

- 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 Vote on to be Withdrawn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.

Item No.		File No.
1.	ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	-
2.	C APPROVAL OF FEBRUARY 13, 2020 AGENDA	-
3.	C APPROVAL OF JANUARY 9, 2020 MINUTES	-
4.	POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

ALLEY OR STREET CLOSURES

5. **CENTRAL STREET HOLDINGS** 2-A-20-AC
Request partial closure of unnamed alley off of N. Central Street between E. Woodland Avenue and E. Scott Avenue, closing area between N. Central Street and rear lot line of 1406 N. Central Street (Parcel ID 081KF042). Council District 4, Central City Sector.

6. **CITY OF KNOXVILLE** 2-A-20-SC
Request closure of Honor Our Troops Drive between Howard Baker Jr. Avenue and Historic Preservation Drive between City Block 01061 and 01080. Council District 6, Central City Sector.

7. **LAND DEVELOPMENT SOLUTIONS** 2-B-20-SC
Request closure of the right-of-way turning radius at the southwest corner of Twentieth Street and Clinch Avenue and the turning radius of the northwest corner of Twentieth Street and White Avenue, City Block 10321. Council District 1, Central City Sector.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. JENNIFER REYNOLDS / BAXTER PROPERTIES

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 / Parcel ID 58 M B 022 only.

B. ONE YEAR PLAN AMENDMENT **10-B-19-PA**
 From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

C. REZONING **10-B-19-RZ**
 From R-1 (Low Density Residential) [RN-1 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] and R-2 (General Residential) [RN-4 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to C-3 (General Commercial) [C-G-2 (General Commercial) new comparable zone effective 1/1/2020] for 220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201.

9. JOSEPH NOVKOV & STEVE LENTZ **2-A-20-RZ**
 3417 Stamps Lane / Parcel ID 56 P A 01201, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Item No.**File No.**

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- 10.** **STEVEN NAAB (VALIANT ENTERPRISES, LLC)** **2-B-20-RZ**
5023 and 5029 Fowler Lane / Parcel ID 58 L D 036 and 58 035, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).
-
- 11.** **DOUG WHITE / MAAD PROPERTIES, LLC** **2-C-20-RZ**
4683 Old Broadway / Parcel ID 69 D A 006, Council District 5. Rezoning from C-G-2 (General Commercial) to C-G-2 (General Commercial) / H (Historic Overlay).
-
- 12.** **SCOTT DAVIS / MESANA INVESTMENTS, LLC** **2-D-20-RZ**
7711 Thompson School Road/ Parcel ID 20 158.01, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
-
- 13.** **AP** **SCOTT DAVIS / MESANA INVESTMENTS, LLC** **2-E-20-RZ**
(30 days) 9127, 9137, 9141 and 0 Bluegrass Road / Parcel ID 144 114, 115, 116 and 111.01, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
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- 14.** **AP** **MESANA INVESTMENTS, LLC** **2-F-20-RZ**
(30 days) 9145 Bluegrass Rd. / Parcel ID 144 117, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

WITHDRAWN PRIOR TO PUBLICATION

2-G-20-RZ

15.

**BEN MULLINS O/B/O GREGORY
JONES & STEVEN OUSLEY**

2-H-20-RZ

4937 Wise Springs Road / Parcel ID 40 133, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

16.

**RAINIER VALLEY (FORMERLY
AUTUMN GROVE)**

A. CONCEPT SUBDIVISION PLAN

2-SA-20-C

4807 E. Emory Road / Parcel ID 29 04402, Commission District 7.

B. USE ON REVIEW

2-C-20-UR

Proposed use: in PR (Planned Residential) District.

17.

WESTLAND OAKS -UNIT 3

A. CONCEPT SUBDIVISION PLAN

2-SB-20-C

9900 Westland Drive / Parcel ID 154 002, Commission District 5.

B. USE ON REVIEW

2-D-20-UR

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

18. WINDSOR FOREST

A. CONCEPT SUBDIVISION PLAN

2-SC-20-C

921 & 0 Fretz Road and 12007, 12011, 12030 & 0
Lillibridge Crossing Lane / Parcel ID 130 069 & part of
07001, and 130OC001, 002, 056 & 057, Commission
District 6.

B. USE ON REVIEW

2-F-20-UR

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

USES ON REVIEW

**19. MARK RANDOLPH / RANDOLPH
ARCHITECTURE**

12-H-19-UR

1114, 1110,1104,1100 Clinch Avenue / Parcel ID 094 M G
007, 008, 010, 011 and 0 Eleventh Street / Parcel ID 94 M G
012. Proposed use: Hotel in O-1 (Office, Medical, and
Related Services) District. Council District 1.

**20. AP SPACE MART DEVELOPMENT
COMPANY, LP**

2-A-20-UR

(30 days) 701 & 0 E. Hill Avenue / Parcel ID 95 I C 00401 & 00403.
Proposed use: Indoor, climate controlled self-storage facility
in C-2 (Central Business District) District. Council District 6.

21. LARRY D. WRIGHT TWGLA, LLC

2-B-20-UR

0 Belle Maison Lane / Parcel ID 147 K K 005. Proposed use:
Two detached residential lots in PR (Planned Residential)
District. Commission District 9.

22.

**CHEROKEE FARM ORTHOPEDIC
PROPERTIES, LLC & CHEROKEE FARM
DEVELOPMENT COMPANY**

2-E-20-UR

1548 & 0 Accelerator Way, 2704 Cherokee Farm Way, 0,
2606 & 2641 Osprey Vista Way and 0 Eagle Flight Way /
Parcel ID 108 00103-00112. Proposed use: Cherokee Farm
Master Plan and Development Guidelines Amendments in
BP-1 (Business and Technology Park) - I-RD (Research and
Development) under new zoning ordinance. Council District
1.

FINAL SUBDIVISIONS

WITHDRAWN PRIOR TO PUBLICATION

2-SA-20-F

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

23.

**KNOXVILLE-KNOX COUNTY
PLANNING**

2-A-20-OA

Consideration of an Amendment to City of Knoxville Zoning
Code, Sec 11.11, revising standards for parking of buses in
residential districts and to identify two family dwellings as
a permitted use in the I-MU District.

24.

**KNOXVILLE-KNOX COUNTY
PLANNING**

2-B-20-OA

Consideration of an Amendment to the Knox County Zoning
Ordinance, Article 3.50, to allow a parking study to be
submitted and approved as a basis for reducing the
minimum number of off-street parking spaces.

25. **CITY OF KNOXVILLE** **2-C-20-OA**
Consideration of an amendment to City of Knoxville Zoning Code, Sec. 15.2.A through B to include "notice of BZA public hearings must be published no less than 10 days in advance of the scheduled action."

26. **CITY OF KNOXVILLE** **2-D-20-OA**
Consideration of an amendment to the City of Knoxville Zoning Code adding a new subsection 3 to Article 17 titled Nonconforming Lot of Record, regarding lots created by deed. Carryover from prior code, Appendix B, Article V, section 6.D5 with minor updates.

OTHER BUSINESS

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

28. **KNOXVILLE-KNOX COUNTY PLANNING** **1-A-20-OB**
Consideration of appointment of Knoxville-Knox County Planning Commission Executive Committee members for the 2020 calendar year.

29. **KNOXVILLE-KNOX COUNTY PLANNING** **2-A-20-OB**
Consideration of minor amendments to the Knoxville-Knox County Subdivision Regulations.

30. **KNOXVILLE-KNOX COUNTY PLANNING** **2-B-20-OB**
Consideration of minor changes to the 2020 Knoxville-Knox County Planning Schedule of Fees.

Adjournment

Tabled Items

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

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- | | | | |
|-------|---|---|------------|
| 1. | U | <p>CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R &
 UNIT 2 LOTS 42, 43, & 44R Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. (Tabled date 5/10/2018)</p> | 5-SH-18-F |
| <hr/> | | | |
| 2. | U | <p>GORDON SMITH
 Request closure of Unnamed Alley / Parcel ID 094 N P 02801, Council District 1. (Tabled date 10/11/2018)</p> | 8-B-18-AC |
| <hr/> | | | |
| 3. | U | <p>WHITE'S ADDITION
 1114 Clinch Avenue /Parcel ID 094 M G 007-008, 010-012, Council District 1. (Tabled date 11/8/2018)</p> | 10-SC-18-F |
| <hr/> | | | |
| 4. | U | <p>ROY W. BREEDEN JR. & DEADRA BREEDEN PROPERTY
 813 Fordtown Road/ Parcel ID 124 039.04, Commission District 9. (Tabled date: 12/13/2018)</p> | 12-SD-18-F |
| <hr/> | | | |
| 5. | U | <p>DEBRA G. DAUGHERTY
 1714, 1720 Lovell Road / Parcel ID 104 O I 005 and 104 12601, Commission District 6. (Tabled date: 1/10/2019)</p> | 12-C-18-UR |
| <hr/> | | | |
| 6. | | <p>WOODSON TRAIL, PHASE 4A
 O Creek Bank Drive / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019)</p> | 10-SE-18-F |