

- 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 Vote on to be Withdrawn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 APRIL 9, 2020 AGENDA	-
3. C APPROVAL OF MARCH 12, 2020 MINUTES	-
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	-

Item No.

File No.

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

**5. JENNIFER REYNOLDS / BAXTER
PROPERTIES (REVISED)**

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

From LDR (Low Density Residential) to NC
(Neighborhood Commercial).

10-B-19-SP

B. ONE YEAR PLAN AMENDMENT

From LDR (Low Density Residential) to NC
(Neighborhood Commercial).

10-B-19-PA

C. REZONING

From RN-1 (Single Family Residential Neighborhood)
and RN-4 (General Residential Neighborhood) to C-N
(Neighborhood Commercial).

10-B-19-RZ

6.**MARTY NORTON (REVISED)**

3313 and 3309 Mill Road / Parcel ID 59 018 and 59 019,
Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT

North City Sector Plan Amendment from LDR (Low
Density Residential) to LI (Light Industrial) for 3309 Mill
Road and part of 3313 Mill Road.

1-A-20-SP**B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) to LI (Light
Industrial) for 3309 Mill Road and part of 3313 Mill
Road.

1-A-20-PA**C. REZONING**

From RN-1 (Single Family Residential Neighborhood) to
I-G (General Industrial) for a portion of 3313 Mill Road /
Parcel ID 59 018 only.

1-A-20-RZ**7.****SCOTT DAVIS / MESANA
INVESTMENTS, LLC**

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).

2-E-20-RZ**8.****SCOTT DAVIS / MESANA
INVESTMENTS, LLC**

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

2-F-20-RZ

Item No.**File No.**

-
- 9.** **SCOTT DAVIS / MESANA INVESTMENTS, LLC** **3-H-20-RZ**
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).
-
- 10.** **WILLIAM WILSON** **4-A-20-RZ**
401 Dry Gap Pike, 5903 & 5923 Nature Lane / Parcel ID 57 M A 017, 01702, and 014, Commission District 7. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to PR (Planned Residential).
-
- 11.** **DANNY KIRBY / DK DEVELOPMENT** **4-B-20-RZ**
6848 Beeler Road / Parcel ID 20 21401, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
-
- 12.** **TAYLOR D. FORRESTER**
0 N. Broadway Avenue / Parcel ID 58 E J 01202, Council District 4.
-
- A. NORTH CITY SECTOR PLAN AMENDMENT** **4-D-20-SP**
From LDR (Low Density Residential) to O (Office).
-
- B. ONE YEAR PLAN AMENDMENT** **4-D-20-PA**
From LDR (Low Density Residential) to O (Office).
-
- C. REZONING** **4-C-20-RZ**
From RN-1 (Single-Family Residential Neighborhood) to O (Office).

13.**BENJAMIN C. MULLINS / O.B.O.
CRIPPEN GAP, LLC**

3815 Shotsman Lane / Parcel ID 48 C A 00201, Commission District 7.

**A. NORTH COUNTY SECTOR PLAN
AMENDMENT**

From O (Office) and SP (Stream Protection) to LI (Light Industrial) and SP (Stream Protection).

4-E-20-SP**B. REZONING**

From CA (General Business) & I (Industrial) to I (Industrial).

4-D-20-RZ**14.****GEORGES BRANDAN**

9805 Dutchtown Road & 801 Bob Kirby Road / Parcel ID 118 150 & 155, Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT**

From NC (Neighborhood Commercial) to HDR (High Density Residential).

4-F-20-SP**B. REZONING**

From CN (Neighborhood Commercial) to PR (Planned Residential).

4-E-20-RZ**15.****ANDREW HARPER**

4318 Washington Pike / Parcel ID 70 C E 008, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT

From LDR (Low Density Residential) to MDR (Medium Density Residential).

4-G-20-SP

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

4-E-20-PA**C. REZONING**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

4-F-20-RZ**16.****TERRY ROMANS**

8904 & 8908 Sevierville Pike / Parcel ID 138 268 & 267, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

From AG (Agriculture) to LDR (Low Density Residential).

4-H-20-SP**B. REZONING**

From A (Agricultural) to RA (Low Density Residential).

4-G-20-RZ**17.****GRANT MCMAHAN / MCCAMY CONSTRUCTION**

1629 & 0 Polkwright Lane / Parcel ID 134 G A 022 & 02201, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

4-H-20-RZ**18.****DEBRA & ASHLEY SULLIVAN**

4820 Asheville Highway / Parcel ID 71 J J 008, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) and F (Floodplain Overlay) to O (Office) and F (Floodplain Overlay).

4-J-20-RZ

19.**KNOXVILLE - KNOX COUNTY
PLANNING**4295 Middlebrook Farm Way / Parcel ID 93 K B 00201,
Council District 2.**A. NORTHWEST CITY SECTOR PLAN
AMENDMENT**From AGC (Agricultural Conservation) to HI (Heavy
Industrial).**4-K-20-SP****B. ONE YEAR PLAN AMENDMENT**From AGC (Agricultural Conservation) to HI (Heavy
Industrial).**4-G-20-PA****C. REZONING**From I-MU (Industrial Mixed-Use) to I-H (Heavy
Industrial).**4-K-20-RZ****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)****20.****CITY OF KNOXVILLE**0 E. Fifth Avenue / Parcel ID 82 PK 034, 035 and 038. Council
District 6.**A. CENTRAL CITY SECTOR PLAN AMENDMENT**From MU-SD, MU-CC4 (Mixed Use-Special District,
Magnolia Gateways) to OS (Open Space).**4-A-20-SP****B. ONE YEAR PLAN AMENDMENT**From MU-SD, MU-CC4 (Mixed Use-Special District,
Magnolia Gateways) to OS (Open Space).**4-A-20-PA**

Item No.**File No.****CONCEPTS/DEVELOPMENT PLANS***(may include Uses on Review)*

-
- | | | |
|------------|--|------------------|
| 21. | WESTLAND CREEK
8444 Westland Drive / Parcel ID 133 050, Commission District 5. | 3-SA-20-C |
|------------|--|------------------|
-
- | | | |
|------------|---|------------------|
| 22. | SOUTH GALLAHER VIEW S/D | |
| | A. CONCEPT SUBDIVISION PLAN
861 S. Gallaher View Road / Parcel ID 133 03101 & 03102, Commission District 5. | 4-SA-20-C |
| | B. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) - pending District. | 4-A-20-UR |
-
- | | | |
|------------|---|------------------|
| 23. | HAYDEN HILL, PHASE 4 | |
| | A. CONCEPT SUBDIVISION PLAN
11181 Sam Lee Road / Parcel ID 103 Part of 072, Commission District 6. | 4-SB-20-C |
| | B. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. | 4-D-20-UR |
-
- | | | |
|------------|---|------------------|
| 24. | CARA CADE | |
| | A. CONCEPT SUBDIVISION PLAN
0 Lobetti Road / Parcel ID 91 20402, Commission District 6. | 4-SC-20-C |

Item No.**File No.****B. USE ON REVIEW**

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

4-G-20-UR**USES ON REVIEW****25.****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.

2-A-20-UR**26.****VETERINARY CENTER DEVELOPMENT
GROUP, LLC**

3703 E. Emory Road / Parcel ID 38 07509. Proposed use:
Veterinary Clinic in A (Agricultural) District. Commission
District 7.

4-B-20-UR**27.****AMANDA DYKSTRA-WESSEL**

3629 Neal Drive / Parcel ID 38 N A 002. Proposed use:
Veterinary Clinic in CA (General Business) District.
Commission District 7.

4-C-20-UR**28.****MOMENTUM REALTY GROUP OF
KNOXVILLE, LLC**

10710 Virginia Pine Way / Parcel ID 103 12014. Proposed
use: Office/warehouse in PC (Planned Commercial) (k) / TO
(Technology Overlay) District. Commission District 6.

4-E-20-UR**29.****FREEDOM SENIOR LIVING**

1413 Tipton Station Road / Parcel ID 137 053. Proposed
use: Assisted living facility and independent living patio
homes in PR (Planned Residential) - pending District.
Commission District 9.

4-F-20-UR

Item No.**File No.**

-
- 30.** **EVERETT LAND DEVELOPMENT, LLC** 4-H-20-UR
 12650 Yarnell Road / Parcel ID 141 05003 (part of).
 Proposed use: Adding additional lots in PR (Planned Residential) District. Commission District 6.
-

- 31.** **INDEPENDENT HEALTHCARE PROPERTIES, LLC** 4-I-20-UR
 2417 Reagan Road / Parcel ID 104 01101 . Proposed use: Assisted Living Facility and Independent Living Facility in PR (Planned Residential / TO (Technology Overlay) pending District. Commission District 6.

SPECIAL USES

- 32.** **J.A. MURPHY GROUP, LLC** 3-H-20-SU
 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.

FINAL SUBDIVISIONS

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

- 34.** **C. M. WOOTEN & P H MENDAL ADD. RESUB. OF LOTS 15 & 16R-1** 4-SA-20-F
 206 and 208 Cedar Lane / Parcel ID 68 L D 015-016, Council District 5.

Item No.**File No.**

-
- | | | |
|------------|--|------------------|
| 35. | DAMERON'S ADDN TO KNOXVILLE
RESUB OF PART OF LOTS 92-95 | 4-SB-20-F |
| | 114 Dameron Ave. / Parcel ID 94 D B 00501, Council District 4. | |

PLANNED DEVELOPMENT

-
- | | | |
|------------|---|------------------|
| 36. | AP VOLUNTEER MINISTRY CENTER, INC. | 4-A-20-PD |
| | (30 days) 1501 E. Fifth Ave. / Parcel ID 82 P K 039 Proposed use:
Supportive Housing in O (Office) District. Council District 6. | |

ORDINANCE AMENDMENTS

-
- | | | |
|------------|---|------------------|
| 37. | KNOXVILLE-KNOX COUNTY
PLANNING | 4-A-20-OA |
| | Consideration of minor amendments to the City of Knoxville Zoning Ordinance to section 10.3.W to address landscaping/screening of garbage/recycling receptacles located below grade; and to Section 1.4.G to clarify applicability of previously approved plans in non-residential districts. | |

-
- | | | |
|------------|--|------------------|
| 38. | CITY OF KNOXVILLE | 4-B-20-OA |
| | Consideration of minor amendments to the City of Knoxville Zoning Ordinance to Section 1.4.H.3, Section 8.7.E, Section 8.10.A, Section 9.3.F, Section 9.3.H.3, Section 9.3.J, Section 10.1.E, Section 10.2.B.6, Section 10.2.D.4, Section 11.4 - Table 11-2, Section 11.5, Section 11.7.A. Table 11-7, Section 12.1.E, Section 12.2 B.2. and 5, Section 12.3.B.4, Section 13.2.F to correct drafting errors and provide additional clarity. All Districts. | |

-
- | | | |
|------------|---|------------------|
| 39. | CITY OF KNOXVILLE | 4-C-20-OA |
| | Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Section 12.8.E and adding F clarifying buffer yard requirements. All Districts. | |

Item No.**File No.**

-
- | | | |
|------------|--|------------------|
| 40. | CITY OF KNOXVILLE
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Section 11.4.B to reinsert language from previous code providing the director of plans review and inspection authority to interpret “for uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the director of plans review and inspections”. All Districts. | 4-D-20-OA |
|------------|--|------------------|
-
- | | | |
|------------|--|------------------|
| 41. | CITY OF KNOXVILLE
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Section 2.3 adding a definition for Full Summer Pool. All Districts. | 4-E-20-OA |
|------------|--|------------------|
-
- | | | |
|------------|--|------------------|
| 42. | CITY OF KNOXVILLE
Consideration of a minor amendment to the City of Knoxville Zoning Ordinance in Article 17.1 creating a new subsection F entitled Damage or Destruction of Nonconforming Structures. | 4-F-20-OA |
|------------|--|------------------|

OTHER BUSINESS*None***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 |
|-----------|---|-------------------|