



PLAN AMENDMENT REPORT

► FILE #:	10-B-19-SP (REVISED)	AGENDA ITEM #:	5
POSTPONEMENT(S):	4/9/2020	AGENDA DATE:	5/14/2020
► APPLICANT:	JENNIFER REYNOLDS / BAXTER PROPERTIES		
OWNER(S):	Jennifer Reynolds / Baxter Properties		
<hr/>			
TAX ID NUMBER:	58 M B 022 AND 58 M B 02201	<u>View map on KGIS</u>	
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 total		
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		
<hr/>			
► PRESENT PLAN AND ZONING DESIGNATION:	LDR (Low Density Residential) and GC (General Commercial) / RN-1(Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood)		
► PROPOSED PLAN DESIGNATION:	NC (Neighborhood Commercial) - this was revised from the previous GC (General Commercial) request for 220 Adair Drive only		
► EXISTING LAND USE:	Vacant parcels; all structures have been demolished		
EXTENSION OF PLAN DESIGNATION:	No		
HISTORY OF REQUESTS:	220 Adair was rezoned from R-2 to R-1 in 1994 with surrounding parcels in this neighborhood; a request to rezone 0 Sanders Drive from R-2 (General Residential District) to O-1 (Office, Medical, and Related Services) was denied in 1996		
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 and agricultural/forestry/vacant - LDR (Low Density Residential)	
	East:	Office and commercial - 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:

- **Withdraw the North City Sector Plan amendment request for 220 Adair Drive per the applicant's request.**

The applicant sent an email requesting to withdraw this request on April 27, 2020.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/16/2020 and 6/30/2020. 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 REPORT

► FILE #:	10-B-19-PA (REVISED)	AGENDA ITEM #:	5
POSTPONEMENT(S):	4/9/2020	AGENDA DATE:	5/14/2020
► APPLICANT:	JENNIFER REYNOLDS / BAXTER PROPERTIES		
OWNER(S):	Jennifer Reynolds / Baxter Properties		
<hr/>			
TAX ID NUMBER:	58 M B 022 AND 58 M B 02201	<u>View map on KGIS</u>	
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 total		
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		
<hr/>			
► PRESENT PLAN AND ZONING DESIGNATION:	LDR (Low Density Residential) and GC (General Commercial) / RN-1(Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood)		
► PROPOSED PLAN DESIGNATION:	NC (Neighborhood Commercial) - this was revised from the previous C-3/C-G-2 (General Commercial) request		
► EXISTING LAND USE:	Vacant parcels; all structures have been demolished		
EXTENSION OF PLAN DESIGNATION:	The plan designation would not be an extension; the C-N (Neighborhood Commercial) District zoning would be, as it is adjacent to the northeast		
HISTORY OF REQUESTS:	220 Adair Dr. was rezoned from R-2 to R-1 in 1994 along with surrounding parcels in this neighborhood; a request to rezone 0 Sanders Drive from to R-2 (General Residential District) to O-1 (Office, Medical, and Related Services) was denied in 1996		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North: Office, multifamily residential, and single family residential - O (Office) and LDR (Low Density Residential) - RN-1(Single Family Residential Neighborhood) and C-N (Neighborhood Commercial District) South: Single family residential and agricultural/forestry/vacant - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood District)		

East: Office and commercial - GC (General Commercial) - C-G-2
(General Commercial District)

West: Single family residential - LDR (Low Density Residential) - RN-1
(Single Famil Residential Neighborhood District)

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.

STAFF RECOMMENDATION:

► **Withdraw the One Year Plan amendment request for 220 Adair Drive per the applicant's request.**

The applicant sent an email requesting to withdraw this request on April 27, 2020.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/16/2020 and 6/30/2020. 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.

REZONING REPORT

► FILE #:	10-B-19-RZ (REVISED)	AGENDA ITEM #:	5
POSTPONEMENT(S):	4/9/2020	AGENDA DATE:	5/14/2020
► APPLICANT:	JENNIFER REYNOLDS / BAXTER PROPERTIES		
OWNER(S):	Jennifer Reynolds / Baxter Properties		
<hr/>			
TAX ID NUMBER:	58 M B 02201	<u>View map on KGIS</u>	
JURISDICTION:	City Council District 4		
STREET ADDRESS:	0 Sanders Drive		
► LOCATION:	At the intersection of Adair Drive and Sanders Drive, west of Tazewell Pike		
► APPX. SIZE OF TRACT:	0.28 acres		
SECTOR PLAN:	North City		
GROWTH POLICY PLAN:	Within 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.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
WATERSHED:	First Creek		
<hr/>			
► PRESENT ZONING:	RN-4 (General Residential Neighborhood)		
► ZONING REQUESTED:	C-G-2 (General Commercial)		
► EXISTING LAND USE:	Vacant property		
► DENSITY PROPOSED:	N/A		
EXTENSION OF ZONE:	Yes, C-G is adjacent to the east		
HISTORY OF ZONING:	A request to rezone 0 Sanders Drive from to R-2 (General Residential District) to O-1 (Office, Medical, and Related Services) was denied in 1996		
SURROUNDING LAND USE AND ZONING:	North: Office, multifamily residential, and single family residential - RN-1(Single Family Residential Neighborhood) and C-N (Neighborhood Commercial District)		
	South: Single family residential - RN-1 (Single Family Residential Neighborhood District)		
	East: Commercial and office - C-G-2 (General Commercial District)		
	West: Single family residential - RN-1 (Single Famil Residential Neighborhood District)		
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.		

STAFF RECOMMENDATION:

► **Postpone the request for 30 days to allow readvertisement of the revised request.**

The applicant has revised their rezoning request to include only parcel 058 M 02201 (O Sanders Drive), and to request the property be rezoned to C-G-2 instead of C-N. This item was advertised for this meeting as a request to rezone the property from RN-4 to C-N (Neighborhood Commercial) and needs to be re-advertised to reflect the correct zoning request.

COMMENTS:

220 Adair Drive is no longer part of the rezoning request, and the associated plan amendment cases are requested to be withdrawn.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/16/2020 and 6/30/2020. 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.



Dori Caron <dori.caron@knoxplanning.org>

Re: Adair Drive 10-B-19-SP; 10-B-19-PA; 10-B-19-RZ

Michelle Portier <michelle.portier@knoxplanning.org>

Tue, Apr 28, 2020 at 3:56 PM

To: "Benjamin C. Mullins" <bmullins@fmsllp.com>

Cc: Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

Ben,

Due to the need to re-advertise the revised request (it was advertised as a rezoning request to C-N for both properties), we will have to postpone the request to be heard at the June meeting. You aren't being charged for the postponement.

Thank you,
Michelle

On Mon, Apr 27, 2020 at 1:59 PM Michelle Portier <michelle.portier@knoxplanning.org> wrote:

Ben,

Sherry Michienzi can process your payment. Her direct line is 215-2505.

On Mon, Apr 27, 2020 at 1:31 PM Benjamin C. Mullins <bmullins@fmsllp.com> wrote:

Michell,

Here are the initialed and revised applications. Please let me know if any other revisions to the applications are required and how you wish for me to pay the associated \$250 fee.

Ben

From: Michelle Portier <michelle.portier@knoxplanning.org>**Sent:** Monday, April 27, 2020 12:10 PM**To:** Benjamin C. Mullins <bmullins@fmsllp.com>**Cc:** Gerald Green <gerald.green@knoxplanning.org>; Amy Brooks <amy.brooks@knoxplanning.org>**Subject:** Re: Adair Drive 10-B-19-SP; 10-B-19-PA; 10-B-19-RZ

Ben,

You would need to revise the applications - cross out the Adair Drive property on page 1 of the application, revise the requested zoning back to G-G-2 on page 2 of the application, and cross out the NC amendment request on page 2 of the application. And please initial each of the changes. The previously revised applications are attached for you to make the necessary changes - just scan and send the re-revised ones when you are done. The fee is \$250 for nonresidential rezoning/plan amendment revisions.

Regarding the C-G-2 zoning request, I do not know whether we would recommend approval. It's a bit more intense than we are comfortable with at that location. However, to your point, the sector plan and OYP both designate the parcel GC. I understand that's your client's preference, and you can proceed with the application. Just wanted to give you a heads up.

Thanks,
Michelle

On Mon, Apr 27, 2020 at 11:53 AM Benjamin C. Mullins <bmullins@fmsllp.com> wrote:

Michelle,

As we discussed on Friday, since the Beer Garden deal is no longer moving forward, we wish to withdraw our applications for rezoning, sector plan amendment, and one-year plan amendment for the property located at 220 Adair Dr. (Parcel ID 058MB022). As the existing sector plan and one-year plan for 0 Sanders Dr. (Parcel ID 058MB02201) is CB, we would like to continue with the rezoning for that property and revise our application to seek the C-G-2 zoning. Please let me know what I need to do to make the request for withdraw and the revision for Sanders formal.

Benjamin C. Mullins Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37904
phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com

Licensed in Tennessee and Virginia



WITHDRAWAL REQUEST

File #: 10-B-19-PA_10-B-19-SP for 220 Adair Dr. and 0 Sanders Dr.

Meeting Date: 5-14-2020



POSTPONEMENT REQUEST: 30 DAYS

File #: 10-B-19-RZ 0 Sanders Drive Parcel ID 058MB02201

Meeting Date: 5-14-2020

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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

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Michelle Portier, AICP

Planner

865.215.3821



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

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Michelle Portier, AICP
Planner
865.215.3821



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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Adair Gardens**Michelle Portier** <michelle.portier@knoxplanning.org>

Mon, Apr 6, 2020 at 11:43 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Commissioners,

Please see the email below requesting postponement of item 5 on the agenda - the rezoning and plan amendments at Adair Drive and Sanders Drive. This will be on the Postponement List at Thursday's meeting.

Thank you,
Michelle

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

From: **Benjamin C. Mullins** <bnullins@fmsllp.com>

Date: Mon, Apr 6, 2020 at 11:36 AM

Subject: Adair Gardens

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

Cc: Erin R. Luptak <Eluptak@fmsllp.com>, Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Jonathan Reynolds <jr.bpllc@gmail.com>, Jennifer Reynolds <jbreynolds.bpllc@gmail.com>, Brad Pruitt <pruittbr46@gmail.com>

Ms. Portier,

Please accept this e-mail as our formal request to postpone the rezoning and plan amendment applications until the May Planning Commission meeting. While ongoing conversations with the neighbors have been productive they have been delayed by the recent events of the COVID-19. Conversations remain ongoing and progress is being made. As I am working from home, a formal letter is less convenient, but if that is required then please let me know.

Thank you for your work and cooperation on this matter.

**Benjamin C. Mullins** Attorney**POSTPONEMENT REQUEST: 30 DAYS****File #:** 10-B-19-RZ_10-B-19-PA_10-B-19-SP**Meeting Date:** 4-9-2020

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

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Michelle Portier, AICP

Planner

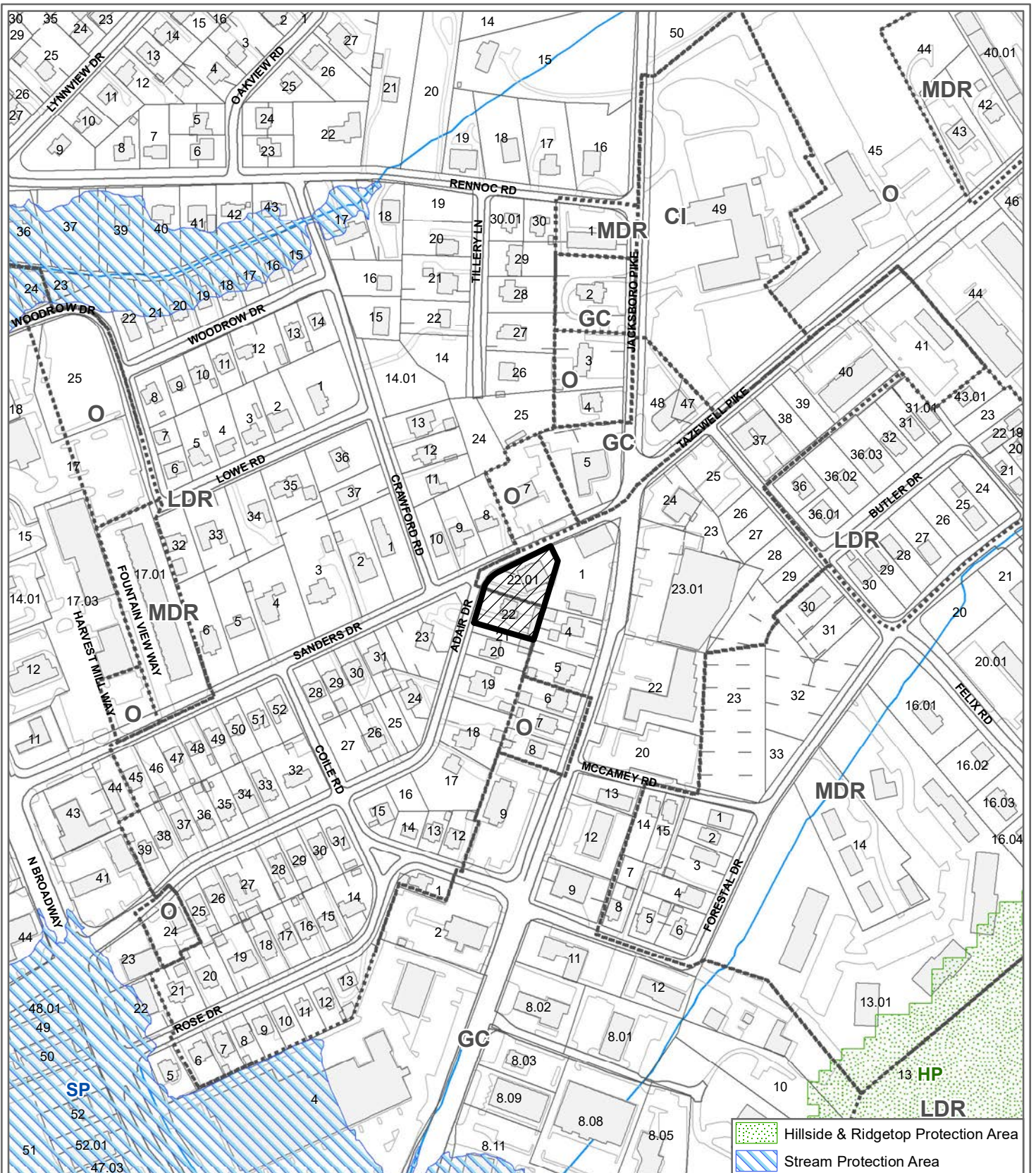
865.215.3821





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

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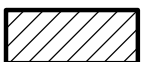
This message was directed to commission@knoxplanning.org



 Hillside & Ridgetop Protection Area
 Stream Protection Area

10-B-19-SP **NORTH CITY SECTOR PLAN AMENDMENT**

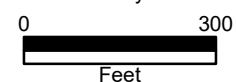
From: LDR (Low Density Residential)
 To: NC (Neighborhood Commercial)

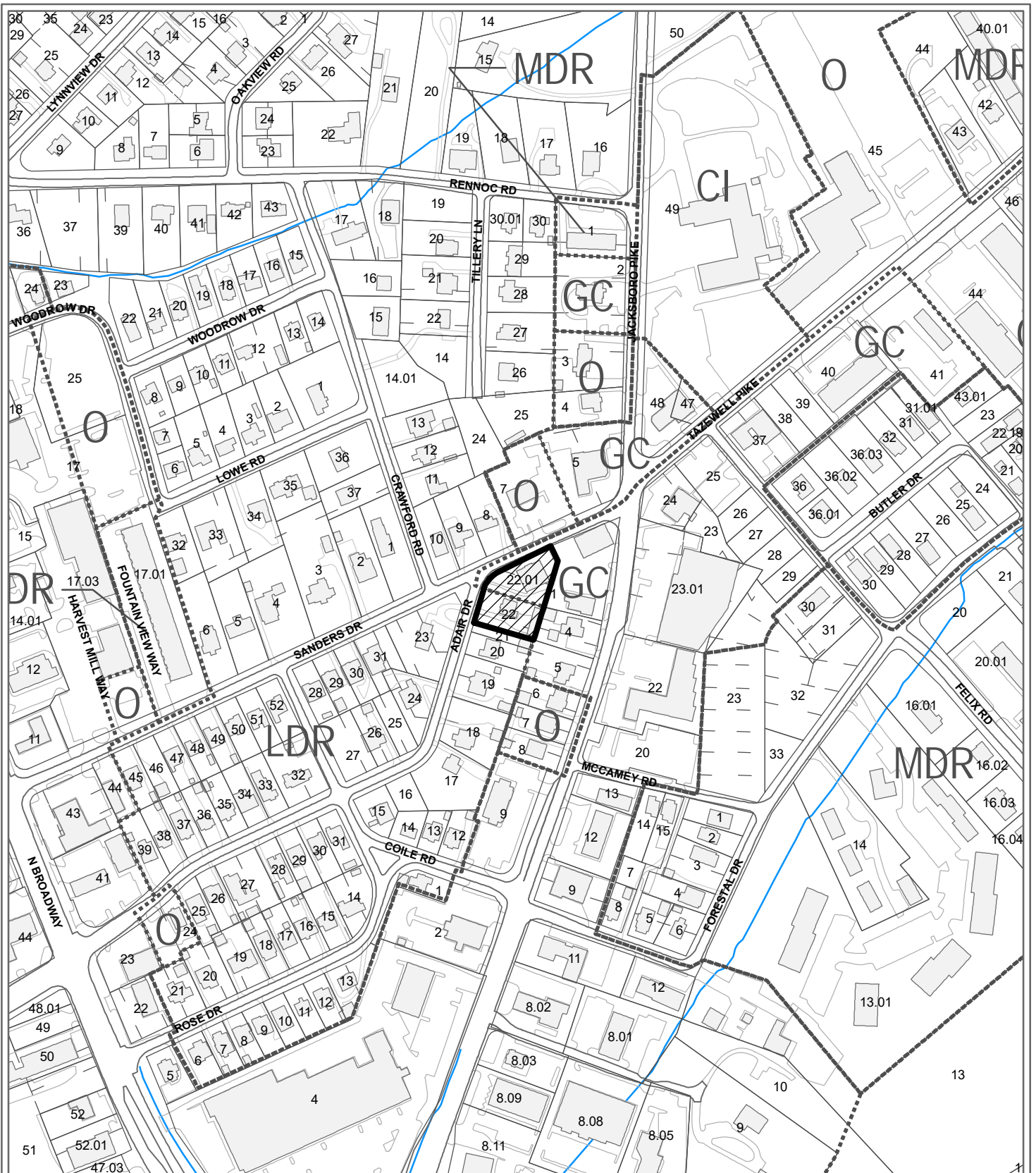


Original Print Date: 3/16/2020 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reynolds / Baxter Properties,
 Jennifer

Map No: 58
 Jurisdiction: City

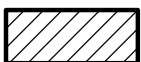




**10-B-19-PA
KNOXVILLE ONE YEAR PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: NC (Neighborhood Commercial)



Original Print Date: 3/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

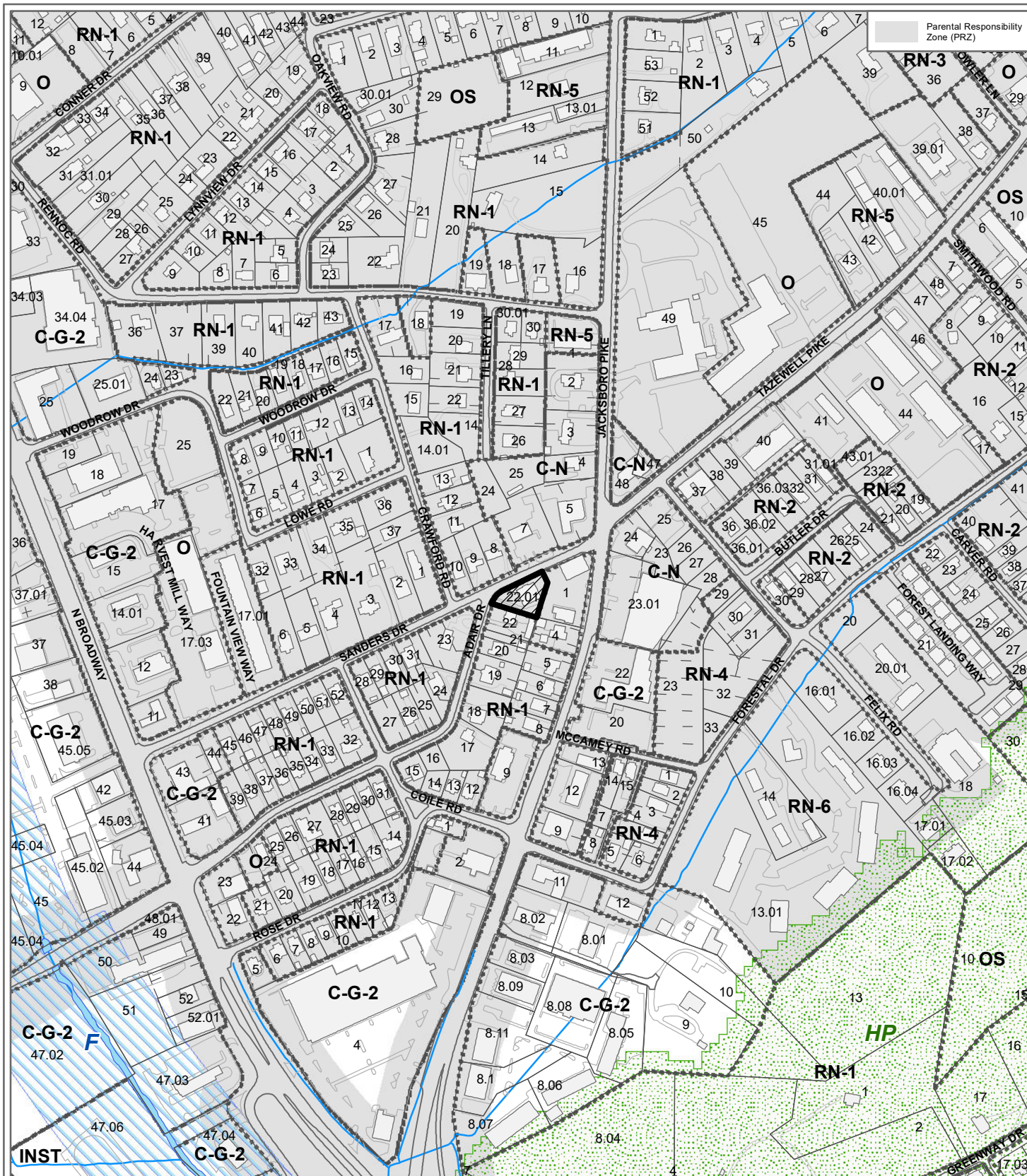
Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City

0 300
Feet





10-B-19-RZ REVISED REZONING

From: RN-4 (General Residential Neighborhood)

To: C-G-2 (General Commercial)

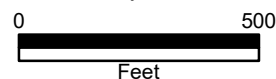


Original Print Date: 5/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City



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



Google Street View of Sanders Drive and 220 Adair Drive

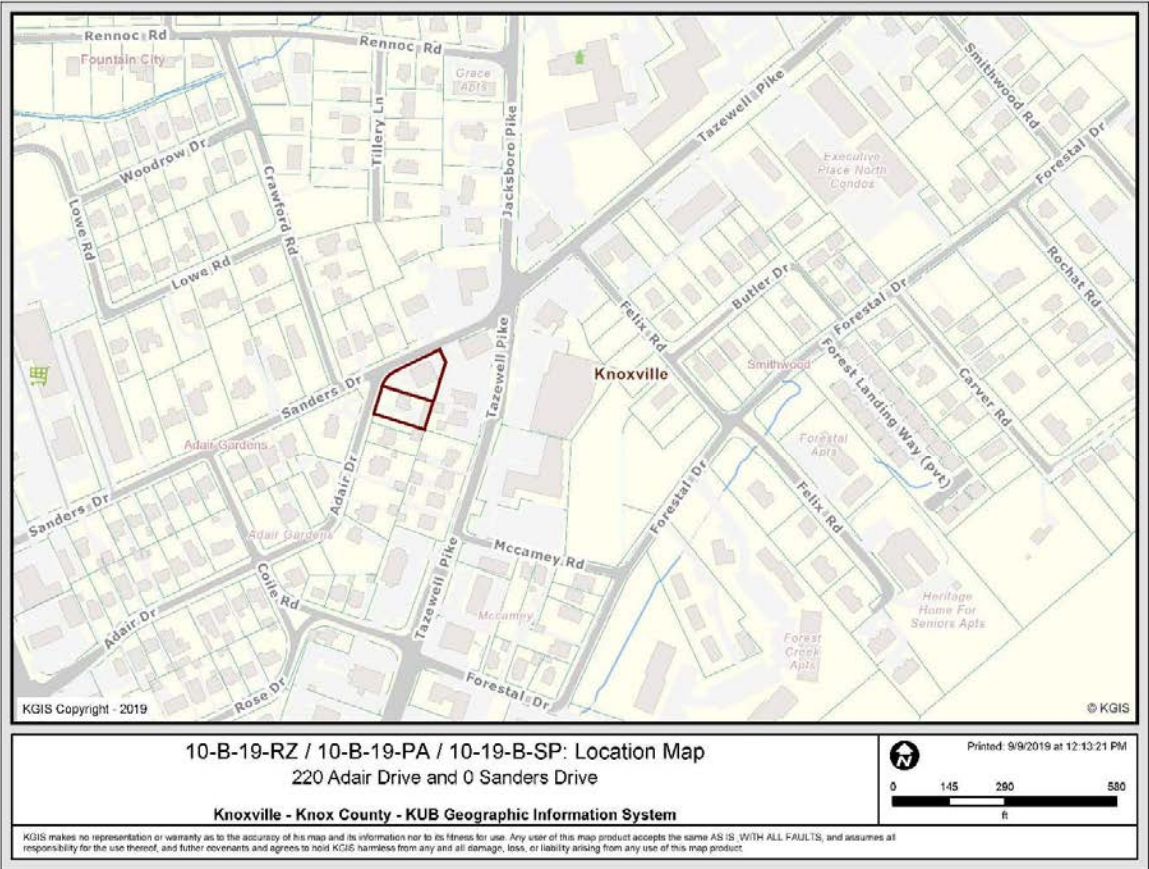


Views looking towards corner from Adair Drive

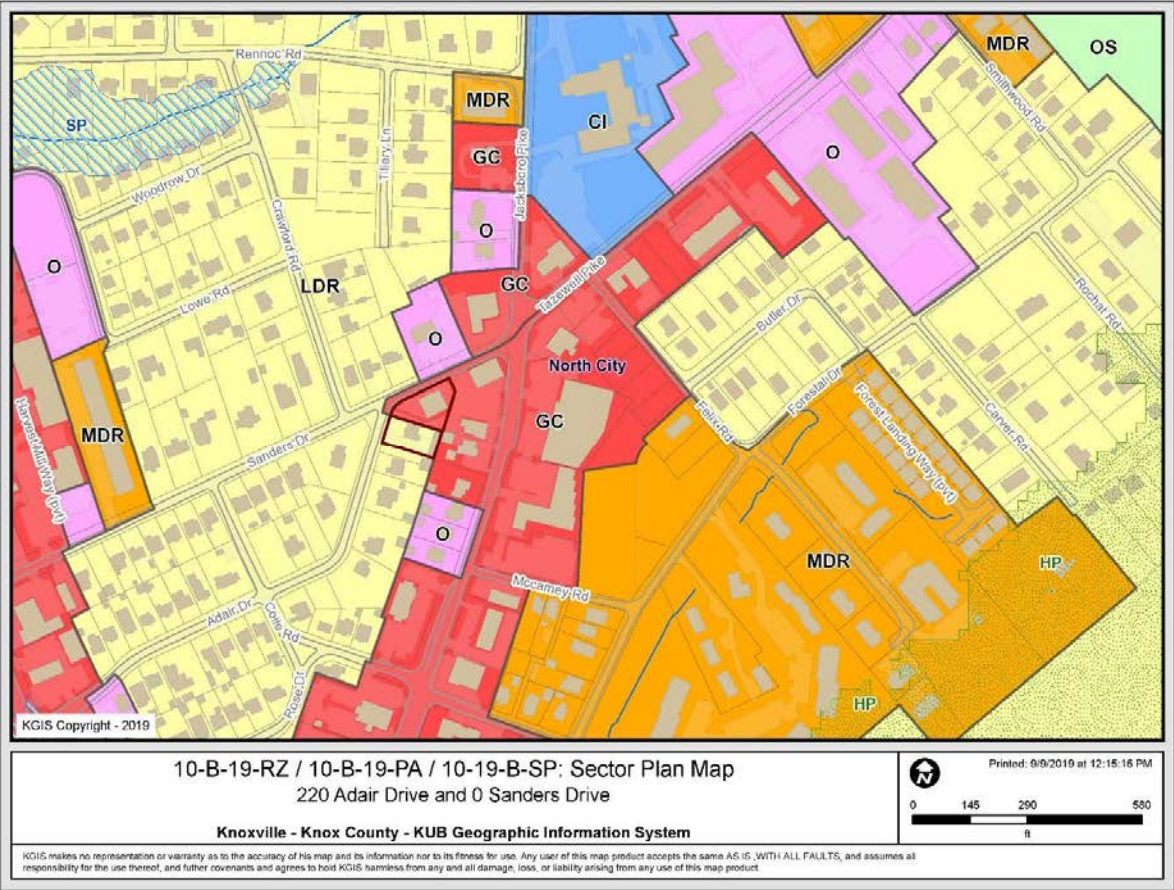
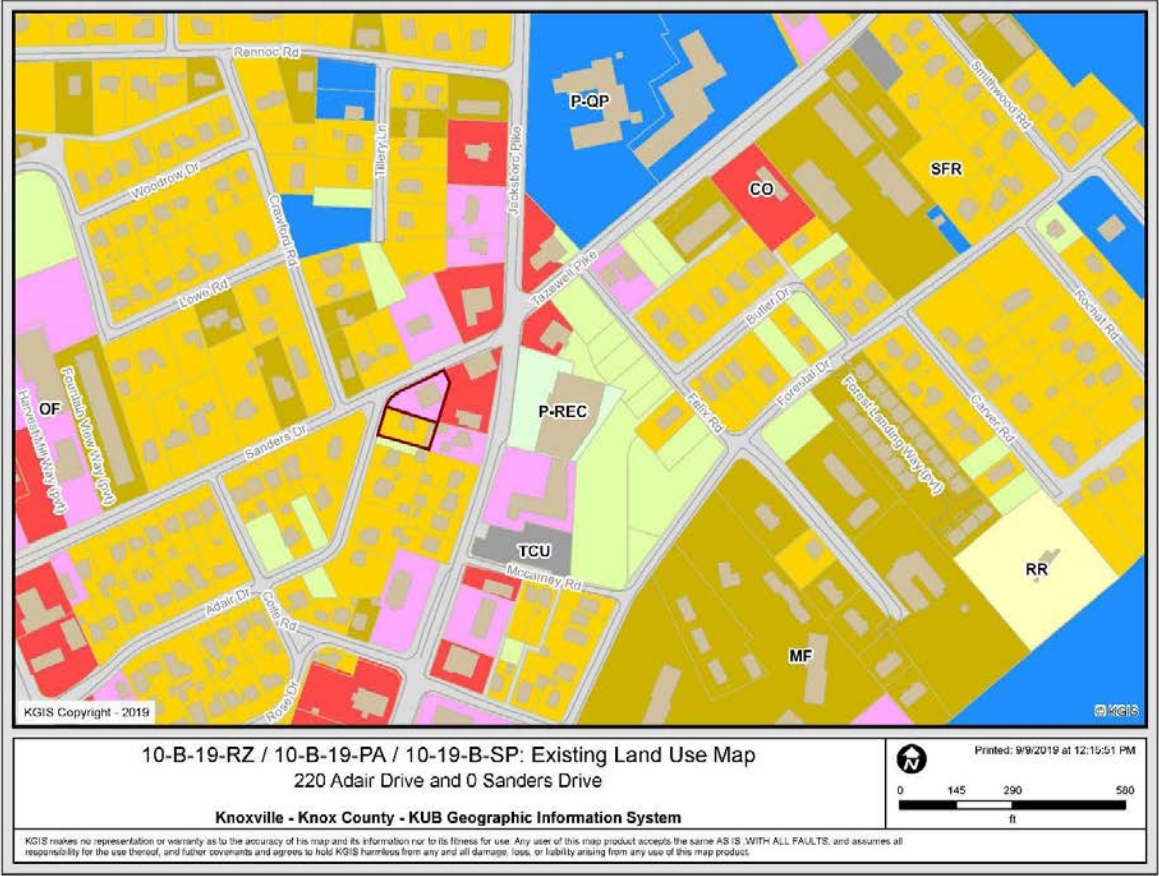


220 Adair Drive

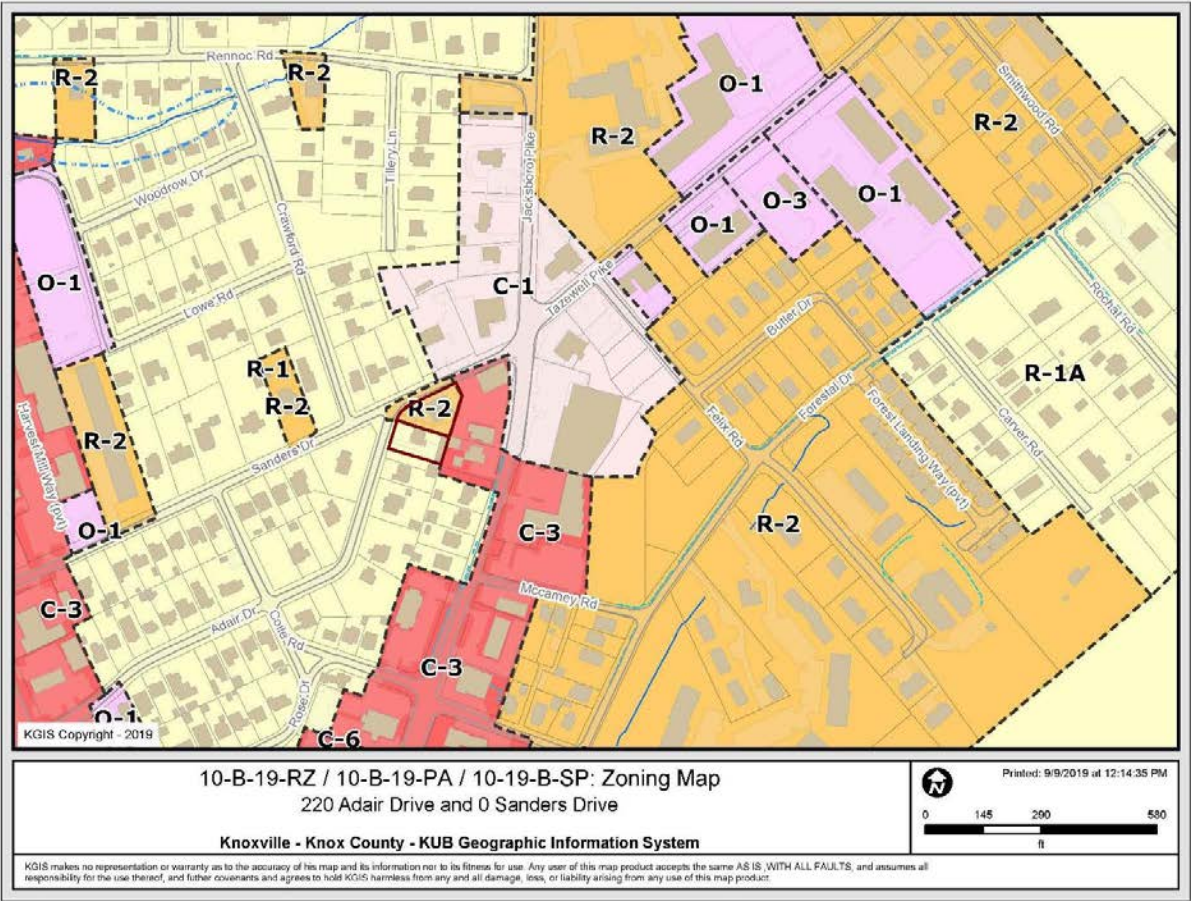
10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



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



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



ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
KATIE J. LAMB



client-centric & committed to success

Email: bmullins@fmsllp.com
Direct Fax: 865-541-4609

March 4, 2020



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web fmsllp.com

ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

PD
3-4-2020

Michelle Portier, AICP
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Re: 220 Adair Drive
(10-B-19-RZ; 10-B-19-PA; 10-B-19-SP)

Dear Ms. Portier:

In light of our recent amendment of our application to amend the General Plan and the Sector Plan to Neighborhood Commercial, I understand that an additional postponement is in order. This postponement is also required to allow us additional time to continue to work with the neighbors with regard to their concerns about the use and operation of the property, and to determine if there is an opportunity to enter into any private agreements that would further assuage their concerns in addition to our less intensive CN application. Therefore, please accept this letter as my formal request for a postponement of an additional thirty (30) days and for this matter currently scheduled to be heard by the Planning Commission on March 12, 2020, to be placed on the April 9, 2020 Planning Commission agenda. I understand this will need to be voted on during the March 12, 2020 meeting, and I will be present at that meeting.

As always, should you have any questions, please feel free to call me.

Sincerely,

Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

cc: Ms. Jennifer Reynolds (via e-mail)



Request to Postpone • Table • Withdraw

Name of Applicant: Jennifer Reynolds

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-B-19-RZ / 10B-19-PA / 10-B-19-SP

Date Scheduled for Planning Review: February 12, 2020

Date Request Filed: 2/7/2020

Request Accepted by: Michelle Portier

REQUEST

☒ Postpone

Please postpone the above application(s) until:

March 12, 2020

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Continue to work with neighborhood residents; change request to C-N zone

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: \$50

Approved by: Michelle Portier

Date: 2/6/2020

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 West Main St 500

City: Knoxville State: TN Zip: 37902

Telephone: 865-546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Agenda Item No. 8: 10-B-19-RZ; 10-B-19-PA; 10-B-19-SP from

Michelle Portier <michelle.portier@knoxplanning.org>

Fri, Feb 7, 2020 at 11:38 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Hello everyone,

Per the email below, Ben Mullins is requesting to postpone item 10-B-19-RZ/10-B-19-PA/10-B-19-SP to the March meeting, so we will be adding these items to the postponement list for you all to vote on.

Thank you,
Michelle

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

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>

Date: Fri, Feb 7, 2020 at 11:13 AM

Subject: Agenda Item No. 8: 10-B-19-RZ; 10-B-19-PA; 10-B-19-SP from

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

Cc: Jennifer Reynolds <jbreynolds.bpllc@gmail.com>, Bradley Pruitt <pruittbr46@gmail.com>

Michelle,

We have recently received a list of concerns from the neighborhood about the potential uses they are concerned with for the Adair Drive property. We need to schedule a time to sit down with them and discuss ways that we can assuage and address these concerns. That said, it is apparent that most of their concerns would be reduced or alleviated if we converted our rezoning request from C-G-2 to C-N. I understand that will mean our request will not be heard on February 13, but on March 12, 2020 meeting. I hope this will give us enough time to coordinate with the objecting neighbors and hopefully reach some consensus on these issues.

Please let me know if I need to do anything more formal to effectuate this request.

Benjamin C. Mullins Attorney



POSTPONEMENT REQUEST: 30 DAYS

File #: 10-B-19-RZ_10-B-19-PA_10-B-19-SP

Meeting Date: 2-13-2020

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

--

Michelle Portier, AICP

Planner

865.215.3821



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

--

This message was directed to commission@knoxplanning.org



Michelle Portier <michelle.portier@knoxplanning.org>

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

Bradley Pruitt <pruittbr46@gmail.com>

Mon, Nov 4, 2019 at 3:48 PM

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

Thank you Michelle. This works for us.

Best,

Sent from my iPhone

Bradley R Pruitt
President
Alliance Equity Corp

(c) 865.603.0987

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

Mr. Pruitt,

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

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

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

Mr. Pruitt,

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

Please let me know if you have any questions.

Michelle

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

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

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

Michelle,

We would like to postpone this meeting until next month.

Thank you,

Sent from my iPhone

Bradley R Pruitt

President
Alliance Equity Corp

(c) 865.603.0987

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

Mr. Pruitt,

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

Please let me know if you have any questions.

Thank you,

--

Michelle Portier, AICP
Planner
865.215.3821



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

--

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Michelle Portier, AICP
Planner
865.215.3821



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>

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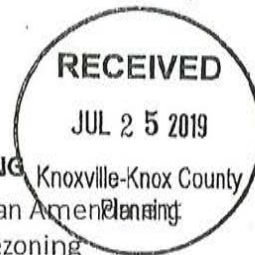
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Michelle Portier, AICP
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865.215.3821



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 Number(s)

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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~~

RN-4 & RN-1 MP
under new zoning ordinance

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

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 <i>BCM</i>	
		<input checked="" type="checkbox"/> Zoning Change: <i>C-3</i> <i>C-N</i> <i>MP</i> <i>BCM</i> Proposed Zoning _____ <input checked="" type="checkbox"/> Plan Amendment Change: <i>NC</i> <i>BCM</i> Proposed Plan Designation(s) _____	
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ <input type="checkbox"/> Other (specify): _____	Proposed Density (units/acre) _____ Previous Rezoning Requests <i>10-3-96-RZ</i> <i>10-6-96-PA</i>	

STAFF USE ONLY	PLAT TYPE <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	FEE 1: 	TOTAL: 
		FEE 2:	
		FEE 3:	

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-

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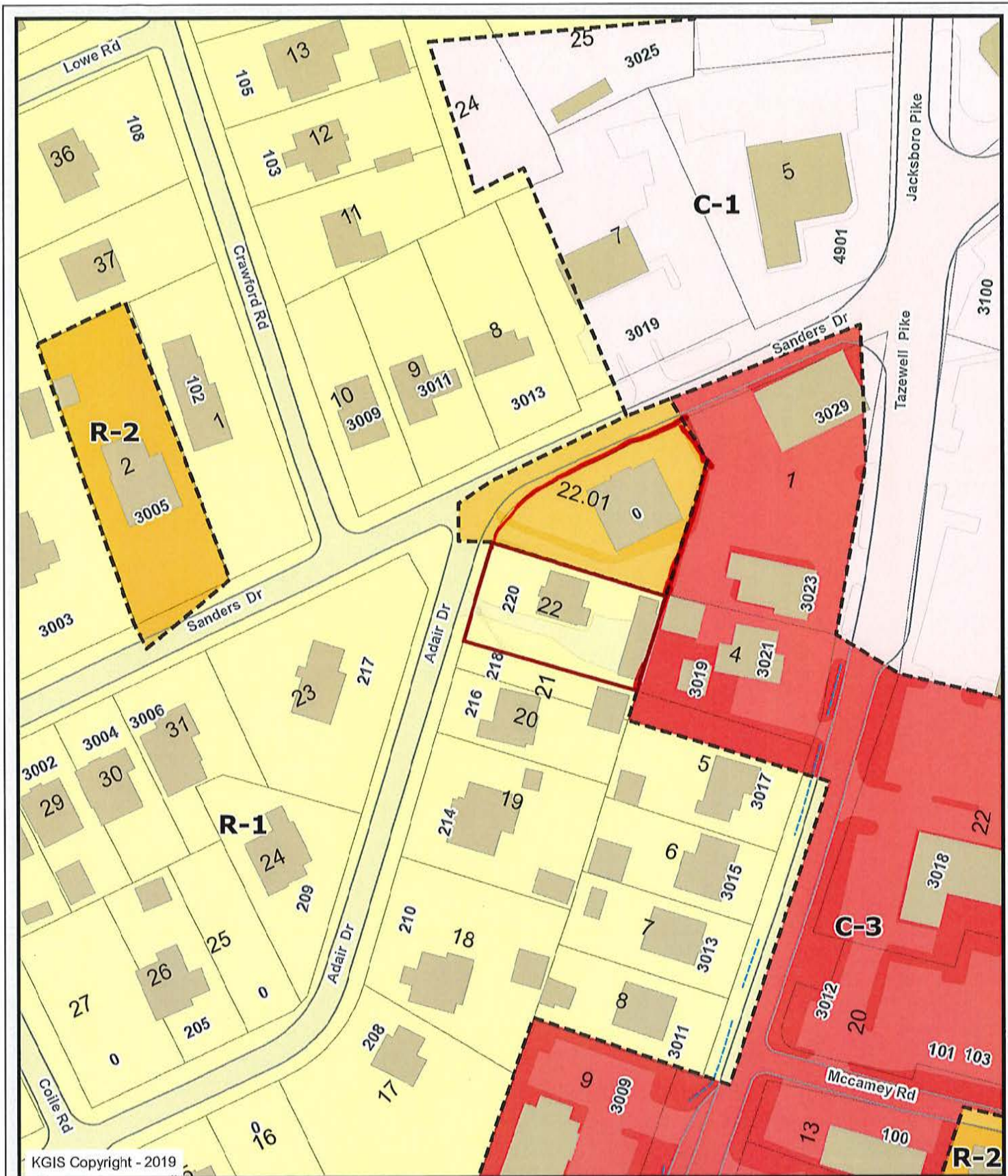
Please let us know if there are any questions or issues. Thank you.

Sincerely,

Dollar & Ewers Architecture, Inc.

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

Brian K. Ewers, AIA, LEED AP
President



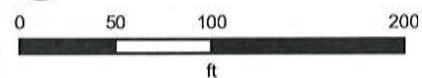
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Letter Portrait

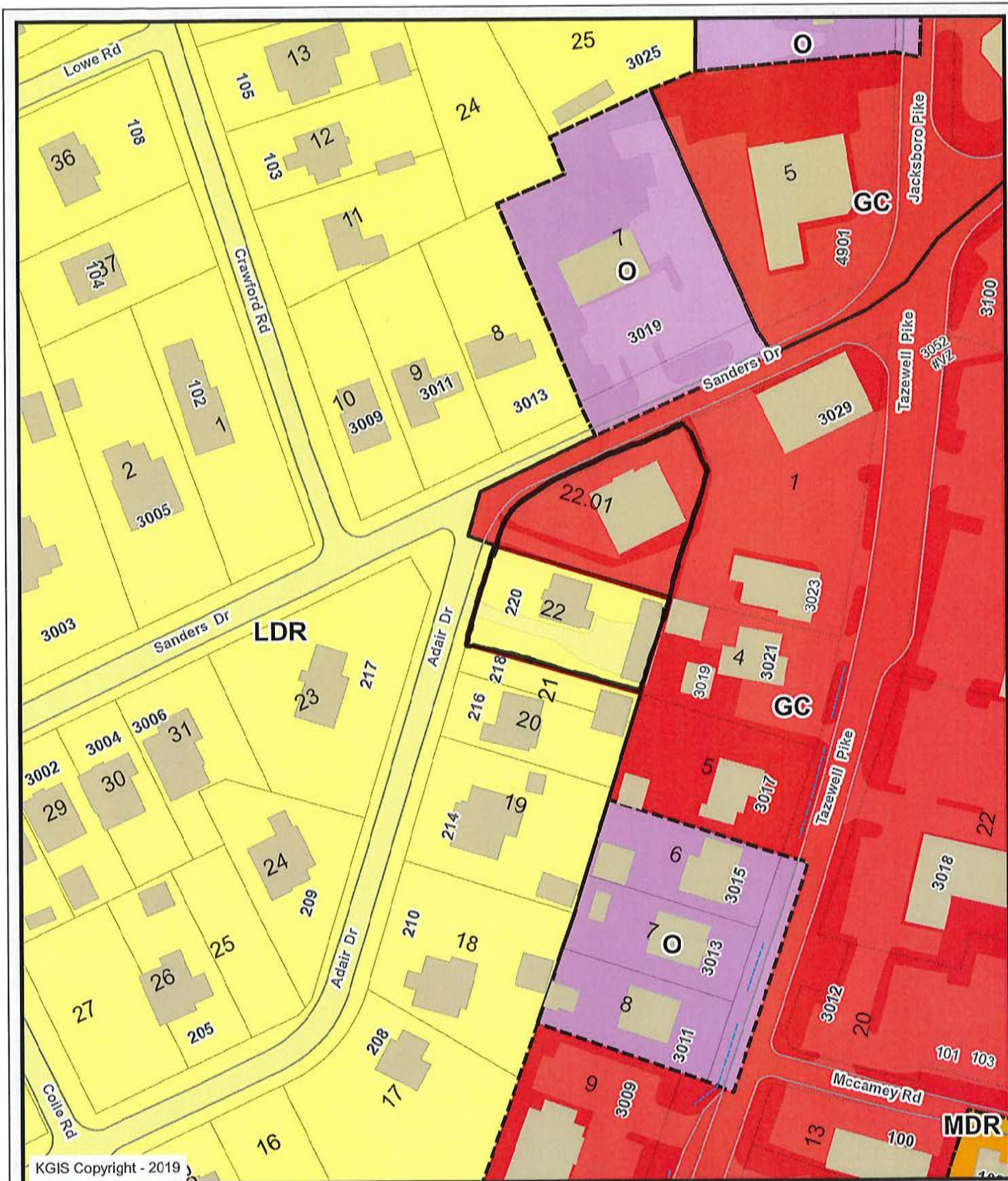
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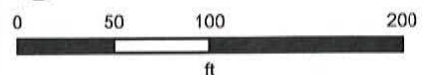


Letter Portrait

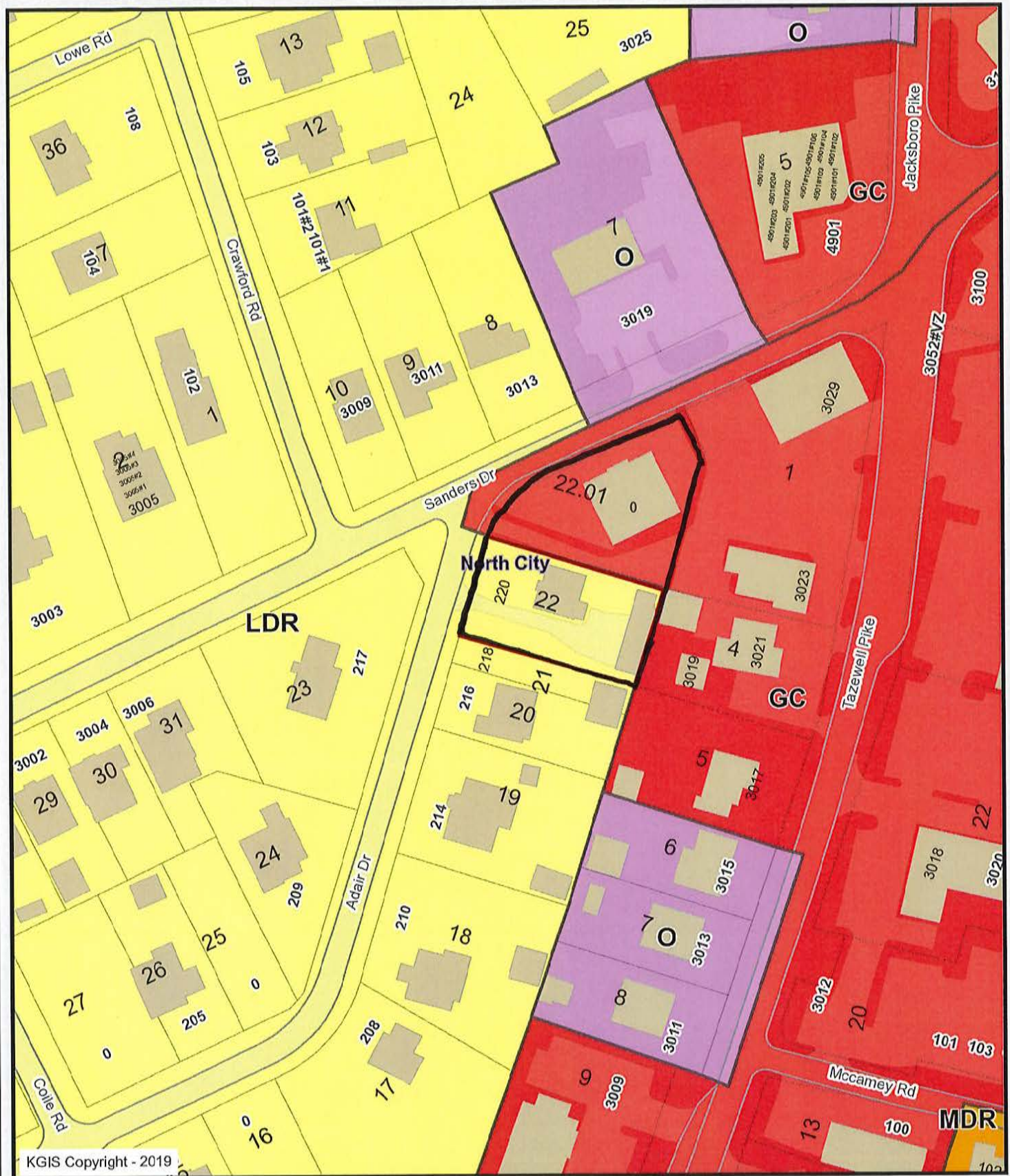
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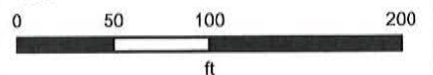


Letter Portrait

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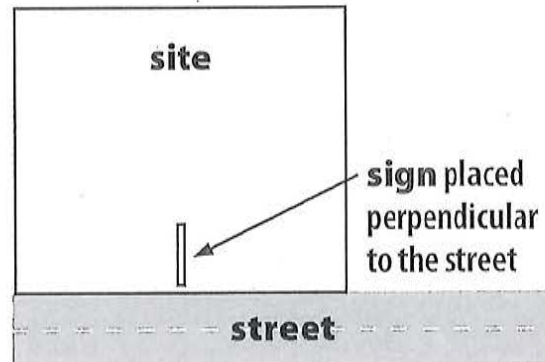
REQUIRED SIGN POSTING AGREEMENT

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

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

Signature: Chris Woodcock

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

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

Date: 7-25-19

MPC File Number: 10-B-19-BZ, 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

RECEIVED

JUL 25 2019

Knoxville, Knox County
Planning

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

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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

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(615) 653-0616

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Owner Phone

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

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Property Address

Parcel ID

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

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General Location

Tract Size

City Council District 4- Lauren Rider

(1) R-2 (2) R-1 RN-4 & RN-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

0.5 SFR

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		
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STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	FEE 1:	TOTAL: <u>1600.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<u>1000.00</u> 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	<u>600.00</u> FEE 3:	

AUTHORIZATION

<u>Sherry Michienzi</u> Staff Signature	<u>Sherry Michienzi</u> Please Print	<u>7/25/19</u> Date
<u>Jennifer Reynolds</u> Applicant Signature	<u>Jennifer Reynolds</u> Please Print	<u>7/24/19</u> Date



July 24, 2019

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City County Building Suite 403
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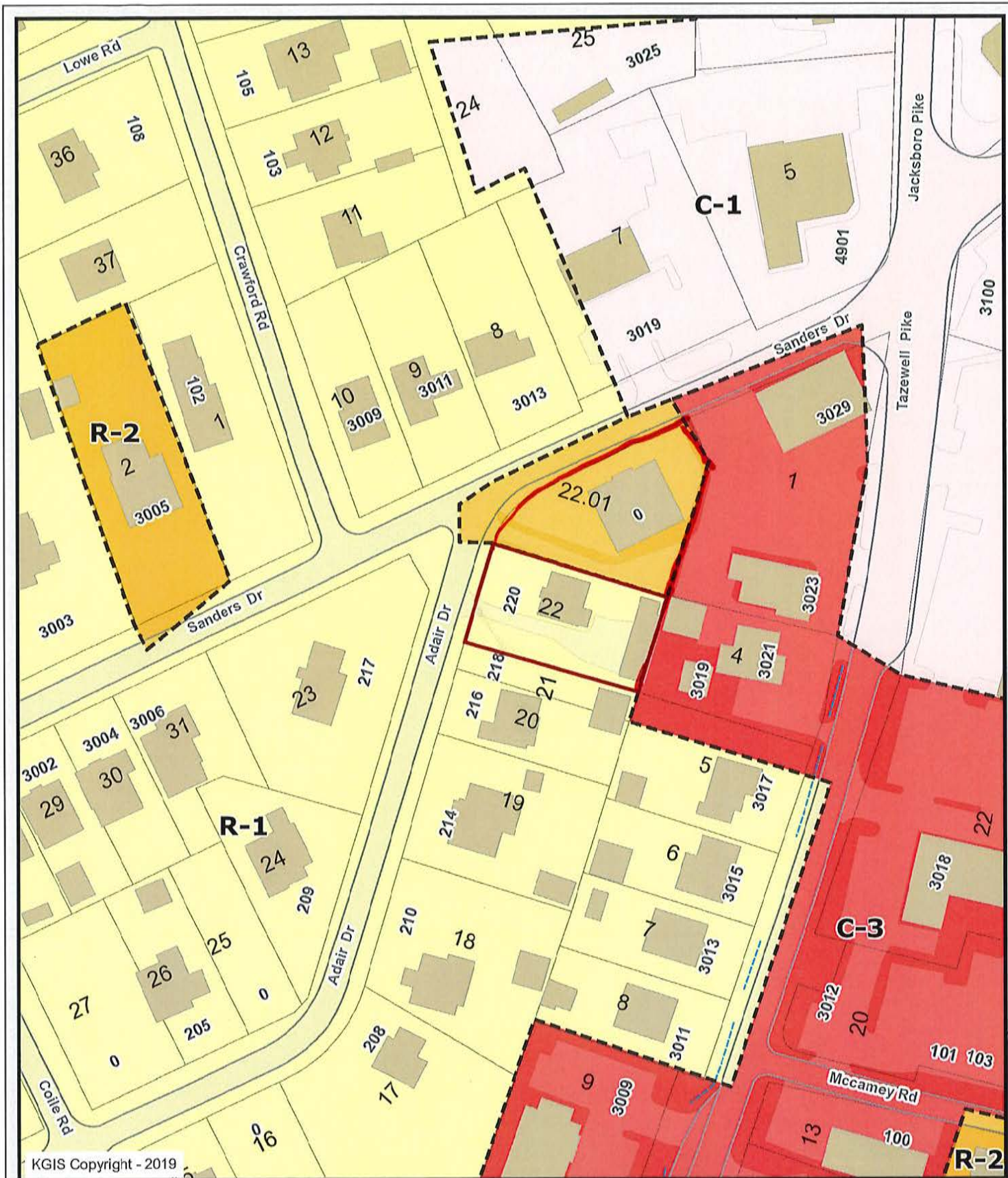
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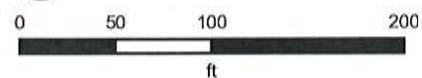


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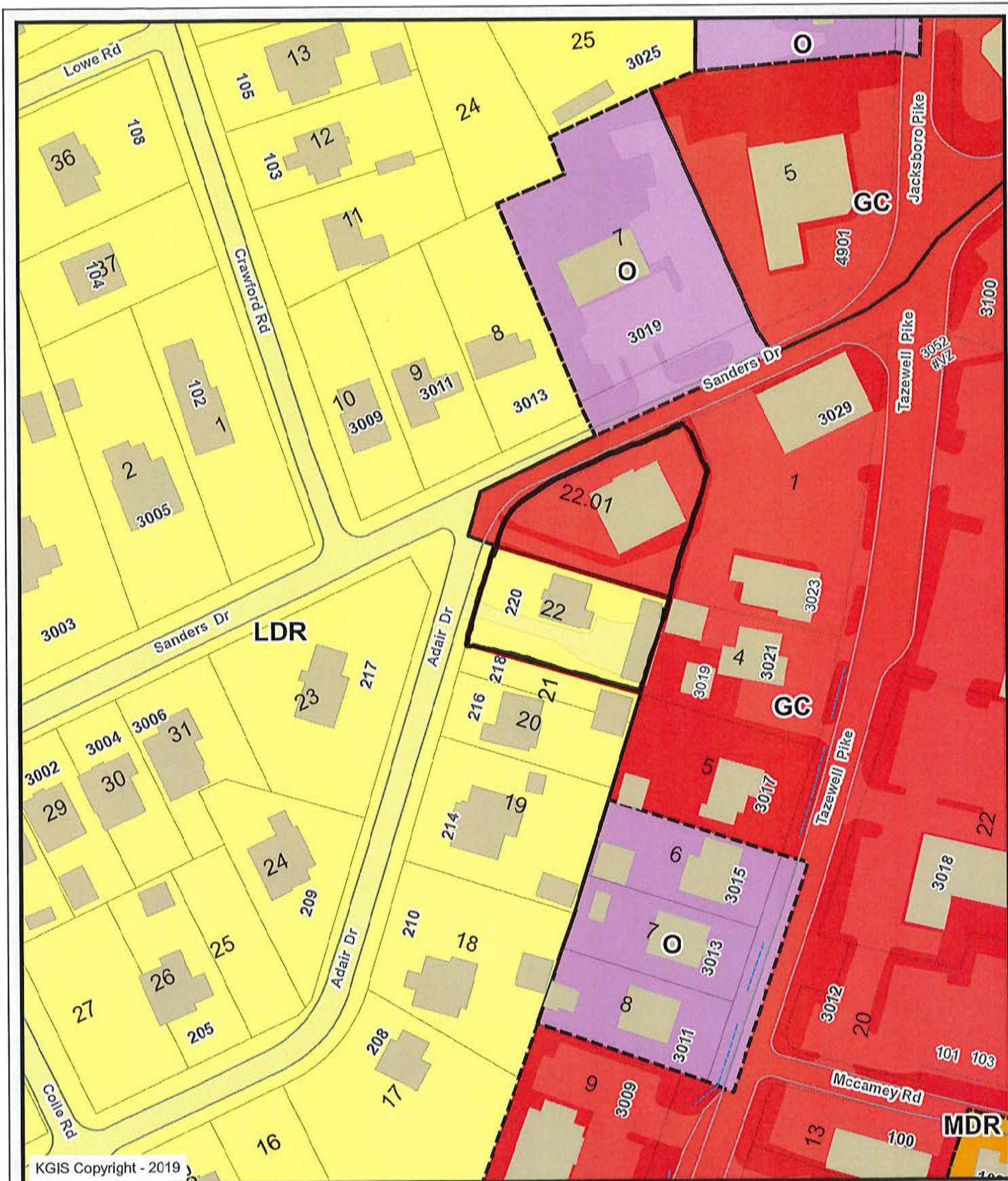
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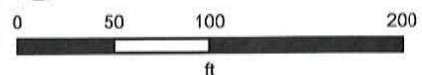


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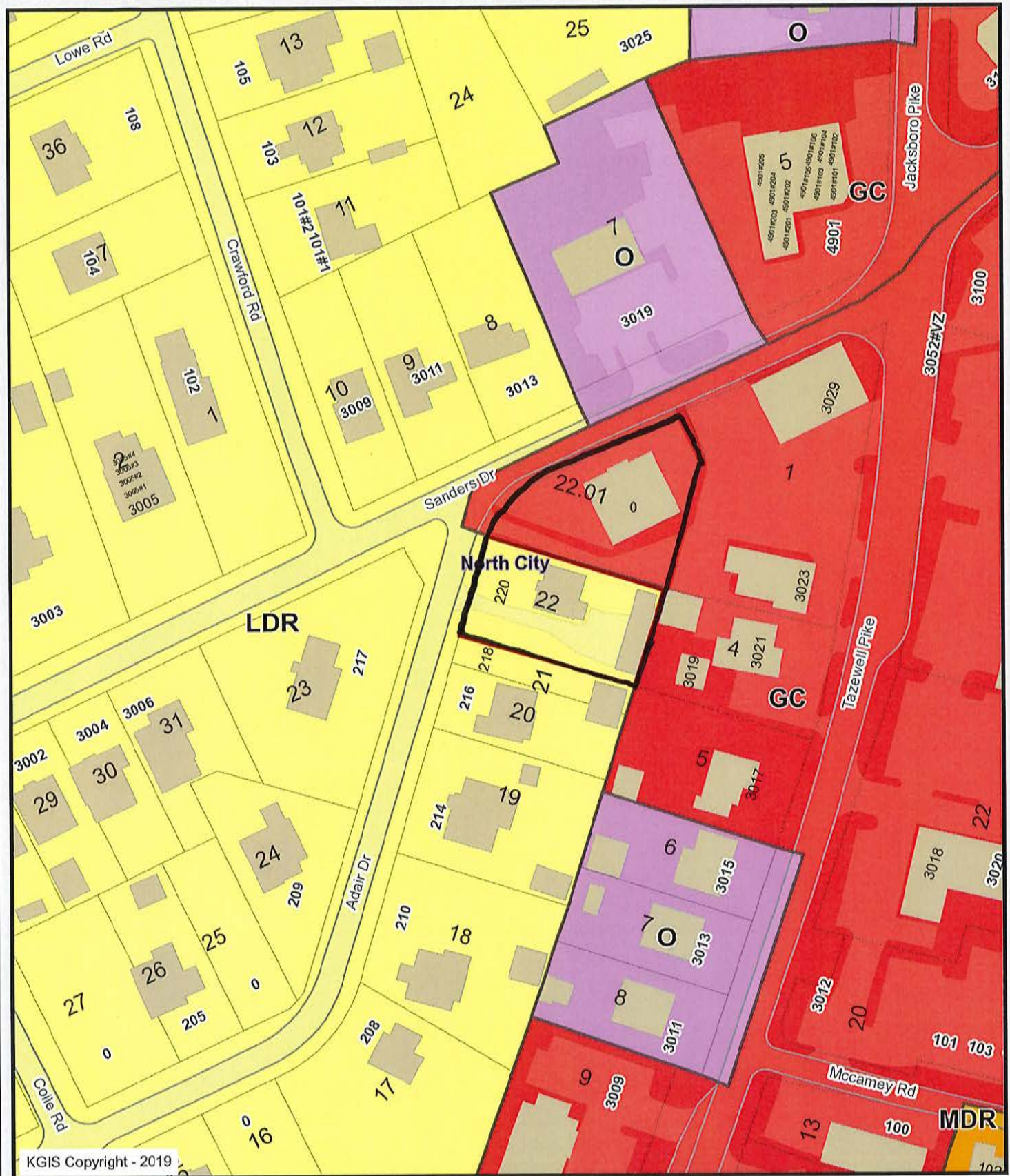
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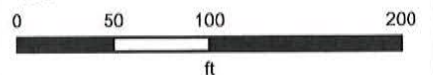


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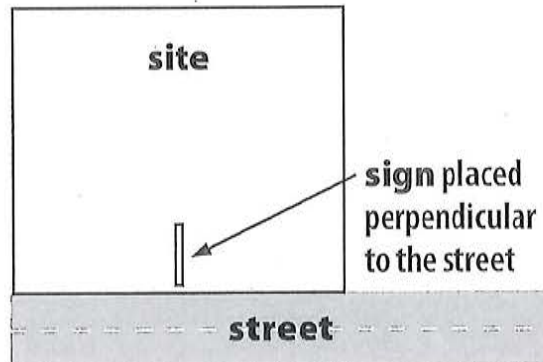
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Date: 7-25-19

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



DEVELOPMENT REQUEST

RECEIVED

JUL 25 2019

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☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
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- Knoxville-Knox County
☐ Plan Amendment
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Applicant

07/24/2019

09/12/2019

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Meeting Date (if applicable)

File Numbers(s)

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Brian Ewers

Dollar & Ewers Architecture

Name

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111 E. Jackson Ave Suite 101

Knoxville

TN

37915

Address

City

State

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Unused Land

N

KUB

KUB

Existing Land Use

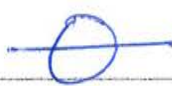

Septic (Y/N)

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): _____		
	<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 _____		
	<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)		
SUBDIVISION	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <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 (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 1: 	TOTAL: 
		FEE 2:	
		FEE 3:	

AUTHORIZATION

 Staff Signature	Sherry Michienzi Please Print	7/25/19 Date
 Applicant Signature	Jennifer Reynolds Please Print	7/24/19 Date



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

RECEIVED

JUL 25 2019

Knoxville-Knox County
Planning

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

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: C-3
Proposed Zoning

☒ Plan Amendment Change: GC
Proposed Plan Designation(s)

10-3-96-RZ
10-6-96-PA

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Administrative ☐ Meeting

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

1000.00

FEE 2:

600.00

FEE 3:

TOTAL:

1600.00

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