

- 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 Vote on to be Withdrawn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 AUGUST 8, 2019 AGENDA | - |
| 3. | C APPROVAL OF JULY 11, 2019 MINUTES | |
| 4. | POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON | - |

ORDINANCE AMENDMENTS

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

ALLEY OR STREET CLOSURES

- 6.** **WEI ZHENG** **8-A-19-AC**
Request closure of unnamed alley between Baldwin Avenue and Henry Avenue, located between city blocks 25375 and 25422, Council District 1.

STREET OR SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

CONCEPTS/DEVELOPMENT PLANS

(may include Uses On Review)

- 7.** **KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC**
A. CONCEPT SUBDIVISION PLAN **7-SA-18-C**
7521 Oak Ridge Hwy / Parcel ID 91 02606, Commission District 6.

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

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

7-C-18-UR

8. **P**
(30 days)

DADZIE SQUARE

5115 Tillery Rd. / Parcel ID 80 C A 028, Council District 5.

6-SC-19-C**9.****LAUREL OAKS - CANNON & KUIPERS,
LLC****A. CONCEPT SUBDIVISION PLAN**

916 E. Beaver Creek Dr. / Parcel ID 47 228, Commission
District 7.

7-SA-19-C**B. USE ON REVIEW**

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

7-B-19-UR**10.****PLEASANT RIDGE STABLES -
GARRETT TUCKER, PE / ROBERT
CAMPBELL & ASSOCIATES****A. CONCEPT SUBDIVISION PLAN**

4109 Pleasant Ridge Rd. / Parcel ID 80 M A 001, Council
District 3.

8-SA-19-C**B. USE ON REVIEW**

Proposed use: Attached Residential Subdivision in RP-1
(Planned Residential) District.

8-J-19-UR

Item No.**File No.**

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- 11.** **NEALS LANDING - UNIT 3 - MARK SINGLETON / ROBERT CAMPBELL & ASSOCIATES**
- A. CONCEPT SUBDIVISION PLAN** **8-SB-19-C**
0 Neals Landing Rd. / Parcel ID 61 07001 (part of),
Commission District 8.
-
- B. USE ON REVIEW** **8-A-19-UR**
Proposed use: Detached Residential Subdivision in PR
(Planned Residential) - pending District.
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- 12.** **CANTON HOLLOW WOODS - CHRIS SHARP / URBAN ENGINEERING**
- A. CONCEPT SUBDIVISION PLAN** **8-SC-19-C**
813 Canton Hollow Rd. / Parcel ID 143 096, 097, 098 &
143KB001, Commission District 5.
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- B. USE ON REVIEW** **8-D-19-UR**
Proposed use: Detached Residential Subdivision in PR
(Planned Residential) District.
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- 13.** **HARDIN VALLEY WEST** **8-SD-19-C**
11103 Hardin Valley Rd. / Parcel ID 103 10804, Commission
District 6.

FINAL SUBDIVISIONS

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- 14.** **P** **WALTERS LANDING NO. II** **2-SM-19-F**
(30 days) 0 Lacy Rd. / Parcel ID 68 H A 012.01, Commission District 7.

Item No.**File No.**

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| 15. | ROY EDWARD ANDERSON PROPERTY 7033 Calvary Way / Parcel ID 21 0523 & 05124, Commission District 8. | 8-SA-19-F |
| 16. | ROB SMITH FARM RESUBDIVISION 2404 Dave Smith Rd. / Parcel ID 100 01008, Commission District 8. | 8-SB-19-F |
| 17. | ROY G. SHARP AND WIFE MARGARETT SHARP PROPERTY 0 Gray Hendrix Rd. / Parcel ID 91 01201, Commission District 6. | 8-SC-19-F |
| 18. | COPPOCK RESUBDIVISION OF LOTS 1 & 2 7033 Wood Rd. / Parcel ID 12 066, Commission District 8. | 8-SD-19-F |
| 19. | LOY & YANCHUK PROPERTY 8616 Little Braden Ln. / Parcel ID 41 211 & 21101, Commission District 8. | 8-SE-19-F |
| 20. | HICKORY CREEK UNIT 1 2127 Nora Mae Ln. / Parcel ID 129 04709, 04706, Commission District 6. | 8-SF-19-F |
| 21. | PENROSE FOREST REPLAT OF LOTS 4- 9 AND UNPLATTED PROPERTY OF LINK 0 Tea Olive Ln. / Parcel ID 133 F L 001-007, Commission District 4. | 8-SG-19-F |
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Item No.**File No.**

22. W **RESUBDIVISION OF TARGET PROPERTY** **8-SH-19-F**
6670 Clinton Hwy. / Parcel ID 67 L B 005, Council District 3.

23. **GRASSY CREEK RESUBDIVISION OF LOT 49** **8-SI-19-F**
6717 Oak Ridge Hwy. / Parcel ID 79 033.0 & 049.02,
Commission District 6.

REZONINGS AND PLAN AMENDMENT/REZONINGS

24. **NADER MUBARAK (REVISED)**
0 Chapman Hwy / Parcel ID 137 PARTS OF 197, 203.01,
Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **3-A-19-SP**
From MDR/O (Medium Density Residential and Office) & HP (Hillside & Ridgetop Protection Area) to GC (General Commercial) & HP (Hillside & Ridgetop Protection Area).

B. REZONING **3-D-19-RZ**
From A (Agricultural) to CA (General Business).

25. **RALPH SMITH / PLS** **7-L-19-RZ**
0 Cate Rd. / Parcel ID 66 093 066KH, 003,004,005, & 006,
Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

Item No.**File No.**

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- 26.** **TM3 PROPERTIES, LLC**
 0 Osprey Point Ln. / Parcel ID 154 L A 012 & 10101, Council District 2.
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- A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT** **7-C-19-SP**
 From O (Office) to GC (General Commercial).
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- B. ONE YEAR PLAN AMENDMENT** **7-C-19-PA**
 From O (Office) to GC (General Commercial).
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- C. REZONING** **7-M-19-RZ**
 From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).
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- 27.** **THOMAS L. MILLER** **8-A-19-RZ**
 7128 Tazewell Pike / Parcel ID 21 058.15 (part of), Commission District 8. Rezoning from RB (General Residential) to CA (General Business).
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- 28.** **SHERYL ELY / CITY OF KNOXVILLE PARKS & RECREATION** **8-B-19-RZ**
 1510 Taylor Road / Parcel ID 109 K F 014, 1516 Taylor Road / Parcel ID 109 K F 002, 3908 Cruze Road / Parcel ID 109 K F 01401 and 0 Redbud Road / Parcel ID 109 N C 001, Council District 1. Rezoning from RP-1 (Planned Residential) and R-1(Low Density Residential) to OS-2 (Open Space).
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- 29.** **CHRISTINE DUNCAN** **8-C-19-RZ**
 1613 Hutchinson Ave. / Parcel ID 81 D D 056, Council District 4. Rezoning from O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) to RP-1 (Planned Residential) with IH-1 (Infill Housing Overlay) to remain.

Item No.**File No.**

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- 30.** **SCOTT DAVIS / MESANA INVESTMENTS** 8-D-19-RZ
0 Ball Camp Pike / Parcel ID 104 192.01 (part of),
Commission District 6. Rezoning from A (Agricultural) to PR
(Planned Residential).
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- 31.** **RON WORLEY, JR. / WBI RENTALS, LLC** 8-E-19-RZ
805 Bob Kirby Rd. / Parcel ID 118 122, Commission District
3. Rezoning from A (Agricultural) to RA (Low Density
Residential).
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- 32.** **JONATHAN MILLER / JONATHAN MILLER ARCHITECTURE & DESIGN** 8-F-19-RZ
4814 Old Kingston Pike / Parcel ID 107 N D 003.00, Council
District 2. Rezoning from R-2 (General Residential) to O-1
(Office, Medical, and Related Services).
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- 33.** P **JAMES S. MONDAY / ROBERT A MONDAY PROPERTIES** 8-G-19-RZ
(60 days) 8803 Valgro Rd. / Parcel ID 138 272, Commission District 9.
Rezoning from A (Agricultural) & CB (Business &
Manufacturing) to LI (Light Industrial).
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- 34.** P **JAMES S. MONDAY / ROBERT A MONDAY PROPERTIES** 8-H-19-RZ
(60 days) 8810 Valgro Rd. / Parcel ID 138 27401, Commission District
9. Rezoning from A (Agricultural) to LI (Light Industrial).
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- 35.** **JOAN CLARK / KELLER WILLIAMS** 8-I-19-RZ
211 Fox Rd. / Parcel ID 131 L A 018.00, Commission District
5. Rezoning from A (Agricultural) to OB (Office, Medical,
and Related Services).

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- 36.** **AZIZ KHERANI / SMART HOSPITALITY, LLC**
1215 Everett Rd. / Parcel ID 141 41.14, Commission District 6.
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- A. A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT** **8-A-19-SP**
From GC (General Commercial) to LDR (Low Density Residential)
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- B. B. REZONING** **8-J-19-RZ**
From PC (Planned Commercial) to PR (Planned Residential).
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- 37.** **DANIEL HUMPHREYS** **8-K-19-RZ**
2738 West Gallaher Ferry Rd. / Parcel ID 116 I A 00902 & 00901, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).
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- 38.** **BENJAMIN C. MULLINS / ACADIA HEALTHCARE COMPANY, INC.** **8-L-19-RZ**
0 Old Weisgarber Rd. / Parcel ID 106 D A 00807, Council District 3. Rezoning from O-3 (Office Park) to O-1 (Office, Medical, and Related Services).
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- 39.** **BENJAMIN C. MULLINS / ACADIA HEALTHCARE COMPANY, INC.** **8-M-19-RZ**
0 Dowell Springs Blvd. / Parcel ID 106 D A 00915, Council District 3. Rezoning from O-3 (Office Park) to O-1 (Office, Medical, and Related Services).

Item No.**File No.****40.****RANDY GUIGNARD**

5809 Hyatt Rd. and 0 Old Tazewell Pike/ Parcel ID 039 L A 012.02 and 039 LA 012.01, Commission District 8.

A. A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

From A (Agricultural) to RR (Rural Residential).

8-B-19-SP**B. B. REZONING**

From A (Agricultural) to PR (Planned Residential).

8-N-19-RZ**41.****CARTER MCCALL / FULGHUM
MACINDOE & ASSOCIATES**

0 Hardin Valley Rd. / Parcel ID 117 027, Commission District 6. Rezoning from PR (Planned Residential) < 3 du/ac to PR (Planned Residential) 4.8 du/ac.

8-O-19-RZ**USES ON REVIEW****42.****JBCH PROPERTIES**

5506 Colonial Cir. / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

7-A-19-UR**43.****LEONARD SAMS / LEONARD SAMS &
ASSOCIATES**

3628 Flowering Vine Way / Parcel ID 70 B J 027. Proposed use: Reduce front setback from 25 feet to 23 feet in RP-1 (Planned Residential) District. Council District 4.

8-B-19-UR**44.****CURT ANDERSON**

1705 Starmont Trl. / Parcel ID 107 G A 010 & 011. Proposed use: Use on Review for an accessory structure in R-1 (Low Density Residential) District. Council District 2.

8-C-19-UR

Item No.**File No.**

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- 45.** **WILLIAM DAVID WILKINSON** **8-E-19-UR**
7913 Yellow Jasmine Ln. / Parcel ID 133 F L 004 & 005.
Proposed use: Reduction in peripheral setback from 25 feet to 15 feet in PR (Planned Residential) District. Commission District 4.
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- 46.** **ANDREW & CAITLIN SEIDLER** **8-F-19-UR**
629 Luttrell St. / Parcel ID 94 D J 004. Proposed use:
Dwelling in C-3 (General Commercial) & H-1 (Historic Overlay) District. Council District 4.
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- 47.** **DAVID HARBIN / BATSON HIMES** **8-G-19-UR**
NORVELL & POE
7729 Bell Stanley Rd. / Parcel ID 66 D A 017. Proposed use:
Detached Residential Subdivision in PR (Planned Residential) District. Commission District 6.
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- 48.** **STEVE YOUNG / OYSK3** **8-H-19-UR**
5831 Rutledge Pike / Parcel ID 60 13601, 084 & 083.
Proposed use: Self-Storage facility in CB (Business and Manufacturing) District. Commission District 8.
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- 49.** **STUART H ANDERSON, GEORGE** **8-I-19-UR**
ARMOUR EWART ARCHITECT
0 Capital Dr. / Parcel ID 131 L B 00203. Proposed use: Dental Office in PC (Planned Commercial) District. Commission District 3.

Item No.**File No.**

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| 5. | <p>DEBRA G. DAUGHERTY 1714, 1720 Lovell Rd. / Parcel ID 104 O I 005 and 104 12601, Commission District 6. (Tabled date: 1/10/2019)</p> | 12-C-18-UR |
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| 6. | <p>WOODSON TRAIL, PHASE 4A 0 Creek Bank Dr. / Parcel ID 122 K B 001.03, Council District 1. (Tabled date: 4/11/2019)</p> | 10-SE-18-F |
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| 7. | <p>DANIEL LEVY 0 Sevierville Pike / Parcel ID 124 127.04 and 127.05 and 185, Commission District 9.</p> | |
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| | <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT From A (Agriculture) to GC (General Commercial). (Tabled date: 4/11/2019)</p> | 2-A-19-SP |
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| | <p>B. REZONING From A (Agricultural) to PC (Planned Commercial). (Tabled date: 4/11/2019)</p> | 2-D-19-RZ |
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