

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- W**..... Vote on to be Withdrawn
- T**..... Vote on to be Tabled
- U**..... Vote on to be Untabled
- C**..... Heard on Consent requiring a vote

A list of Tabled items may be seen at the end of this Agenda.

Items recommended for approval on consent are marked with (C) and will be considered under one motion to approve at the beginning of the meeting. If you would like to discuss an item marked with (C), approach the podium after the entire consent list is read and request that it be removed from the consent list.

For information regarding any agenda item, please visit our web site at [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda).

<b>Item No.</b>		<b>File No.</b>
<b>1.</b>	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
<b>2.</b>	C APPROVAL OF NOVEMBER 14, 2019 AGENDA	-
<b>3.</b>	C APPROVAL OF OCTOBER 10, 2019 MINUTES	-
<b>4.</b>	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

**ALLEY OR STREET CLOSURES**

---

- 5. P** **AARON M. GRAY** **11-A-19-AC**  
(30 days) Request closure of unnamed alley south of Cumberland Avenue between S. Twenty First Street and Twenty Second Street, Council District 1.

**STREET NAME CHANGES**

---

- 6. C** **KNOXVILLE-KNOX COUNTY PLANNING** **9-C-19-SNC**  
Change Ginn Drive to 'Ginn Farm Drive' between Alcoa Highway and the dead-end of Ginn Drive at Maloney Road Park, southwest of Alcoa Highway, Council District 1.

**PLANS, STUDIES, REPORTS**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

- 7. P** **JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES** **8-G-19-RZ**  
(30days) 8803 Valgro Road / Parcel ID 138 272, Commission District 9. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to LI (Light Industrial).

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

- 
- 9. P JENNIFER REYNOLDS / BAXTER PROPERTIES**  
(60 days) 220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201, Council District 4.
- 
- A. NORTH CITY SECTOR PLAN AMENDMENT** **10-B-19-SP**  
From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive only.
- 
- B. ONE YEAR PLAN AMENDMENT** **10-B-19-PA**  
From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive only.
- 
- C. REZONING** **10-B-19-RZ**  
From R-1 (Low Density Residential) and R-2 (General Residential) to C-3 (General Commercial).
- 
- 10. C TOM PHILLIPS** **11-A-19-RZ**  
2500 Ellistown Road / Parcel ID 51 072, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 
- 11. C HCV REALTY INVESTMENT, LLC** **11-B-19-RZ**  
0 Dick Lonas Road / Parcel ID 106 D A 00809, Council District 3. Rezoning from A-1 (General Agricultural) to O (Office).
- 
- 12. C CITY OF KNOXVILLE** **11-C-19-RZ**  
2901, 2907 and 2909 Martin Luther King, Jr. Avenue / Parcel ID 82 F N 024, 023 & 022, Council District 6. Rezoning from R-2 (General Residential) & C-1 (Neighborhood Commercial) to RN-4 (General Residential Neighborhood).

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

- 
- 13. C ELIZABETH ALLMAN** 11-D-19-RZ  
5321 Nickle Road / Parcel ID 79 10402, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 
- 14. PETER DADZIE** 11-E-19-RZ  
2553 Western Avenue / Parcel ID 94 A A 017, Council District 5. Rezoning from I-3 (General Industrial) to C-6 (General Commercial Park).
- 
- 15. C T. DEAN LARUE** 11-F-19-RZ  
2350 Robinson Road / Parcel ID 106 A A 00302, Council District 3. Rezoning from A-1 (General Agricultural) / RP-1 (Planned Residential) / R-1 (Low Density Residential) to RP-1 (Planned Residential).
- 
- 16. JASON BAKER B & B BUILDERS** 11-G-19-RZ  
0 E. Emory Road / Parcel ID 29 090, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- 
- 17. C BEACON DEVELOPMENT OF TN, INC.** 11-H-19-RZ  
9120 and 9124 Middlebrook Pike / Parcel ID 105 083, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).
- 
- 18. RYAN HICKEY / BALL HOMES, LLC** 11-I-19-RZ  
1617 Andes Road / Parcel ID 105 025 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) 4.5 du/ac.

**Item No.**

**File No.**

**CONCEPTS/DEVELOPMENT PLANS**

*(may include Uses on Review)*

**19. C**      **BEAU MONDE PH 3, NORTHSORE TOWN CENTER PH II (REVISED)**      **6-SA-19-C**  
 1830 Thunderhead Road, 0, 9310, 9314, 9318, 9322, 9326, 9330 Chimney Top Lane, 0, 9770, 9802, 9806, 9810, 9814, 9818 Clingmans Dome Drive, and 0 Cades Cove Road / Parcel ID 154 09804 (part of) & 09817, 154FG001-012, 154FE027, 154FF001, 154FF021 (part of), and 154FC010. Council District 2.

**20.**      **THE GLEN AT WEST VALLEY - KNOX T.L.**

**A. CONCEPT SUBDIVISION PLAN**      **11-SA-19-C**  
 864 Valley Glen Boulevard / Parcel ID 132 04909 (part of) & 04922, Commission District 5.

**B. USE ON REVIEW**      **11-B-19-UR**  
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**21.**      **TARYN'S NEST - RALPH SMITH / PLS**

**A. CONCEPT SUBDIVISION PLAN**      **11-SB-19-C**  
 0 Cate Road / Parcel ID 66 093 and 066KH parcels 001, 003, 004, 005, & 006, Commission District 6.

**B. USE ON REVIEW**      **11-D-19-UR**  
 Proposed use: Duplex Subdivision in PR (Planned Residential) District.

---

**22.**    **C**        **BUTTERMILK ROAD S/D - URBAN  
ENGINEERING, INC.**

---

**A. CONCEPT SUBDIVISION PLAN**

**11-SC-19-C**

0 Buttermilk Road / Parcel ID 129 07702, Commission District 6.

---

**B. USE ON REVIEW**

**11-G-19-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

---

---

**23.**    **C**        **BRANDYWINE AT PEPPER RIDGE -  
URBAN ENGINEERING**

---

**A. CONCEPT SUBDIVISION PLAN**

**11-SD-19-C**

1808 N. Campbell Station Road / Parcel ID 117 011, Commission District 6.

---

**B. USE ON REVIEW**

**11-H-19-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**Item No.****File No.****USES ON REVIEW**

---

- |            |          |                                                                                                                                                                                                                                                                |                   |
|------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>24.</b> | <b>C</b> | <b>JBCH PROPERTIES</b><br>5506 Colonial Circle / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.                                                                                                     | <b>7-A-19-UR</b>  |
| <hr/>      |          |                                                                                                                                                                                                                                                                |                   |
| <b>25.</b> | <b>C</b> | <b>MT. CALVARY BAPTIST CHURCH</b><br>1914 Saxton Avenue / Parcel ID 95 B L 038 and part of 058. Proposed use: Church parking lot expansion in R-1 (Low Density Residential) District. Council District 6.                                                      | <b>10-B-19-UR</b> |
| <hr/>      |          |                                                                                                                                                                                                                                                                |                   |
| <b>26.</b> |          | <b>GARRETT DEVELOPMENT &amp; CONSTRUCTION, LLC</b><br>7605 Cedarcrest Road / Parcel ID 47 C D 012 & 047 117. Proposed use: Additional Parking for Commercial Business in RA (Low Density Residential) & CA (General Business) District. Commission District 7. | <b>10-D-19-UR</b> |
| <hr/>      |          |                                                                                                                                                                                                                                                                |                   |
| <b>27.</b> | <b>C</b> | <b>TACALA TN CORP</b><br>1970 Town Center Boulevard / Parcel ID 154 09808. Proposed use: Fast Food Restaurant in PC-1(k) (Retail and Office Park) District. Council District 2.                                                                                | <b>11-A-19-UR</b> |
| <hr/>      |          |                                                                                                                                                                                                                                                                |                   |
| <b>28.</b> | <b>C</b> | <b>WILLIAM F. ANDREWS</b><br>3819 Oakhurst Drive / Parcel ID 107 M E 030. Proposed use: Increase footprint of existing detached garage from 929 square feet to 983 square feet in R-1 (Low Density Residential) District. Council District 2.                  | <b>11-C-19-UR</b> |
| <hr/>      |          |                                                                                                                                                                                                                                                                |                   |
| <b>29.</b> | <b>C</b> | <b>CRUNK ENGINEERING, LLC</b><br>0 Old Weisgarber Road / Parcel ID 106 D A 00915 & 00807. Proposed use: Behavioral Health Hospital in O-1 (Office, Medical, and Related Services) District. Council District 3.                                                | <b>11-E-19-UR</b> |

---

**30.**     **C**     **JAMES E. SAWYER**     **11-F-19-UR**  
0 Babelay Road / Parcel ID 50 187. Proposed use: Three (3) detached residential units in PR (Planned Residential) District. Commission District 8.

---

**31.**     **C**     **KATHERINE P. CORNETT & JOSHUA O. HENSON**     **11-I-19-UR**  
7304 Dogwood Drive / Parcel ID 134 005. Proposed use: Reduction of front yard setback from 35' to 25' in RB (General Residential) District. Commission District 4.

---

**FINAL SUBDIVISIONS**

---

**32.**     **C**     **WILMA F. KUHL**     **11-SA-19-F**  
8610 Clement Road / Parcel ID 14 04209, Commission District 8.

**PLANNED DEVELOPMENT**

*None.*

**ORDINANCE AMENDMENTS**

---

**33.**     **KNOXVILLE-KNOX COUNTY PLANNING**     **3-A-19-OA**  
Consideration of amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

---

**34.**     **KNOXVILLE-KNOX COUNTY PLANNING**     **11-A-19-OA**  
Consideration of an amendment to the Knox County Zoning Ordinance identifying automobile repair service as a use on review in the CN zoning district.



**Item No.****File No.****OTHER BUSINESS**

---

- 35.**                    **KNOXVILLE-KNOX COUNTY PLANNING**                    **11-A-19-OB**  
 Consideration of Nomination of 2020 Knoxville-Knox County Planning Commission Officers.
- 
- 36.**    **C**                **KNOXVILLE-KNOX COUNTY PLANNING**                    **11-B-19-OB**  
 Consideration of an amendment to the sign ordinance in regards to regulations for all uses in the Institutional District.
- 
- 37.**    **C**                **KNOXVILLE-KNOX COUNTY PLANNING**                    **11-C-19-OB**  
 Consideration of an amendment to the sign ordinance regarding approval process of additional signs in commercial and industrial districts.
- 
- 38.**    **C**                **THE DEVELOPMENT CORPORATION OF KNOX COUNTY**                    **11-D-19-OB**  
 Consideration of Concept Plan Extension for the Karns Valley Business Park (12-SC-17-C) for two years to December 14, 2021.
- 
- 39.**    **C**                **KNOXVILLE-KNOX COUNTY PLANNING**                    **11-E-19-OB**  
 Consideration of amendments to Restated Bylaws of the Knoxville-Knox County Planning Commission.
- 
- 40.**    **AP**                **KNOXVILLE-KNOX COUNTY PLANNING**                    **11-F-19-OB**  
 (30 days)            Consideration of amendments to the Knoxville-Knox County Planning's Administrative Rules and Procedures.

---

**41.**      **C**      **URBAN ENGINEERING, INC.**      **11-G-19-OB**  
 Consideration of Concept Plan Extension for 6702 Westland Drive (10-SA-17-C) for two years to November 9, 2021.

---

**42.**                     **KNOXVILLE-KNOX COUNTY PLANNING**      **11-H-19-OB**  
 Consideration of an established process for initiating and undertaking a zoning study.

---

**43.**      **AP**      **KNOXVILLE-KNOX COUNTY PLANNING**      **11-I-19-OB**  
 (30 days) Consideration of an amendment to section 1.4 of the newly adopted City of Knoxville Zoning Ordinance to address the application of the Downtown Design Review Guidelines.

---

**Adjournment**

Tabled Items

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

---

**1.**      **U**      **BULLARD FARM - EAGLE CDI, INC.**  
  
**A. CONCEPT SUBDIVISION PLAN**      **5-SA-18-C**  
 1744 Ferd Hickey Rd. / Parcel ID 106 B A 001, Council District 3. (Tabled date: 6/14/2018)

---

**B. USE ON REVIEW**      **5-B-18-UR**  
 Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018)

---

**2.**                     **GORDON SMITH**      **8-B-18-AC**  
 Request closure of Unnamed Alley / Parcel ID 094 N P 02801, Council District 1. (Tabled date 10/11/2018)

---

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

- 
- 3. WHITE'S ADDITION** 10-SC-18-F  
1114 Clinch Ave. / Parcel ID 094 M G 007-008, 010-012,  
Council District 1. (Tabled date 11/8/2018)
- 
- 4. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY** 12-SD-18-F  
813 Fordtown Rd. / Parcel ID 124 039.04, Commission District 9. (Tabled date: 12/13/2018)
- 
- 5. DEBRA G. DAUGHERTY** 12-C-18-UR  
1714, 1720 Lovell Rd. / Parcel ID 104 O I 005 and 104 12601, Commission District 6. (Tabled date: 1/10/2019)
- 
- 6. WOODSON TRAIL, PHASE 4A** 10-SE-18-F  
0 Creek Bank Dr. / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019)
- 
- 7. DANIEL LEVY**  
0 Sevierville Pike / Parcel ID 124 127.04 and 127.05 and 185, Commission District 9.
- 
- C. SOUTH COUNTY SECTOR PLAN AMENDMENT** 2-A-19-SP  
From A (Agriculture) to GC (General Commercial).  
(Tabled date: 4/11/2019)
- 
- D. REZONING** 2-D-19-RZ  
From A (Agricultural) to PC (Planned Commercial).  
(Tabled date: 4/11/2019)