



APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type: ☐ One Year Plan Amendment ☐ Sector Plan Amendment ☒ Rezoning ☐ Variance
☐ Street Name Change ☐ Right-of-Way Closure
☐ Certificate of Appropriateness ☐ Other: _____

Decision by: ☒ Planning ☐ BZA ☐ Other: _____ Date of Decision: June 11, 2020

Jurisdiction: ☒ City 4 Councilmanic District ☐ County _____ Commission District

Original Applicant Name: Jennifer Reynolds/Baxter Properties, LP Original File Number: 10-B-19-RZ

Name of Owner of Subject Property: Baxter Properties, LP

Description of Subject Property (Include city block and parcel number or lot number): 0 Sanders Drive, Parcel ID 058MB02201

☒ Zoning map of all property within 300 feet of the subject property is attached.

DECISION BEING APPEALED

Denial of C-G zoning.

REASON FOR THE APPEAL

Attach additional pages, if necessary. Subject property is designated as general commercial under both the 2007 North City Sector Plan and the One-Year Plan. City Charter dictates that the One-Year Plan shall be the basis for all zoning decisions in the City of Knoxville. Uses allowed in the C-G zone will not be too intense for the property at this location because it is an extension of existing C-G zoning and adjacent to commercial zoning to the north and east with a residential buffer zone (220 Adair Dr. between subject property and the adjacent residential neighborhood.)

PETITIONER INFORMATION

Name of Petitioner: Baxter Properties, LP

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): Owner of property and two adjacent parcels (3021 Tazewell Pike; Parcel ID 058MB004 and 3029 Tazewell Pike; Parcel ID 0458MB001 and 220 Adair Dr.; Parcel ID 058MB022).

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: _____

All correspondence should be sent to: Name (Print): Benjamin C. Mullins, Esq., Frantz, McConnell & Seymour, LLP

550 W Main St., Ste. 500 Knoxville TN 37902
Street Address City State Zip

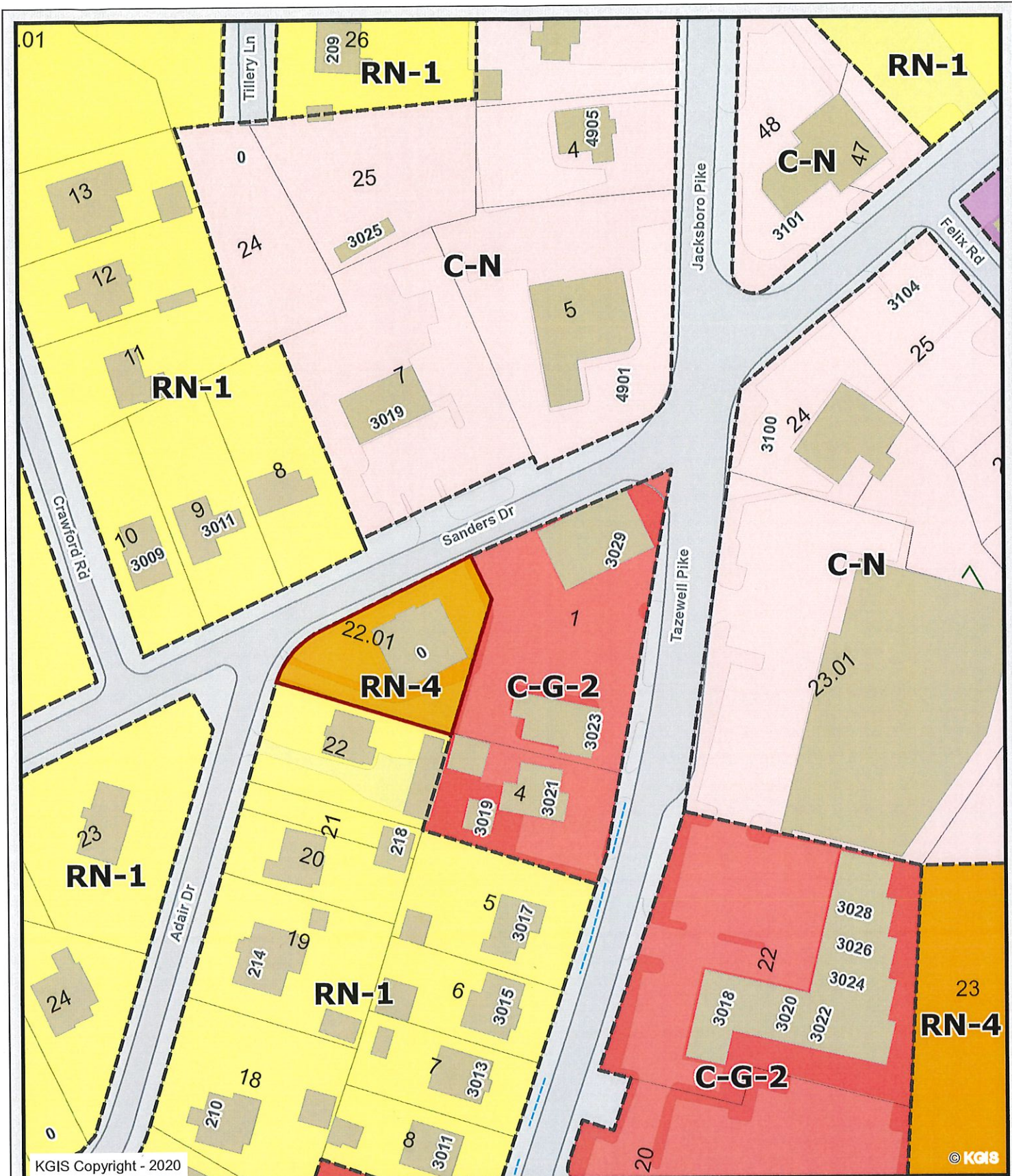
Phone: 865-546-9321 Fax: 865-541-4609 E-mail: bmullins@fmsllp.com

For Planning Staff Use Only

Application Accepted by Planning Staff Member: [Signature]
Appeal Fee Amount: \$900.00 Date Appeal Received: 6/25/2020

BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input checked="" type="checkbox"/> City Council - 6 p.m. <u>28</u> <u>7/14/2020</u> Month • Date • Year	<input type="checkbox"/> County Commission - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input type="checkbox"/> Planning Commission - 1:30 p.m. _____ Month • Date • Year
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KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

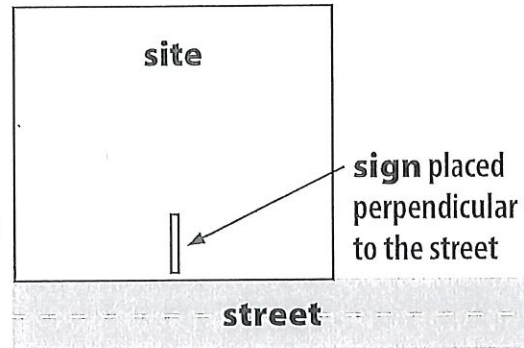
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

7/29/2020 6/30/2020 and 8/14/2020 7/15/2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Benjamin C. Mullins

Phone: 865 546 9321 Email: b.mullins@fmsllp.com

Date: 6-25-2020

File Number: _____

REZONING REPORT

► FILE #:	10-B-19-RZ (REVISED)	AGENDA ITEM #:	6
POSTPONEMENT(S):	5/14/2020	AGENDA DATE:	6/11/2020
► APPLICANT:	JENNIFER REYNOLDS / BAXTER PROPERTIES		
OWNER(S):	Jennifer Reynolds / Baxter Properties		
<hr/>			
TAX ID NUMBER:	58 M B 02201	View map on KGIS	
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 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 - 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:

- **Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single family residential zoning.**

The applicant has revised their rezoning request to include only parcel 058 M 02201 (0 Sanders Drive), and to request the property be rezoned to C-G-2 instead of the previous requests of C-3 or C-N. The original request included 220 Adair Drive, which is no longer part of the rezoning request. The associated plan amendment cases were withdrawn at the May 14, 2020 Planning Commission meeting.

COMMENTS:

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

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. There are no changes in conditions that would warrant a rezoning.

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

1. 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.
2. 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. There are several uses in the C-G zone that would not be compatible with the historic neighborhood adjacent to this property.
3. Design Standards for C-G-2 apply to new construction. Commercial development on this property would be required to meet these standards (Table 5.2 in the new zoning code) if the rezoning request is approved, in addition to the Parking Standards (Section 11), the Landscaping Standards (Section 12), and the Lighting Standards (contained within Section 10) of the new zoning ordinance.

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 C-G zone allows some commercial uses that are too intense to be located at the entry to a stable, small-lot, single-family residential neighborhood.
2. The rezoning would allow an intense commercial zone to encroach into the residential neighborhood should it be approved, as the property across the street is a detached, single-family home and marks the beginning of residential development.

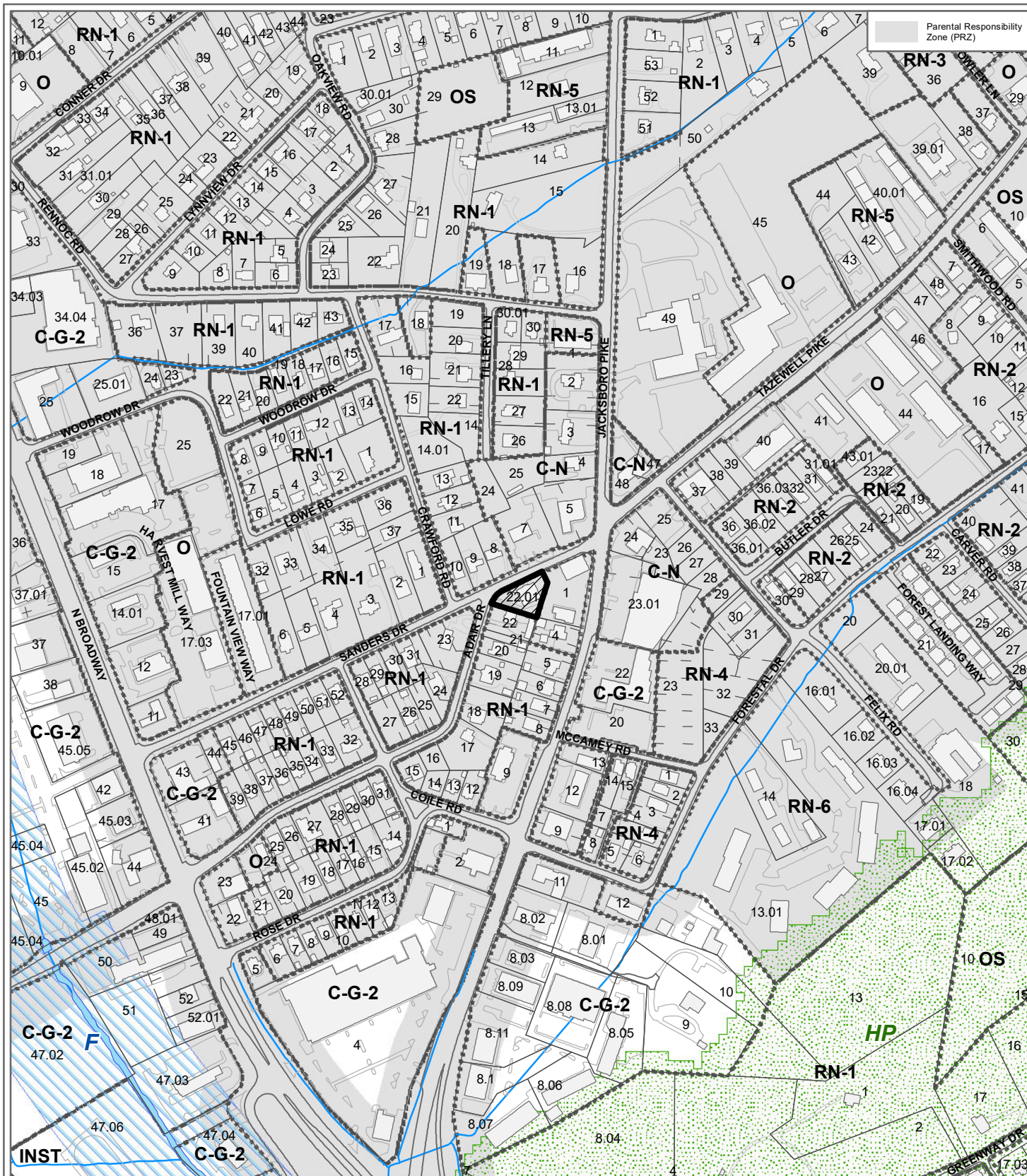
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. C-G zoning is consistent with the current North City Sector Plan's General Commercial land use designation. However, the North City Sector Plan is one of the oldest sector plans and as such, is outdated. It is one of the first sector plans that will be updated in the coming months.
2. The GC designation on this parcel allows zoning and uses that would be incompatible with the small-lot, single family residential neighborhood beyond this property. This property is at the corner leading into the development. A less intense zone (Office, Neighborhood Commercial) could form more of a transition from the C-G zone adjacent on the right to the RN-1 zone across the street and adjacent to the south.
3. 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.
4. 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.

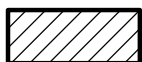
If approved, this item will be forwarded to Knoxville City Council for action on 7/14/2020 and 7/28/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-B-19-RZ REVISED REZONING

From: RN-4 (General Residential Neighborhood)

To: C-G-2 (General Commercial)

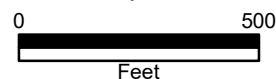


Original Print Date: 5/6/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Reynolds / Baxter Properties,
Jennifer

Map No: 58

Jurisdiction: City



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



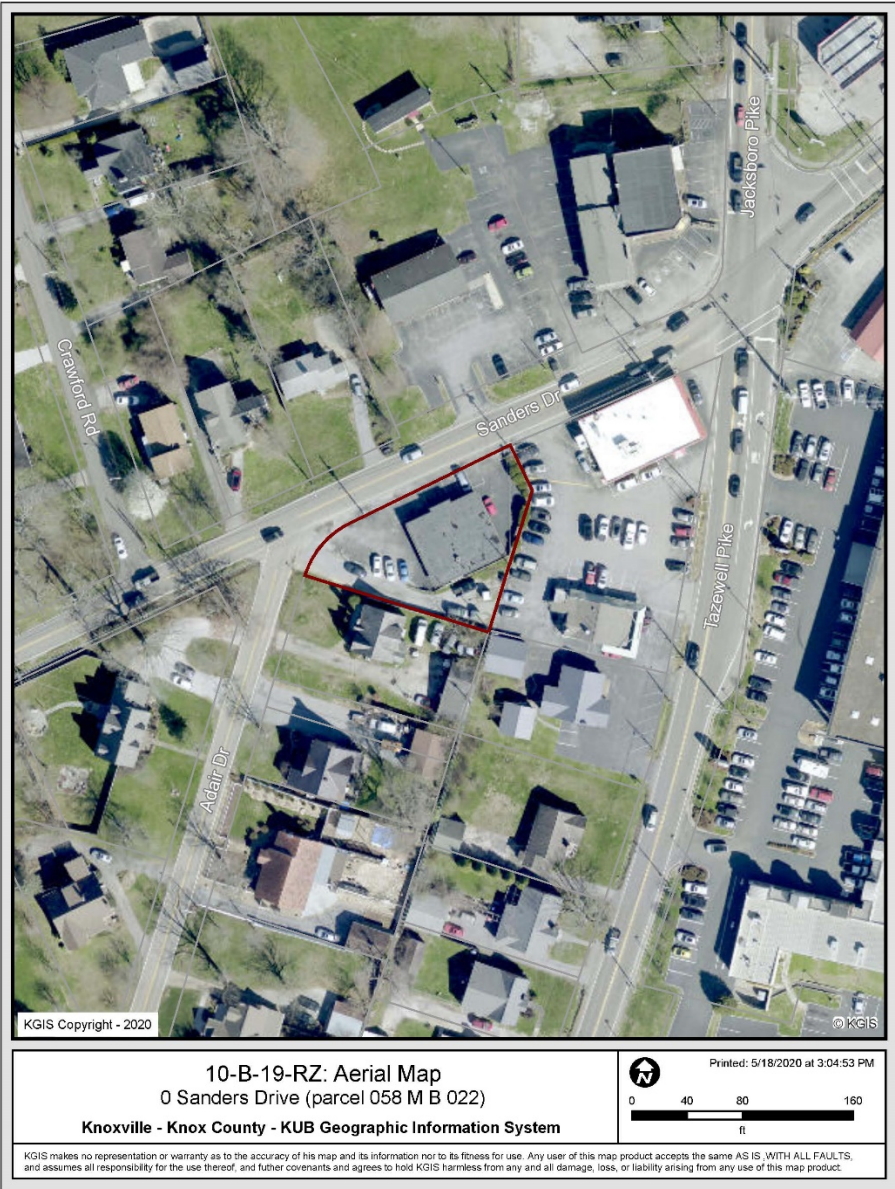
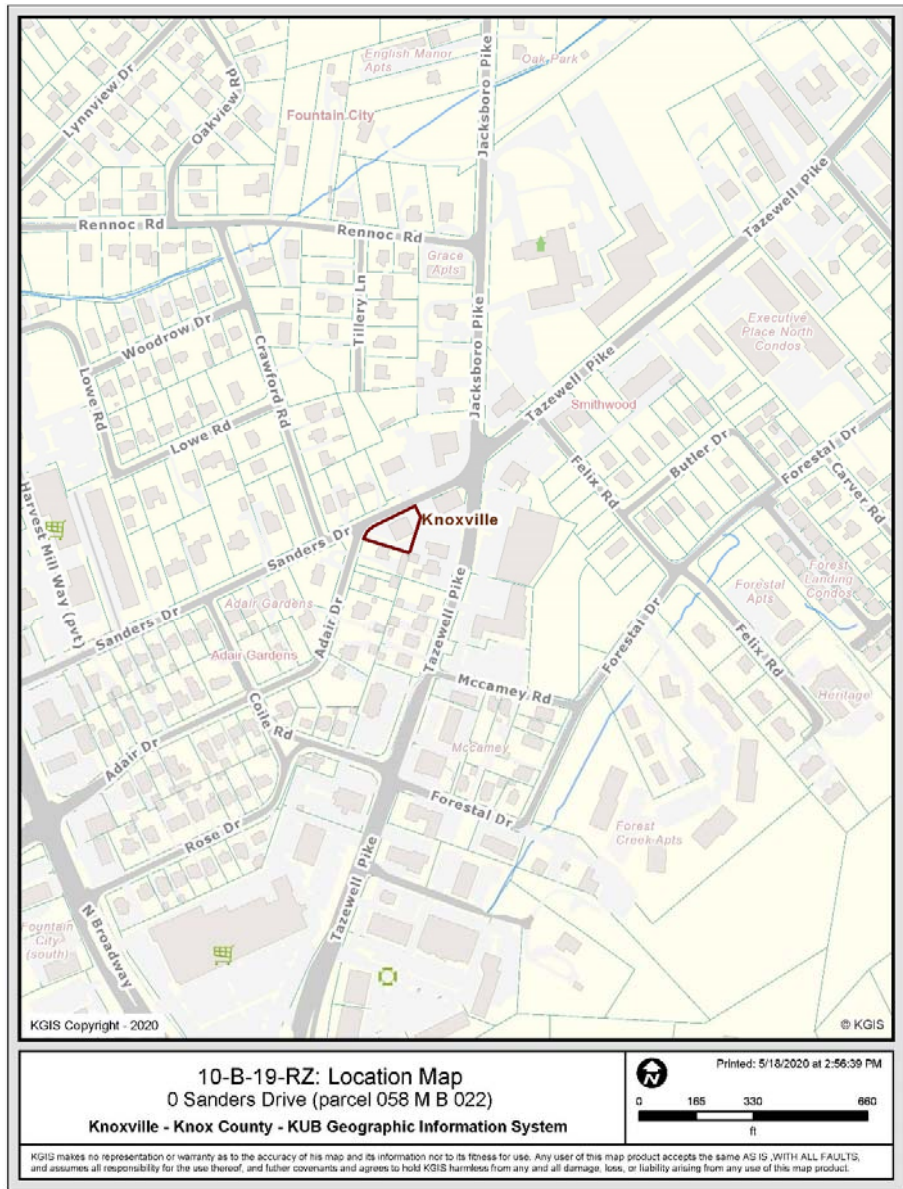
Google Street View of 0 Sanders Drive street frontage



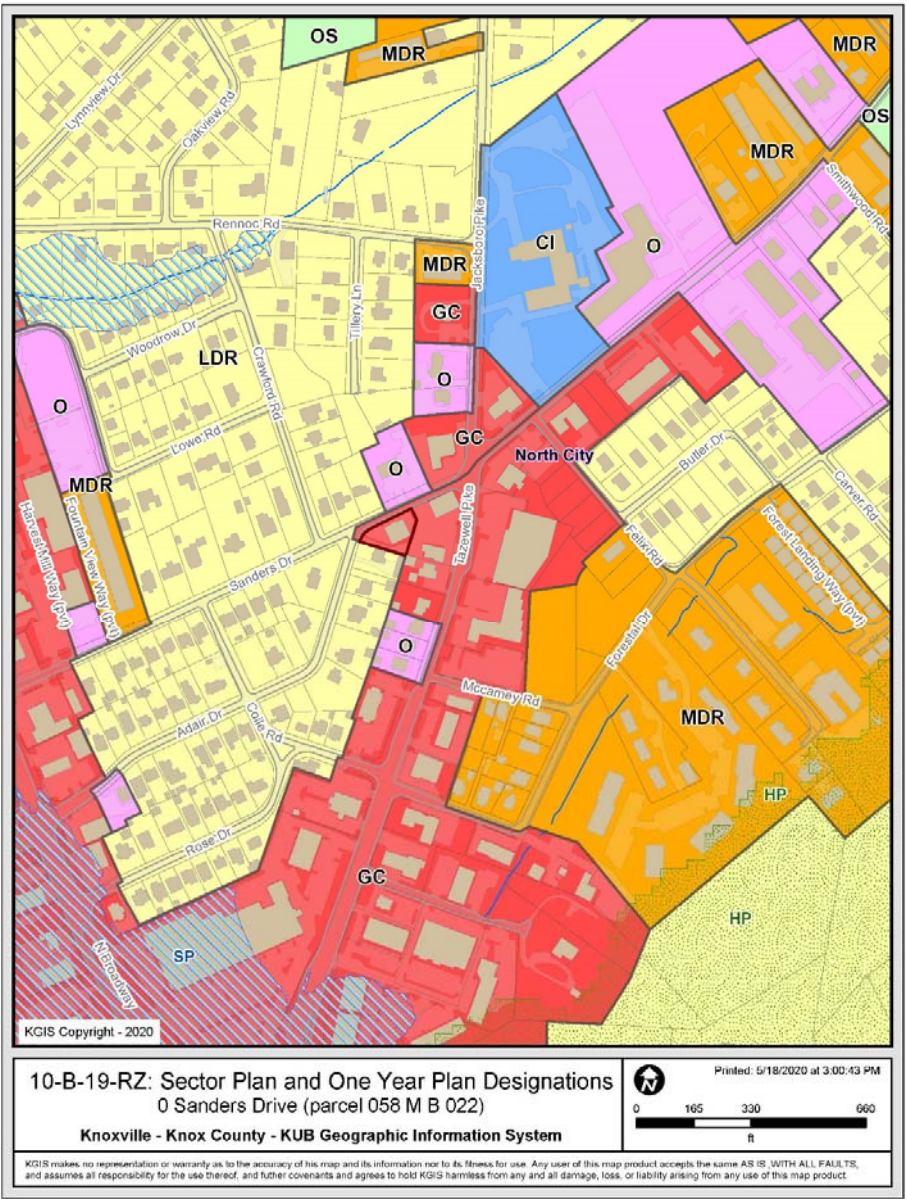
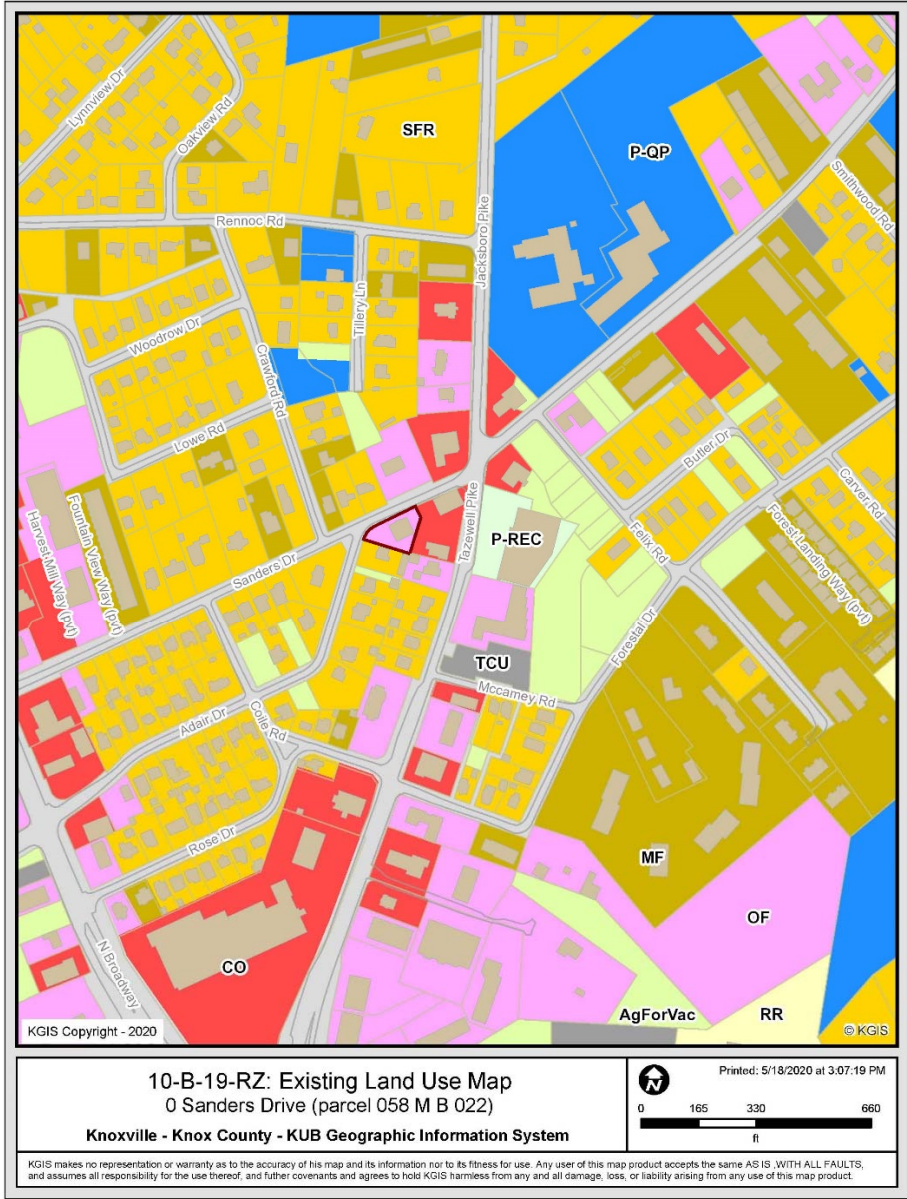
Google Street View of 0 Sanders Drive



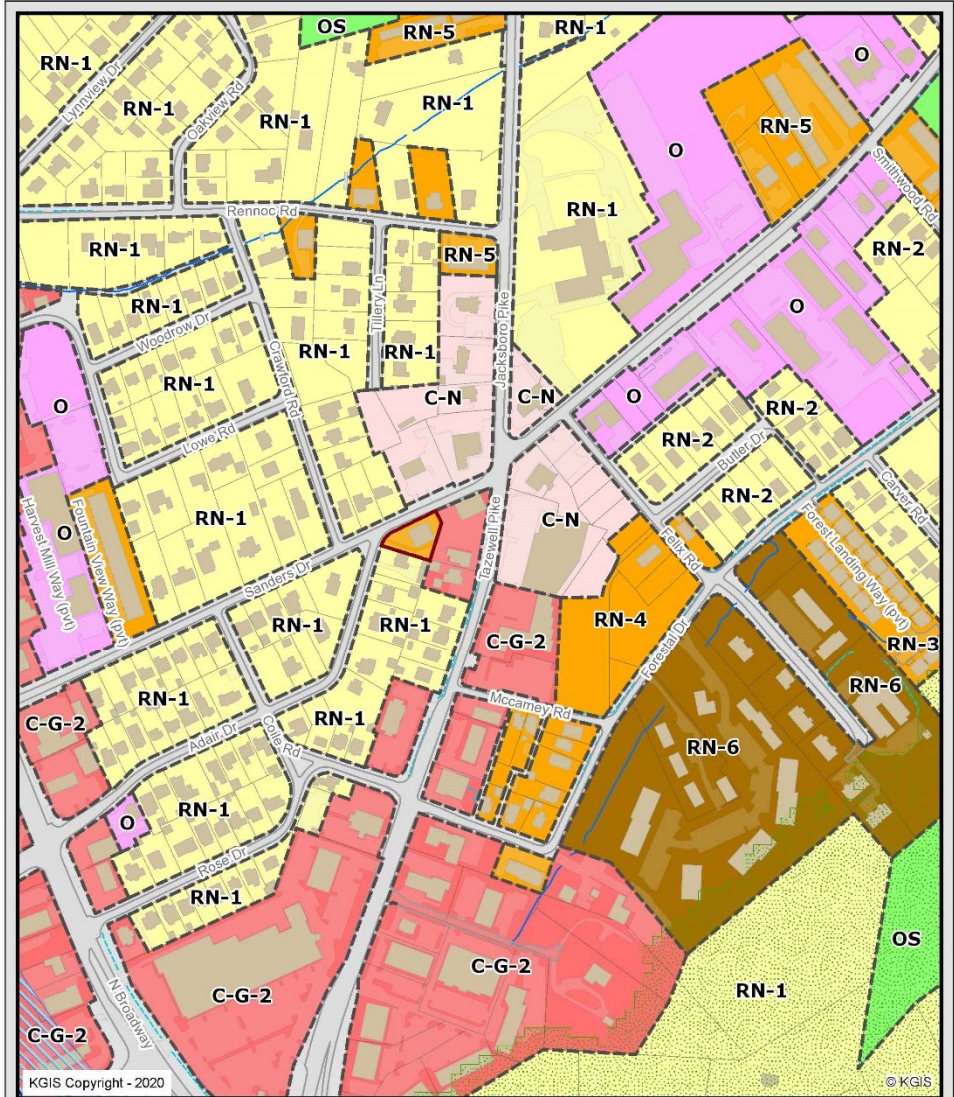
10-B-19-RZ / 10-B-19-PA
EXHIBIT A. Contextual Images



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



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



10-B-19-RZ: Zoning Map
0 Sanders Drive (parcel 058 M B 022)
Knoxville - Knox County - KUB Geographic Information System

Printed: 5/18/2020 at 2:59:24 PM

0 165 330 660
ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Adair Gardens in Fountain City rezoning request.

1 message

'Larry Dearing' via Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 11:26 AM

Reply-To: larrydearing@yahoo.com

To: commission@knoxplanning.org

This Thursday you will be considering a request to rezone a property on Sanders Dr. from office to commercial. Such a rezoning would be a serious danger to the neighborhood, which is small and has suffered from commercial intrusion in the past. This lot is currently a buffer and needs to remain one. If it's rezoned, it could be the first step down a slippery slope to more commercial zoning and the destruction of a historic and viable neighborhood. I urge you to go along with the staff recommendation & vote against this request.

Larry Dearing

[200 Adair Dr.](#) = one block from the lot in question

Current member & past president of the
Adair Gardens Residents Association

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-11-20 PC meeting, Item 6,

Carlene Malone <carlene.malone@gmail.com>
Reply-To: carlene.malone@gmail.com
To: Commission <commission@knoxplanning.org>

Sun, Jun 7, 2020 at 6:34 PM

Sent on behalf of the Board of Fountain City Town Hall.
Thank you, Carlene V. Malone

TO: Commissioners, Knoxville-Knox County Planning
FROM: Board, Fountain City Town Hall, Inc.
P.O. Box 18001, Knoxville, TN, 37928-8001
DATE: June 8, 2020

RE: June 11, 2020, Agenda Item 6, File No. 10-B-19-RZ

Dear Commissioner:

The Board of Fountain City Town Hall, Inc., asks that you follow the planning commission professional staff recommendation to **deny the request to rezone this property to C-G-2. The Board of Fountain City Town Hall supports rezoning to Office (O) for this property.**

The professional staff recommendation is sound: *"Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single family residential zoning."*

Additionally, the staff report correctly notes that the rezoning request to C-G fails to meet all of the legal requirements that must be met in order to rezone.

From the staff report: *"There are no changes in conditions that would warrant a rezoning"* to C-G.

"There will be adverse impacts from some of the uses permitted in the C-G zone." "There are several uses in the C-G zone that would not be compatible with the historic neighborhood adjacent to this property."

"The C-G zone allows some commercial uses that are too intense to be located at the entry to a stable, small-lot, single-family residential neighborhood."

"The rezoning would allow an intense commercial zone to encroach into the residential neighborhood should it be approved, as the property across the street is a detached, single-family home and marks the beginning of residential development."

We agree with the staff that a less intense zoning district could form a transition between the single-family development and the more intense commercial development. The Board

of Fountain City Town Hall continues to support Office (O) zoning for this property.

Our October 6, 2019 letter to the Planning Commission stated:

"Regarding 0 Sanders Drive: This property is presently zoned R-2. The dental office that was demolished was an allowed special use in the R-2 zoning district. Since the GC One Year Plan designation permits Office zoning, the Board of FCTH asks that the property be zoned Office-1. Office-1 zoning is consistent with the policies of the adopted plans regarding the protection of residential neighborhoods and is consistent with the Office-1 zoning directly across Sanders Drive."

Please deny the request to C-G-2 zoning and approve Office (O) zoning.

Thank you.

Sincerely,

Charlotte Davis, Carlene Malone, Co-Chairs, Land Use Committee, Fountain City Town Hall, Inc.

865-687-8148

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"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.
The biggest wallet pays for the most blinding lights."
[-Timothy Snyder, *On Tyranny*]

--

This message was directed to commission@knoxplanning.org



Adair Gardens--June 2020.docx

14K

TO: Commissioners, Knoxville-Knox County Planning

FROM: Board, Fountain City Town Hall, Inc.

P.O. Box 18001, Knoxville, TN, 37928-8001

DATE: June 8, 2020

RE: June 11, 2020, Agenda Item 6, File No. 10-B-19-RZ

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Please deny the request to C-G-2 zoning and approve Office (O) zoning.

Thank you.

Sincerely,

Charlotte Davis, Carlene Malone, Co-Chairs, Land Use Committee, Fountain City Town Hall, Inc.

865-687-8148

June 11, 2020

1:30 P.M. | Telemeeting via ZOOM

The Planning Commission met in regular session on June 11, 2020 at 1:30 p.m. via an electronic meeting thorough ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	A Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
A Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	**Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

* Arrived late to the meeting, ** Left early in the meeting, A – Absent from the meeting

6. JENNIFER REYNOLDS / BAXTER PROPERTIES (REVISED)

10-B-19-RZ

0 Sanders Drive / Parcel ID 58 M B 02201, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single-family residential zoning.

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY C-G ZONING BECAUSE IT ALLOWS COMMERCIAL USES TOO INTENSE TO BE LOCATED AT AN INTERIOR INTERSECTION AT THE ENTRY OF A STABLE, SINGLE-FAMILY NEIGHBORHOOD AND WOULD BE INCOMPATIBLE WITH THE ADJACENT SINGLE-FAMILY RESIDENTIAL ZONING.

A roll call vote was taken.

Item No.

File No.

MOTION CARRIED 12-1 (NO ROTH). DENIED



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

Date Filed

09/12/2019

Meeting Date (if applicable)

10-B-19-RZ / 10-B-19-TA

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 R-1 & 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

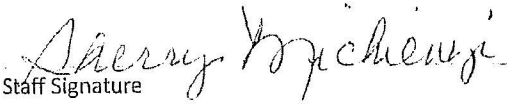

Water Provider

REQUEST

DEVELOPMENT	<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): _____		
ZONING	<input type="checkbox"/> Attachments / Additional Requirements _____		
	<input checked="" type="checkbox"/> Zoning Change: BCM C-6-2 BCM Proposed Zoning _____		
	<input checked="" type="checkbox"/> Plan Amendment Change: BCM BCM Proposed Plan Designation(s) _____		
<input type="checkbox"/> Proposed Property Use (specify) _____		Proposed Density (units/acre) _____	Previous Rezoning Requests 10-J-96-R.Z. 10-G-96-PA
<input type="checkbox"/> Other (specify): _____			

STATE USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	1000.00	
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	600.00	
ADDITIONAL REQUIREMENTS	<input type="checkbox"/> Design Plan Certification (Final Plat only)	FEE 3:	1600.00
	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)		
	<input type="checkbox"/> Traffic Impact Study		

AUTHORIZATION

 Staff Signature	SHERRY MICHIEZI Please Print	7/25/19 Date
 Applicant Signature	Jennifer Reynolds Please Print	7/24/19 Date



KNOX CTY METRO PLANN
400 W MAIN ST # 403
KNOXVILLE TN 37902--242

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1317419	0004265168	\$49.64	\$0.00	\$49.64	Invoice	\$0.00	\$49.64

Sales Rep: sbeaton

Order Taker: sbeaton

Order Created 07/01/2020

Product	# Ins	Start Date	End Date
KNS-knoxnews.com	1	07/07/2020	07/07/2020
KNS-Knoxville News Sentinel	1	07/07/2020	07/07/2020

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 07/01/2020

PUBLIC NOTICE

The following item will be considered by the Knoxville City Council on July 28, 2020 at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to this item, visit KnoxPlanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104.

DUE TO THE CIRCUMSTANCES OF THE COVID-19 VIRUS, THIS MEETING MAY BE CONDUCTED BY ELECTRONIC MEANS. PLEASE VISIT THE KNOXVILLE CITY COUNCIL WEBSITE FREQUENTLY FOR UPDATES ON THIS PUBLIC MEETING.

Appeal of Decision

Appeal by Benjamin C. Mullins, Esq. for Baxter Properties, LP of Knoxville-Knox County Planning Commission's denial of a request for rezoning from RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial) for property located at 0 Sanders Drive / Parcel ID 058MB02201. Council District 4. (Planning Commission file number 10-B-19-RZ).