

**ORDINANCE**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, ARTICLE 9, SECTION 9.2, USE MATRIX, TABLE 9-1, TO ADD PRE-SCHOOL/KINDERGARTEN AND EDUCATIONAL FACILITY - PRIMARY OR SECONDARY AS SPECIAL USES IN THE INDUSTRIAL MIXED-USE (I-MU) ZONING DISTRICT, KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, APPLICANT (FILE NO. 7-A-21-OA)

ORDINANCE NO: O-110-2021

REQUESTED BY: Planning Commission  
PREPARED BY: Law Department

APPROVED ON 1<sup>ST</sup>  
READING: 8-10-2021  
APPROVED ON 2<sup>ND</sup>  
READING: 8-24-2021  
APPROVED AS AN EMERGENCY  
MEASURE: \_\_\_\_\_

MINUTE BOOK: 85 PAGE \_\_\_\_\_

**WHEREAS**, Article 9.2 Use Matrix Table 9-1 of the City’s Zoning Code identifies the principal and temporary uses allowed within each zoning district; and

**WHEREAS**, Planning staff evaluated the appropriateness of adding “pre-school/kindergarten” and “educational facility - primary or secondary” as special uses in the Industrial Mixed Use (I-MU) zoning district; and

**WHEREAS**, pre-schools/kindergartens are currently allowed as special uses in the Open Space District (O) zoning district; and

**WHEREAS**, educational facilities (primary or secondary) are currently allowed as a special use in the Institutional Zoning District (INST), and in the following commercial zones: General Commercial Zoning District (C-G), Highway Commercial Zoning District (C-H), Regional Commercial Zoning District (C-R) and Downtown Knoxville Zoning District (DK); and

**WHEREAS**, approval of a new special use project, such as a preschool/kindergarten or a primary or secondary educational facility, requires review and consideration by the Planning commission to ensure that the proposed use is compatible with existing development per Article 16.2 of the Zoning Code; and

**WHEREAS**, Planning staff recommended approval of an amendment to the City of Knoxville Zoning Code to add “pre-school/kindergarten” and “education facility - primary or secondary” as special uses in the Industrial Mixed-Use (I-MU) Zoning District, which requires an amendment to the Knoxville Zoning Code at Article 9.2, Table 9-1: Use Matrix; and

**WHEREAS**, Planning staff made this recommendation because higher education facilities are permitted in the I-MU Zoning District; because I-MU allows compatible residential uses; because the proposal will allow for other viable uses of structures or properties that are no longer suitable for industrial purposes; and

**WHEREAS**, at its July 8, 2021 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the amendment be adopted; and

**WHEREAS**, notice of the Planning Commission hearing of the proposed revised amendment was published in the *Knoxville News Sentinel* on June 19, 2021 and June 22, 2021, and notice of the City Council meeting on August 10, 2021 was published in the *Knoxville News Sentinel* on July 16, 2021.

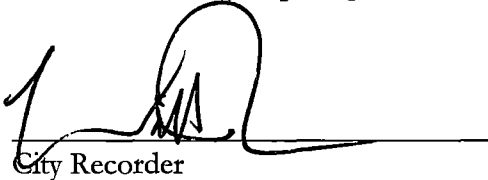
**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:**

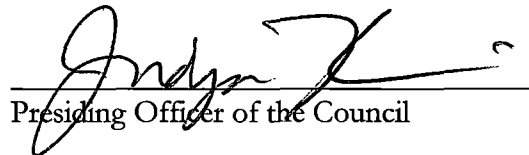
**SECTION 1:** The Knoxville City Code, Appendix B, Zoning Code, at Article 9.2, Use Matrix Table 9-1, is hereby amended to add “pre-school/kindergarten” and “education facility - primary or secondary” as special uses in the Industrial Mixed-Use (I-MU) Zoning District by adding an “S” to the intersecting columns and rows of Table 9-1.

**SECTION 2:** The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Planning Commission File No. 7-A-21-OA, with all appendices including the June 29, 2021 Memorandum from Planning staff, the Proposed Amendment to Zoning Code, an excerpt from the Minutes of the Planning Commission meeting of July 8, 2021, and public notice.

**SECTION 3:** If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

**SECTION 4:** This Ordinance shall take effect seventeen days from and after its passage, the welfare of the City requiring it.

  
\_\_\_\_\_  
City Recorder

  
\_\_\_\_\_  
Presiding Officer of the Council

K:\COUNCIL\ORD\MPC\ZONECODE\2021\Amend Article 9.2,Table 9-1 (File No. 7-A-21-OA).docx



**CITY OF KNOXVILLE, TENNESSEE**

**City Council**

**AGENDA INFORMATION SHEET**

---

---

**AGENDA DATE:** August 24, 2021

**DEPARTMENT:** Knoxville-Knox County Planning Commission (formerly known as Metropolitan Planning Commission)

**DIRECTOR:** Amy Brooks

---

**AGENDA SUMMARY** An Ordinance to amend the Knoxville City Code, Appendix B, Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to add pre-school/kindergarten and educational facility – primary or secondary as special uses in the Industrial Mixed-Use (I-MU) Zoning District, Knoxville-Knox County Planning, Applicant. (Planning Commission Approved 10-0 Consent) (File No. 7-A-21-OA) (All districts)

**COUNCIL DISTRICT(S) AFFECTED:** The proposed ordinance amendment affects all Council Districts.

**BACKGROUND:** The Industrial Mixed-Use (I-MU) Zoning District provides for a mix of light industrial uses and a variety of compatible commercial uses, such as entertainment, amusement, and retail. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are permitted in the I-MU district, both above the ground floor in mixed-use development and in multi-family dwellings. University or college/vocational educational facilities are allowed in the I-MU district as a special use.

**Analysis**

Allowing pre-schools, kindergartens, and primary and secondary educational facilities in the I-MU district as a special use is not in conflict with the intent of the I-MU district given the special use consideration for other education facilities already allowed in the district and the association with compatible residential uses permitted in the district. The proposed amendment will expand where educational facilities may locate and will provide another viable use of structures or properties that are no longer suitable for industrial purposes. The special use process requires a public meeting and will ensure that any educational use proposed on an I-MU zoned property will be compatible with surrounding uses.

**OPTIONS:** 1. Approve First Reading 2. Approve on Emergency 3. Deny 4. Postpone for future consideration

**RECOMMENDATION:** The Knoxville-Knox County Planning Commission recommended approval of an amendment to the City of Knoxville Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to add pre-school/kindergarten and educational facility - primary or secondary as special uses in the Industrial Mixed-Use (I-MU) Zoning District, by a vote of 10-0 (on consent).

**ESTIMATED PROJECT SCHEDULE:** N/A

**PRIOR ACTION/REVIEW**

Planning Commission Meeting  
Knoxville City Council

7/8/2021  
8/10/2021

Published ads on 6/19 & 6/22/2021  
Published ad on 7/16/2021

**FISCAL INFORMATION:** N/A

**ATTACHMENTS:**

- Ordinance (DOCX)
- 7-A-21-OA\_pkg (PDF)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauren Rider, Fourth District
<b>SECONDER:</b>	Janet Testerman, At-Large Seat B
<b>AYES:</b>	McKenzie, Parker, Rider, Roberto, Smith, Testerman, Thomas
<b>ABSENT:</b>	Lynne Fugate, Seema Singh

**HISTORY:**

**08/10/21**  
Next: **08/24/21**

**City Council**

**APPROVED ON FIRST READING**

## MEMORANDUM

Date: June 29, 2021  
To: Planning Commission  
From: Amy Brooks, AICP, Executive Director  
Subject: **Agenda Item # 35** 7-A-21-OA

---

### REQUEST

Review and make a recommendation on an amendment to the City of Knoxville Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to allow for consideration of pre-school/kindergarten and educational facility – primary or secondary as a special use in the Industrial Mixed-Use (I-MU) Zoning District.

### BACKGROUND

Pre-schools, kindergartens, and primary and secondary educational facilities are currently allowed in the following zoning districts:

**Pre-School/Kindergarten** - All residential zones and the Open Space (O) zone as a special use. Pre-schools and kindergartens are subject to additional use standards found in Section 9.3.W, including complying with all applicable state and federal regulations.

**Educational Facility – Primary or Secondary** - All residential zones, the Institutional (INST) zone, and several commercial zones (C-G, C-H, C-R, and DK). Primary and secondary educational facilities may be subject to additional state and federal regulations.

### I-MU District Purpose

The [Industrial Mixed-Use \(I-MU\) Zoning District](#) provides for a mix of light industrial uses and a variety of compatible commercial uses, such as entertainment, amusement, and retail. This mix is designed to promote the reuse of older, character-giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are permitted in the I-MU district, both above the ground floor in mixed-use development and in multi-family dwellings. University or college/vocational educational facilities are allowed in the I-MU district as a special use.

### ANALYSIS

Allowing pre-schools, kindergartens, and primary and secondary educational facilities in the I-MU district as a special use is not in conflict with the intent of the I-MU District given the special use consideration

for other education facilities already allowed in the code and the association with compatible residential uses permitted in the district. The proposed amendment will expand where educational facilities may locate and will provide another viable use of structures or properties that are no longer suitable for industrial purposes. The [Special Use process](#) requires a public meeting and will ensure that any educational use proposed on an I-MU zoned property will be compatible with surrounding uses.

### **RECOMMENDATION**

Staff recommends that Knoxville-Knox County Planning Commission recommend approval of an amendment to the City of Knoxville Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to add pre-school/kindergarten and educational facility – primary or secondary as a special use in the Industrial Mixed-Use (I-MU) Zoning District.

Exhibit 1: Proposed amendments to Article 9, Section 9.2, Use Matrix, Table 9-1

If you have any questions, comments, or would like additional information, please contact me at [amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org) or (865) 215-4001.



**TABLE 9-1: USE MATRIX**

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Agriculture																				P	P			
Airport																			P					
Alternative Correctional Facility											S													
Amusement Facility—Indoor										P	P	P	P			P								
Amusement Facility—Outdoor											P	P				S								
Animal Care Facility—Large Animal																				P	P			
Animal Care Facility—Small Animal									P	P	P	P	S	S		P				P	P			9.3.A
Animal Breeder																				P				9.3.A
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							

**TABLE 9-1: USE MATRIX****P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Bed and Breakfast	P	P	P	P																P				9.3.B
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility—With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P				P			
Campground																				S		P		9.3.C
Car Wash										S	P	P												9.3.D
Cemetery																						P		
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Conservation Area																				P		P	P	
Crematory										S	S	S												9.3.M
Country Club																						P		
Cultural Facility									P	P	P	P	P	P		P						P		

**TABLE 9-1: USE MATRIX****P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Day Care Center									P	P	P	P	P	P		P	P							9.3.E
Day Care Home	P	P	P	P	P	P	P	P																9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P													P			
Drive-Through Facility										S	P	P												9.3.F
Drug/Alcohol Treatment Facility, Residential											S			S							P			
Drug Treatment Clinic											S										P			9.3.G
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P										9.3.I
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)	
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J	
Eating and Drinking Establishment									S	P	P	P	P			P	P	P							
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P				
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P				
Financial Institution									P	P	P	P	P	P	P		P								
Financial Service, Alternative										S	S	S													9.3.K
Food Bank																P		P	P						
Food Pantry										S	S										P				
Food Truck Park									S	P	P	P	P			P	P								9.3.L
Fraternity/Sorority				S	S	S	S														P				
Funeral Home										S	S	S													9.3.M

**TABLE 9-1: USE MATRIX**

**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Garden, Community	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Market	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Personal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Gas Station									S	S	P	P				S	S	P	P					9.3.O
Golf Course/Driving Range											P	P										P		
Government Office/Facility									P	P	P	P	P	P	P	P	P	P	P		P			
Greenhouse/Nursery—Retail		S	S	S	S	S	S	S	S	P	P	P		S						P				
Group Home	P	P	P	P	P	P	P																	
Halfway House						S	S	S		P	P	P	P	S	S	S					P			
Healthcare Facility												S			S		S				P			
Heavy Retail, Rental, and Service											P	P						P		S				

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Heliport															S	S	S	S	S		S			
Homeless Shelter											S	S	S								P			
Hotel										P	P	P	P		P	P	P							
Impound Lot																			P					9.3.P
Independent Living Facility				S	S	P	P	P	P	P	P	P	P	S										
Industrial—Craft										P	P	P	P			P		P						9.3.Q
Industrial—General																P	P	P	P					
Industrial—Heavy																			P					
Industrial Design									P	P	P	P	P		P	P	P	P						
Kennel											S	S				S				P				9.3.A
Live Entertainment—Secondary Use										P	P	P	P			P								
Live Performance Venue										S	P	P	S			P								

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)	
Live/Work									P	P			P	P		P								9.3.R	
Lodge/Meeting Hall									P	P	P	P	P	P		P	P	P	P	P					9.3.S
Marina										S						S		S				S			9.3.T
Medical/Dental Office/Clinic									S	P	P	P	P	P	P		S								
Micro-Brewery/Distillery/Winery									S	P	P	P	P			P		P							9.3.U
Neighborhood Nonresidential Reuse	S	S	S	S	S	S	S	S																	9.3.V
Nightclub										S	S	S	S												
Office									P	P	P	P	P	P	P	P	P	P	P		P				
Parking Lot										S	S	P									P				Art. 11
Parking Structure										P	P	P	P		P	P	P				P				Art. 11
Personal Service Establishment									P	P	P	P	P	P		P	P	P							

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Place of Worship	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P					P	P			
Pre-School/Kindergarten	S	S	S	S	S	S	S	S	P	P	P	P	P	P		S						S		9.3.W
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Works Facility											P	P				P		P	P	P				
Reception Facility										P	P	P	P			S				S				9.3.X
Research and Development															P	P	P	P	P					
Residential Care Facility						S	P	P	S	S	S	S	S								P			9.3.Y
Retail Goods Establishment									P	P	P	P	P			P	P	P						
Retail Liquor Stores										P	P	P	P			P								
Salvage Yard																			S					9.3.Z
Self-Storage Facility: Enclosed										S	P	P				P		P	P					9.3.AA

**TABLE 9-1: USE MATRIX****P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Self-Storage Facility: Outdoor											S	P						P	P					9.3.AA
Social Service Center										S	S	S	S								P			
Solar Farm					S	S	S	S			S	S			P		P	P	P	S	S			9.3.BB
Storage Yard, Outdoor											P							P	P					9.3.CC
Storage Yard, Outdoor—Secondary Use											P	P				S		P	P					9.3.CC
Vehicle Dealership											P	P												
Vehicle Operation Facility																		P	P					
Vehicle Rental—Indoor										S	P	P	S											
Vehicle Rental—With Outdoor Storage/Display											P	P												
Vehicle Repair/Service										S	P	P				S								9.3.DD
Warehouse and Distribution																P	P	P	P					

**TABLE 9-1: USE MATRIX**

**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)	
Waste Transfer Station																			P						
Wholesale Establishment										S						S	P	P	P						
Wind Energy System																	S	S	S	S	S			9.3.EE	
Wireless Telecommunications	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.FF	

The Planning Commission met in regular session on July 8, 2021 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	A Ms. Tamara Boyer	A Mr. Louis Browning
Ms. Jacqueline Dent	Mr. Richard Graf	Mr. Logan Higgins
Mr. Tim Hill	Ms. Amy Midis	Mr. Jim Nichols
A Mr. Chris Ooten	Ms. Marité Pérez	Mr. Patrick Phillips, Chair
A Mr. Jeff Roth	Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

\* Arrived late to the meeting, \*\* Left early in the meeting, A – Absent from the meeting

### 35. KNOXVILLE-KNOX COUNTY PLANNING

7-A-21-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 9.2 Use Matrix, Table 9-1: Use Matrix to add Pre-School/Kindergarten and Educational Facility – Primary or Secondary as a special use in the Industrial Mixed Use District (I-MU).

#### 1. STAFF RECOMMENDATION

Staff recommends that Knoxville-Knox County Planning Commission recommend approval of an amendment to the City of Knoxville Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to add pre-school/kindergarten and educational facility – primary or secondary as a special use in the Industrial Mixed-Use (I-MU) Zoning District.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

Commissioner Scott Smith recused himself from the consent vote.

**Item No.**

**File No.**

Kevin Marshall, 8420 Mecklenburg Court, Knoxville, TN 37923 requested that Item #14 be removed from the consent list.

1. **MOTION (E. SMITH) AND SECOND (GRAF) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEMS #14 AND #25 (POSTPONED 30 DAYS EARLIER IN THE MEETING).**

**MOTION CARRIED UNANIMOUSLY 10-0. APPROVED**

---

# Knoxville NEWS SENTINEL

PART OF THE USA TODAY NETWORK

KNOX CTY METRO PLANN  
400 W MAIN ST # 403  
KNOXVILLE TN 37902--242

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
1317419	0004822943	\$211.68	\$0.00	\$211.68	Invoice	\$0.00	\$211.68

Sales Rep: tmondloch

Order Taker: tmondloch

Order Created 07/13/2021

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	07/16/2021	07/16/2021
KNS-Knoxville News Sentinel	1	07/16/2021	07/16/2021

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad:** 07/13/2021

**PUBLIC NOTICE**

The following items will be considered by the Knoxville City Council on August 10, 2021 at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit [KnoxPlanning.org/agenda](http://KnoxPlanning.org/agenda). If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2104.

**STREET/ALLEY CLOSURES**

AMIR SADOVNIK - Request closure of an unnamed alley between Stewart Street and Irwin Street, Council District 4, Central City Sector. Planning Commission Recommendation: Approve closure.

**REZONINGS/PLAN AMENDMENTS**

VAN SMITH GROUP, LLC - 0 Kingwood Rd. / Parcel ID 58 F F 04401. One Year Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential). Council District 4, North City Sector. Planning Commission Recommendation: Approve One Year Plan Amendment to MDR.

VAN SMITH GROUP, LLC - 0 Kingwood Rd. / Parcel ID 58 F F 04401. North City Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential). Council District 4, North City Sector. Planning Commission Action: Approve Sector Plan Amendment to MDR.

VAN SMITH GROUP, LLC - 0 Kingwood Rd. / Parcel ID 58 F F 04401. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood). Council District 4, North City Sector. Planning Commission Recommendation: Approve RN-4 zoning.

DOMINION GROUP - 3305, 3155 & 3125 Maloney Rd. / Parcel ID 135 G A 009 & 007. One Year Plan Amendment from O (Office) to MDR/O (Medium Density Residential/Office). Council District 1, South County Sector. Planning Commission Recommendation: Approve One Year Plan Amendment to MDR/O.

DOMINION GROUP - 3305, 3155 & 3125 Maloney Rd. / Parcel ID 135 G A 009 & 007. South County Sector Plan Amendment from O (Office) to MDR/O (Medium Density Residential/Office). Council District 1, South County Sector. Planning Commission Action: Approve Sector Plan Amendment to MDR/O.

DOMINION GROUP - 3305, 3155 & 3125 Maloney Rd. / Parcel ID 135 G A 009 & 007. Rezoning from O (Office) to RN-5 (General Residential Neighborhood) for 3305 and 3155 Maloney Rd. and from RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) for 3125 Maloney Rd. Council District 1, South County Sector. Planning Commission Recommendation: Approve RN-5 zoning for all three properties.

**ORDINANCE AMENDMENT**

KNOXVILLE-KNOX COUNTY PLANNING - Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 9.2 Use Matrix, Table 9-1: Use Matrix to add Pre-School / Kindergarten and Educational Facility - Primary or Secondary as a special use in the Industrial Mixed Use District (I-MU). Planning Commission Recommendation: Approve Amendment.