

- 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 Vote on to be Withdrawn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 MARCH 12, 2020 AGENDA | - |
| 3. | C APPROVAL OF FEBRUARY 13, 2020 MINUTES | - |
| 4. | POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON | - |

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

- 5.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-A-20-OYP**
2020 One Year Plan.

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 6.** **P** **JENNIFER REYNOLDS / BAXTER PROPERTIES**
- (30 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 / 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 RN-1 (Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial).

7. **SCOTT DAVIS / MESANA INVESTMENTS, LLC**

2-E-20-RZ

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).

8. **MESANA INVESTMENTS, LLC**

2-F-20-RZ

9145 Bluegrass Road / Parcel ID 144 117, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

9. **JOEL DEW**

3-A-20-RZ

168 Overton Lane / Parcel ID 57 023, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

10. **DIANE TUDOR**

3-B-20-RZ

3222 Weaver Cemetery Road / Parcel ID 27 244, Commission District 7. Rezoning from PR (Planned Residential) to A (Agricultural).

11. **WESTON ODELL**

3-C-20-RZ

1413 Tipton Station Road / Parcel ID 137 053, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

12. **BOB ALCORN ARCHITECTS**

3-D-20-RZ

2811 Merchant Drive / Parcel ID 80 H C 03302, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

-
- 13.** **VICTOR JERNIGAN**
920 Oak Grove Lane / Parcel ID 121 G G 019, Council District
2. Rezoning from RN-1 (Single-Family Residential
Neighborhood) to RN-2 (Single-Family Residential
Neighborhood).
- 3-E-20-RZ**
-
- 14.** **RALPH SMITH / PROFESSIONAL
LAND SYSTEMS**
4708 Messer Lane / Parcel ID 78 11204, 4700 Messer Lane
/ Parcel ID 078 111, and 0 Messer Lane / Parcel ID 078 110,
Commission District 6. Rezoning from A (Agricultural) to RA
(Low Density Residential).
- 3-F-20-RZ**
-
- 15.** **W** **SCOTT DAVIS / MESANA
INVESTMENTS, LLC**
6414 Stormer Road / Parcel ID 29 166, Commission District
8. Rezoning from A (Agricultural) to PR (Planned
Residential).
- 3-G-20-RZ**
-
- 16.** **SCOTT DAVIS / MESANA
INVESTMENTS, LLC**
0 Coile Lane / Parcel ID 144 112.02 (part of), Commission
District 5. Rezoning from A (Agricultural) for 9.4 acres only
to PR (Planned Residential).
- 3-H-20-RZ**
-
- 17.** **SCOTT DAVIS / MESANA
INVESTMENTS, LLC**
861 S. Gallaher View Road and 0 Westland Drive / Parcel ID
133 031.01 & 031.02, Commission District 5. Rezoning
from A (Agricultural) to PR (Planned Residential).
- 3-I-20-RZ**

Item No.

File No.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

- 18.** **GERALD GREEN KNOXVILLE-KNOX COUNTY PLANNING** **3-A-20-SP**

913 Gettysvue Drive / Parcel ID 144 B A 049, Commission District 5. Southwest County Sector Plan Amendment from OS (Open Space) to LDR (Low Density Residential).

CONCEPTS/DEVELOPMENT PLANS

(may include Uses on Review)

- 19.** **SPRADLIN PLACE** **1-SA-20-C**

2225 Country Brook Lane / Parcel ID 79 D F 001-050 & 079DG001- 058, Commission District 7.

- 20.** **AP** **WESTLAND CREEK** **3-SA-20-C**

(30 days) 8444 Westland Drive / Parcel ID 133 050, Commission District 5.

- 21.** **TOWERING OAKS**

 - A. CONCEPT SUBDIVISION PLAN** **3-SB-20-C**

12059 Hatmaker Lane / Parcel ID 130 07304, Commission District 6.

 - B. USE ON REVIEW** **3-K-20-UR**

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

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

- | | | |
|--------------|---|------------------|
| 22. | <p>SPACE MART DEVELOPMENT COMPANY, LP 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.</p> | 2-A-20-UR |
| <hr/> | | |
| 23. | <p>WEIGEL'S LOVELL ROAD 1405 Lovell Road / Parcel ID 118 01601. Proposed use: Proposed commercial driveway in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.</p> | 3-A-20-UR |
| <hr/> | | |
| 24. | <p>MUHAMMED USMAN QURAISHI 901 Harbour Shore Drive / Parcel ID 153 C A 034. Proposed use: Two new lots for detached houses in PR (Planned Residential) District. Commission District 5.</p> | 3-B-20-UR |
| <hr/> | | |
| 25. | <p>BENCHMARK ASSOCIATES, INC. 1510 Mountain Hill Lane and 0 Chesney Hills Lane / Parcel ID 104 M J 078 & 079. Proposed use: Reduce the peripheral setback from 35 ft to 20 ft. in PR (Planned Residential) District. Commission District 6.</p> | 3-D-20-UR |
| <hr/> | | |
| 26. | <p>SPOT 4 DOGS 6923 Harrell Road / Parcel ID 78 073. Proposed use: Dog grooming, training & daycare in CB (Business and Manufacturing) District. Commission District 6.</p> | 3-E-20-UR |
| <hr/> | | |
| 27. W | <p>CLUBHOUSE VILLAS 913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-Dwelling Development in PR (Planned Residential) District. Commission District 5.</p> | 3-F-20-UR |

Item No.**File No.**

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| 28. | BAYLESS E. BILES, III 0 Martingale Drive / Parcel ID 67 13605. Proposed use: Single Residence in PR (Planned Residential) District. Commission District 6. | 3-G-20-UR |
| <hr/> | | |
| 29. | VERTEX DEVELOPMENT TN, LLC 11103 Hardin Valley Road / Parcel ID 103 108.04. Proposed use: Reduction of peripheral setback in PR (Planned Residential) District. Commission District 6. | 3-I-20-UR |
| <hr/> | | |
| 30. | TOM BOYD 529 & 0 Nixon Road, 0 John Norton Road / Parcel ID 124 12704, 12705, 185 & 18508 . Proposed use: Rural Retreat in A (Agricultural) District. Commission District 9. | 3-J-20-UR |

SPECIAL USES

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- | | | |
|------------|--|------------------|
| 31. | P (60 days) CHRISTINE DUNCAN 2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 and 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. | 3-C-20-SU |
| <hr/> | | |
| 32. | AP (30 days) J.A. MURPHY GROUP, LLC 7805 Middlebrook Pike / Parcel ID 106 J A 40. Proposed use: 43 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3. | 3-H-20-SU |
| <hr/> | | |
| 33. | MIKE GRAY, P.E. 2085 N. Broadway / Parcel ID 81 E F 00802 and part of 008. Proposed use: Restaurant with drive-thru in C-G-2 (General Commercial) District. Council District 4. | 3-L-20-SU |

Item No.

File No.

FINAL SUBDIVISIONS

34. **CHEROKEE HILL RESUBDIVISION OF LOT 47** 3-SA-20-F
 525 Mellen Avenue / Parcel ID 107 N F 014, Council District 2.

35. AP **MISSIONARY BAPTIST CHURCH AT N SIXTH AVENUE** 3-SB-20-F
 (30 days) 1129 N. Sixth Avenue / Parcel ID 82 P B 009, Council District 4.

36. **BELL ESTATES** 3-SC-20-F
 7837 Bell Road / Parcel ID 20 10023, Commission District 7.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

37. **KNOXVILLE-KNOX COUNTY PLANNING** 3-A-20-OA
 Minor amendments to the City of Knoxville Zoning Ordinance regarding deleting storage yard, outdoor - secondary use as a special use in the CG district; 16.4C.2 - add d. pocket neighborhoods in the RN-4, RN-5, RN-6, RN-7 per Article 4.5; and amend Table 10-1 to remove a typo under deck and under patio.

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

- 38.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-A-20-OB**
Consideration of additional minor amendments to the Knoxville-Knox County Planning Administrative Rules and Procedures.
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- 39.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-B-20-OB**
Consideration of minor amendments to the Bylaws of the Knoxville-Knox County Planning Commission.
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- 40.** **MONTY FAIRCHILD** **3-C-20-OB**
Consideration of Appeal by Monty Fairchild of Infill Housing Design Review Committee’s denial to allow driveway to be built in front of house [as originally approved 6-16-2008] as so conditioned as part of the Certificate of Appropriateness approval on 2.6.2020 for property located at 1201 Connecticut Avenue / Parcel ID 081 IK 032, Council District 5. Infill Housing File No. 1-A-20-IH.
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- 41.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-D-20-OB**
Consideration of an Amendment to Position Descriptions for Knoxville-Knox County Planning.
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- 42.** **KNOXVILLE-KNOX COUNTY PLANNING** **3-E-20-OB**
Consideration of Budget Amendment #1 to the FY20-21 Knoxville-Knox County Planning Budget.

Adjournment

TABLED ITEMS

(ACTIONS TO UNTABLE ITEMS ARE HEARD UNDER AGENDA ITEM 4)

- | | | |
|----|---|------------|
| 1. | WOODSON TRAIL, PHASE 4A 0 Creek Bank Drive / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019) | 10-SE-18-F |
|----|---|------------|