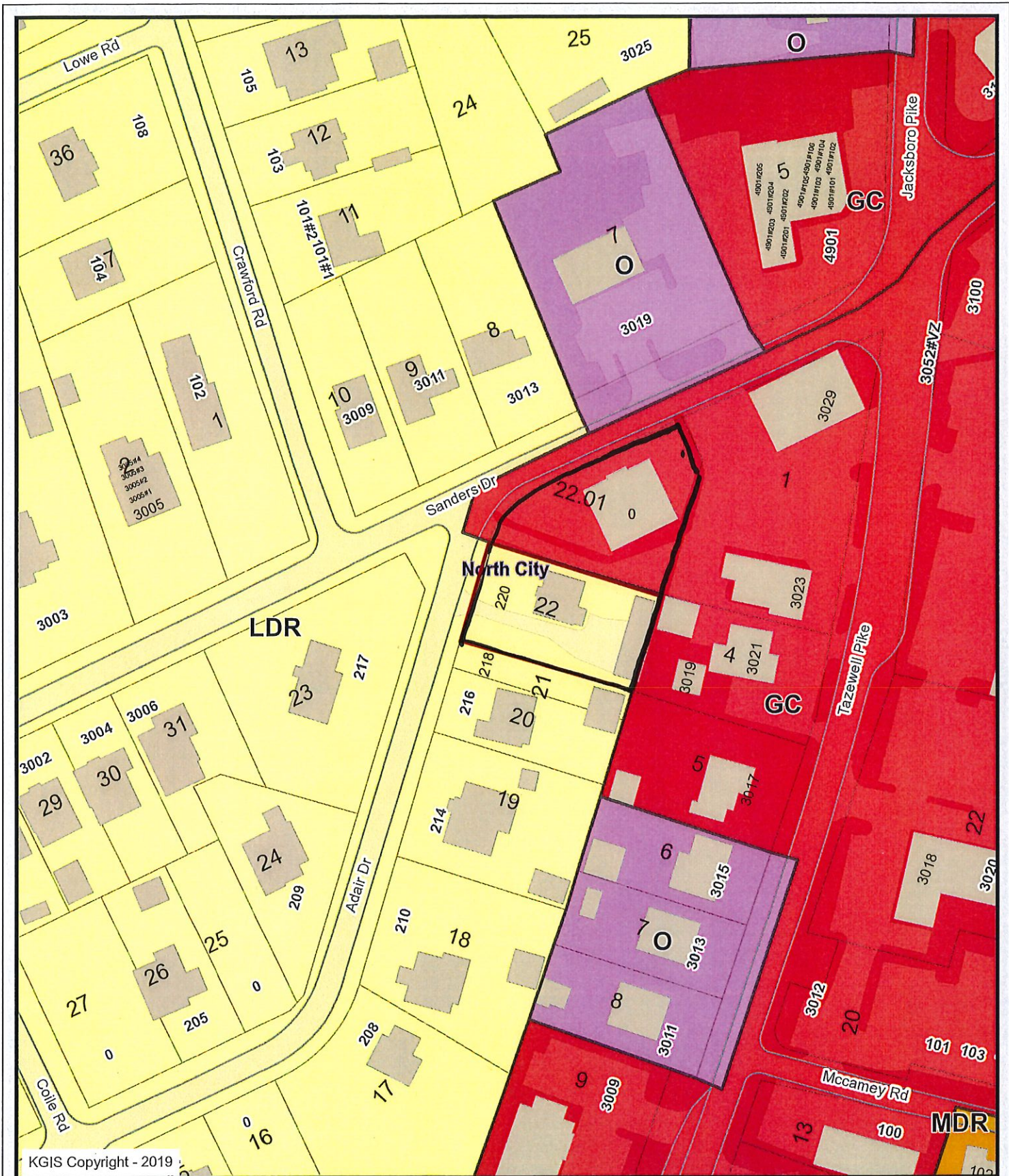


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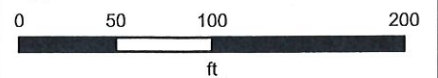
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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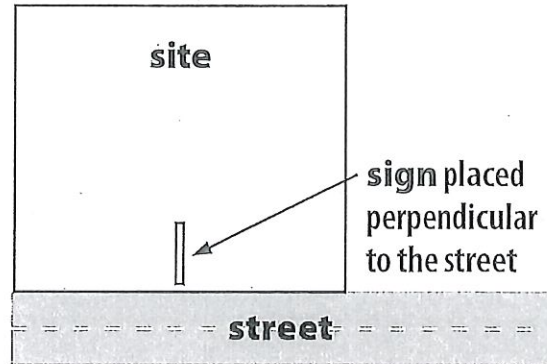
## REQUIRED SIGN POSTING AGREEMENT

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

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Jennifer Reynolds- Baxter Properties

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07/24/2019

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- 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

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Baxter Properties

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(615) 653-0616

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

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

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Tract Size

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

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- County

North City

(1) GC (2)LDR

Zoning District

Planning Sector

Unused Land

OESFR

Sector Plan Land Use Classification

N

Growth Policy Plan Designation

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

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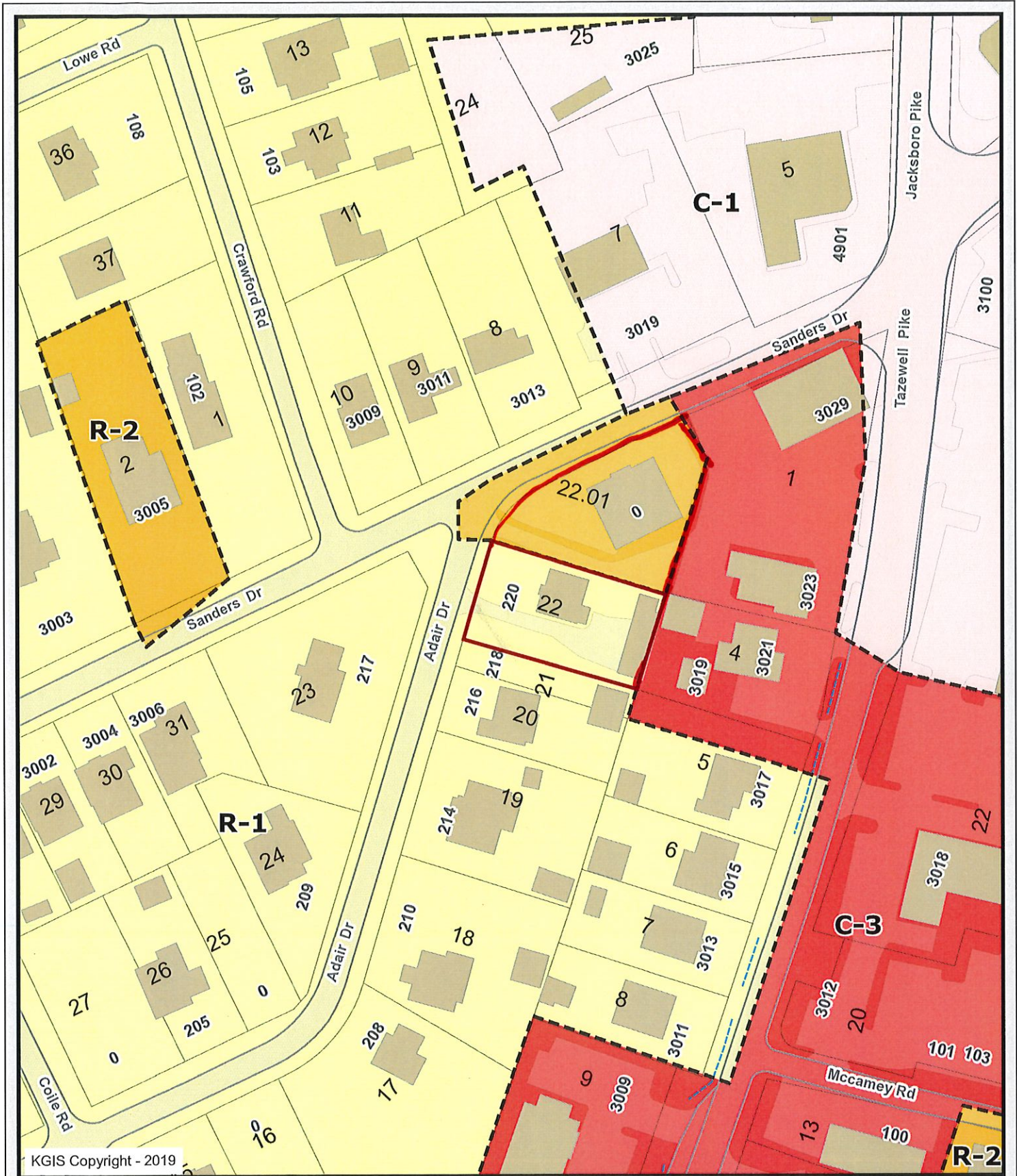
Sincerely,

Dollar & Ewers Architecture, Inc.

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

Brian K. Ewers, AIA, LEED AP  
President



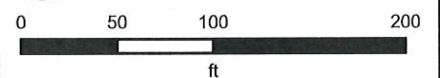


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

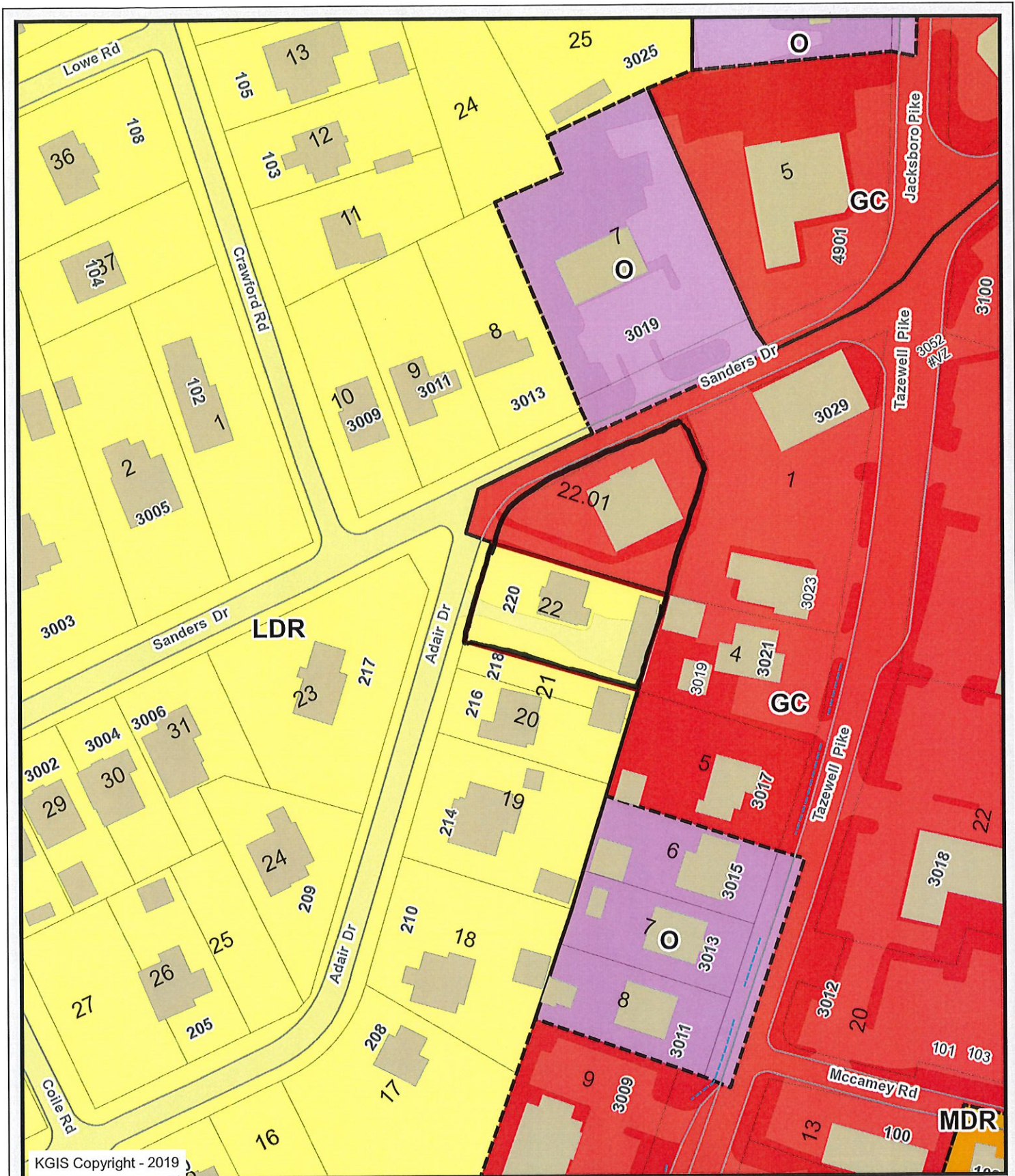


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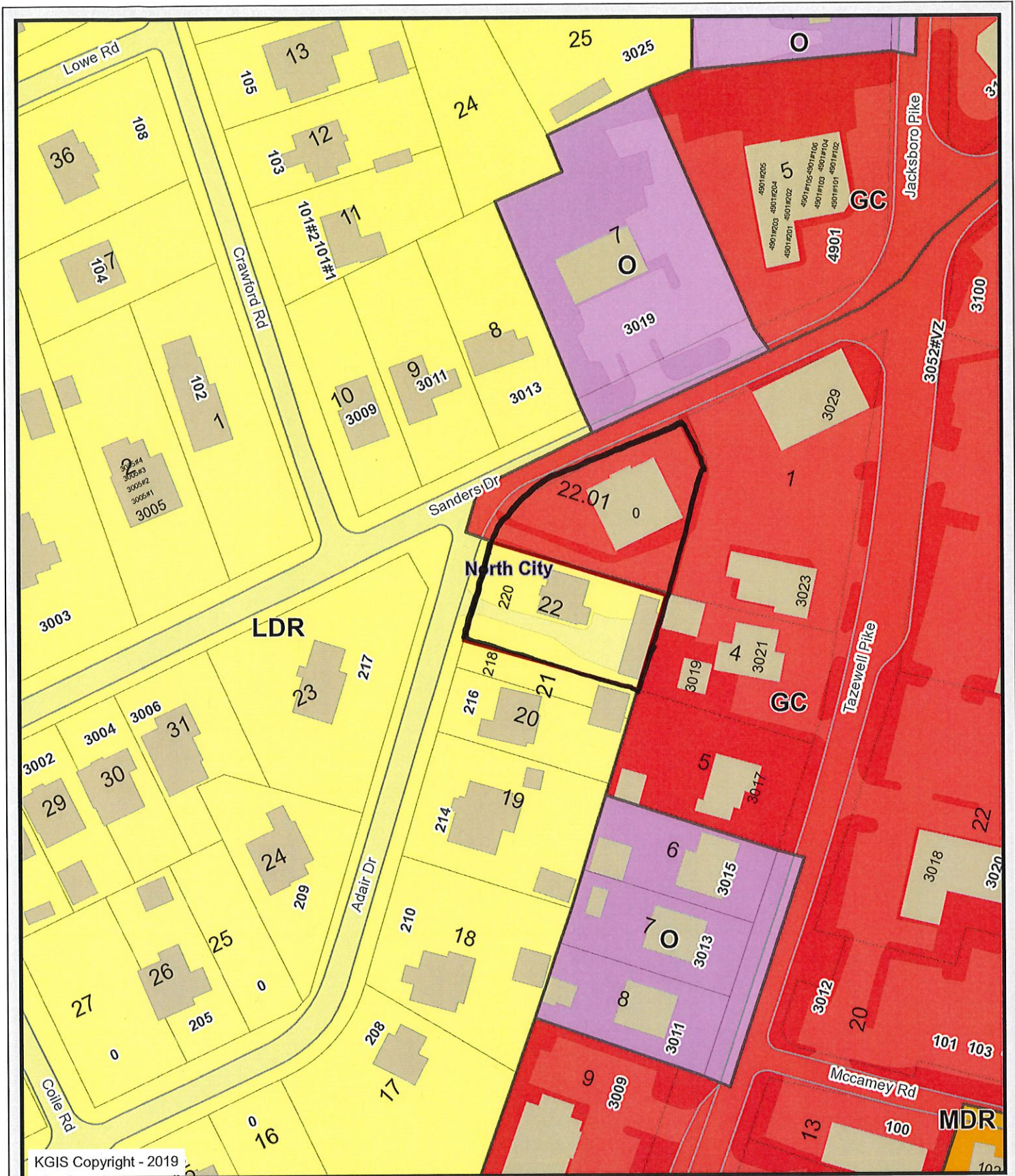
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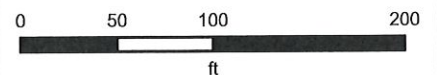


Letter Portrait

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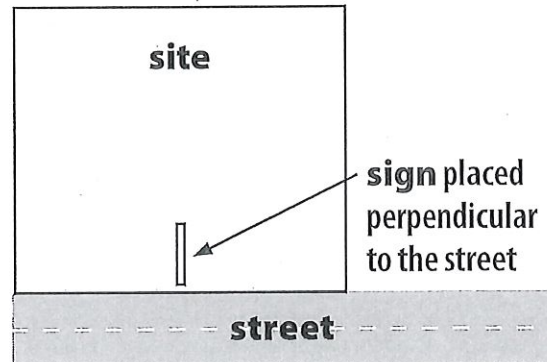
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Printed Name: Chris Woodcock - designer, Dollar + Ewers Arch.

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