

The Planning Commission met in regular session on April 11, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Open
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF APRIL 11, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF MARCH 14, 2019 MINUTES

APPROVED ON CONSENT

-

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

-

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

COMMISSIONER GRAF REQUESTED ITEM #26 BE REMOVED FROM THE POSTPONEMENT LIST.

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ ADDING ITEM #44 UNTIL THE MAY 9, 2019 MEETING, AND REMOVING ITEM #26 FROM THE POSTPONEMENT LIST.

MOTION CARRIED 14-0. POSTPONED 30 DAYS

C. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ UNTIL THE JUNE 13, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED 60 DAYS

D. ITEMS REQUESTED TO BE WITHDRAWN

None

E. TABLED ITEMS

1. GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY
 - a. Concept Subdivision Plan
 - b. USE ON REVIEW

4-SD-16-C

4-I-16-UR

Item No.**File No.**

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

2. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC**a. Concept Subdivision Plan****1-SF-17-C**

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

b. USE ON REVIEW**1-J-17-UR**

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

3. BULLARD FARM - EAGLE CDI, INC.**a. Concept Subdivision Plan****5-SA-18-C**

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

b. USE ON REVIEW**5-B-18-UR**

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

4. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC**a. Concept Subdivision Plan****7-SA-18-C**

Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.

b. USE ON REVIEW**7-C-18-UR**

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

5. DOMINION DEVELOPMENT GROUP**4-G-18-UR**

Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

6. GORDON SMITH**8-B-18-AC**

Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

7. WHITE'S ADDITION**10-SC-18-F**

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

8. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY**12-SD-18-F**

Item No.**File No.**

North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.

9. DEBRA G. DAUGHERTY**12-C-18-UR**

Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

F. ITEMS REQUESTED TO BE TABLED

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEMS AS READ.**

MOTION CARRIED 14-0. TABLED

G. ITEMS REQUESTED TO BE UNTABLED

None

H. CONSENT ITEMS

Items recommended for approval on consent are marked (C). They will be considered under one motion to Approve.

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #8 AND #14.**

MOTION CARRIED 14-0. APPROVED.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #8 AND #14.**

MOTION CARRIED 14-0. APPROVED.

ORDINANCE AMENDMENTS**5. KNOXVILLE-KNOX COUNTY PLANNING****4-A-19-OA**

Consideration of an Amendment to the Knox County Zoning Ordinance defining public safety facilities and permitting them in certain zones.

Item No.**File No.****1. STAFF RECOMMENDATION**

Planning staff recommends approval of the proposed amendment to the Knox County Zoning Ordinance.

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE PROPOSED AMENDMENT TO THE KNOX COUNTY ZONING ORDINANCE INCLUDING THE DEFINITION REVISION OF PUBLIC SAFETY FACILITY.

MOTION CARRIED 14-0. APPROVED

ALLEY OR STREET CLOSURES:**WITHDRAWN PRIOR TO PUBLICATION****4-A-19-AC****6. CITY OF KNOXVILLE****4-B-19-AC**

Request closure of unnamed alley between southern right-of-way of Phillips Avenue and northern right-of-way of a 10 ft. alley running through City Block 26046, Council District 1.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE the closure of the requested unnamed alley from the southern right-of-way of Phillips Avenue to the northern right-of-way of a 10-foot wide alley running through City Block 26046, subject to any required easements.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. CITY OF KNOXVILLE**4-A-19-SC**

Request closure of Myrtle Street between northern right-of-way line of Fifth Avenue and terminus and dead-end, Council District 6.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE the closure of Myrtle Street between City Block 15082 and City Block 15083 subject to any required easements.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****STREET OR SUBDIVISION NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***CONCEPTS / USES ON REVIEW**

8. MILL VISTA**3-SA-19-C**

Northeast side of W. Martin Mill Pike, north of Brown Road, Council District 1.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan for 20 detached residential units on individual lots, subject to 10 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

ANNA PICKENS, 313 ECHODALE LANE, KNOXVILLE, TN.

MARK DRIVER, 12400 CYPRESS GROVE LANE, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED

9. THE GABLES AT WESTMORELAND**3-SB-19-C**

East end of Old Kent Drive, Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan for 27 detached residential units on individual lots, subject to 12 conditions.

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

LESLIE FIELDS, 6906 OLD KENT DRIVE, KNOXVILLE, TN.

GAIL JARVIS, 6916 STONE MILL DRIVE, KNOXVILLE, TN.

Item No.**File No.**

RUSS RACKLEY, P.O. BOX 30456, KNOXVILLE, TN.

JOHN KING, 620 MARKET STREET #5, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED

10. HISTORIC MIDDLEBROOK PRESERVATION TRUST**3-SC-19-C**

East side of Ed Shouse Drive, west side of I-640, north of Middlebrook Pike, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. BROADY GLEN - URBAN ENGINEERING, INC.**A. CONCEPT SUBDIVISION PLAN****4-SA-19-C**

West side of Marietta Church Road at Ricketts Lane, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**4-E-19-UR**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the Development Plan for up to 52 detached dwelling units on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. HIGHLAND RIDGE**4-SB-19-C**

North side of Highland View Drive, northeast of Pickens Gap Road, west of Simpson Road, Commission District 9.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

13. TENNOVA MEDICAL PARK**4-SC-19-C**

South side of Middlebrook Pike, west side of Old Weisgarber Road, Council District 2.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

14. CAIN VISTA - ALEKSANDR BOTEZAT**A. CONCEPT SUBDIVISION PLAN****4-SD-19-C**

North side of Cain Road, northwest of Lee Road, Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 6 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED 14-0. APPROVED

B. USE ON REVIEW

4-G-19-UR

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 3 detached residential dwellings on individual lots, 48 total lots for the subdivision, and the reduction of the peripheral setback from 35' to 25' for Lot 47, subject to 1 condition.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE USE ON REVIEW PER STAFF RECOMMENDATION.

MOTION CARRIED 14-0. APPROVED

15. VILLAS AT JOHN SEVIER

4-SE-19-C

South side of East Norton Road, west side of Arthur Harmon Road, Commission District 9.

1. STAFF RECOMMENDATION

APPROVE variances 1 & 2 because the attached housing unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS:

16. WOODSON TRAIL, PHASE 4A

10-SE-18-F

South of Woodson Drive, east of Spring Creek Road, Council District 1.

1. STAFF RECOMMENDATION

TABLE at the request of the applicant.

Item No.**File No.****TABLED EARLIER IN THE MEETING**

17. WALTERS LANDING NO. II**2-SM-19-F**

Southwest side of Keck Road, at intersection of Lacy Road, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE until the May 9, 2019 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

18. COPELAND HEIGHTS PHASE I, UNIT I**4-SA-19-F**

West side of Pedigo Road at the intersection of Childress Road, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. HEARTHSTONE**4-SB-19-F**

Northwest side of Schaad Road, northeast of Beaver Ridge Road, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**19B. FAIRVIEW JOHN L MOSES
ADDITION TO THE CITY OF
KNOXVILLE RESUBDIVISION****4-SC-19-F**

Boyd Street at the intersection of Douglas Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve Variances 1-4. APPROVE Final Plat

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

**20. JOHN L MOSES FAIRVIEW ADDITION
RESUBDIVISION****4-SD-19-F**

At the intersection of Boyd Street and Exeter Avenue, Council District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**21. WESTLYN HILLS, BLOCK B, RESUBDIVISION
OF LOTS OF 31 & 32****4-SE-19-F**

At the terminus of Creekmore Circle, Commission District 4.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. KERNS BAKERY**4-SF-19-F**

Northeast side of Chapman Highway, south of Mimosa Avenue, Council District 1.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. THE VILLAS OF JOHN SEVIER**4-SG-19-F**South side of E. Norton Road at intersection of Sevierville Pike,
Commission District 9.**1. STAFF RECOMMENDATION**

Approve Final plat.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

24. MIKE CAMPBELL PROPERTY**4-SH-19-F**

At the intersection of Cate Road and W. Emory Road, Commission District 6.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. THE FETZER PROPERTIES**4-SI-19-F**

East side of Karns Valley Drive at Byington Solway Road, Commission District 6.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

26. DANIEL LEVY

West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**2-A-19-SP**

From A (Agriculture) to GC (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the plan amendment until the May 9, 2019 Planning Commission meeting, as per the applicant's request.

2. MOTION (GRAF) AND SECOND (CLANCY) WERE MADE TO TABLE THE REQUEST FOR SOUTH COUNTY SECTOR PLAN AMENDMENT.

Item No.**File No.****MOTION CARRIED 13-1 (TOCHER NO). TABLED**

B. REZONING**2-D-19-RZ**

From A (Agricultural) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the rezoning until the May 9, 2019 Planning Commission meeting, as per the applicant's request.

2. MOTION (GRAF) AND SECOND (CLANCY) WERE MADE TO TABLE THE REQUEST FOR REZONING.**MOTION CARRIED 13-1 (TOCHER NO). TABLED**

27. NADER MUBARAK

Northeast of Chapman Highway, northwest of E. Governor John Sevier Highway, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**3-A-19-SP**

From MDR/O (Medium Density Residential and Office), LDR (Low Density Residential) & HP (Hillside & Ridgetop Protection Area) to GC (General Commercial) & HP (Hillside & Ridgetop Protection Area).

1. STAFF RECOMMENDATION

POSTPONE the request for GC (General Commercial) sector plan designation as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**3-D-19-RZ**

From A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

POSTPONE the request for CA (General Business) zoning as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**28. THOMAS DRISKILL****3-F-19-RZ**

Southwest side of Corum Road, southeast of Billy Neal Lane, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre. (Applicant requested PR up to 5 dwelling units per acre)

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DWELLING UNITS PER ACRE PER STAFF RECOMMENDATION.

IRENE WOOD, 536 CORUM ROAD, KNOXVILLE, TN.

JENNIFER DE LARA, 618 CORUM ROAD, KNOXVILLE, TN.

THOMAS DRISKELL, 1414 GRAYTOWN WAY #207, KNOXVILLE, TN.

SARAH HURST, 1800 CHESNUT GROVE ROAD, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED**29. SHEAZAD JIWANI (REVISED)**

Southeast side of Forest Avenue, east side of 22nd Street, north of Highland Avenue, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**4-A-19-SP**

From MU-SD (Mixed Use Special District), MU-CC16 to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #4-A-19-SP, amending the Central City Sector Plan to NC (Neighborhood Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

B. ONE YEAR PLAN AMENDMENT**4-A-19-PA**

From MU-SD (Mixed Use Special District), MU-CC16 to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE NC (Neighborhood Commercial) as the One Year Plan land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**4-A-19-RZ**

From I-2 (Restricted Manufacturing and Warehousing) to C-1 (Neighborhood Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-1 (Neighborhood Commercial) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. JAMES MICHAEL AND ROBIN PERRY**4-B-19-RZ**

West side of W. Martin Mill Pike, north of intersection of W. Governor John Sevier Highway, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****31. HUBBS LAND MANAGEMENT, LLC****4-C-19-RZ**

Southwest side of North Watt Road, south of Palestine Lane, Commission District 5. Rezoning from A (Agricultural) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CB (Business and Manufacturing) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. W. SCOTT WILLIAMS & ASSOCIATES**4-D-19-RZ**

East side Wallace Road at Meadowood Lane, south of Nubbin Ridge Road, Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 4 du/ac.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. TRAVIS BURKHALTER**4-E-19-RZ**

West side Diggs Gap Road, south of E. Raccoon Valley Drive, Commission District 7. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CA (General Business) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. GREG FRANKLIN /JOHN SEVIER JOINT VENTURE

4-F-19-RZ

South side of East Governor John Sevier Highway, east of Konda Drive, west of Arthur Harmon Road, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 5 du/ac zoning, subject to three conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC ZONING, SUBJECT TO THREE CONDITIONS.

JIM WRIGHT, JR., 241 KARLA DRIVE, KNOXVILLE, TN.

GREG FRANKLIN, 1110 WILLOWOOD ROAD, KNOXVILLE, TN.

A ROLL CALL VOTE WAS TAKEN.

MOTION CARRIED 8-6. APPROVED (NO BUSTIN, CROWDER, EASON, GOODWIN, GRAF AND HILL)

35. JAMES E. SAWYER

North side of Babelay Road, southeast side of Link Road, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

4-B-19-SP

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

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #4-B-19-SP, amending the Northeast County Sector Plan to RR (Rural Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.) Applicant requested LDR.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

4-G-19-RZ

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

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 2 du/ac zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. EASTWOOD, LLC

South side of Holston Drive, south of Asheville Highway, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT

4-C-19-SP

From LDR (Low Density Residential) to MU-SD (Mixed Use Special District), EC-2.

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #4-C-19-SP, amending the East City Sector Plan to MU-SD, EC-2 (Mixed Use Special District) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A.)

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

4-B-19-PA

From LDR (Low Density Residential) to MU-SD (Mixed Use Special District), EC-2.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE MU-SD, EC-2 (Mixed Use Special District) as the One Year Plan land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****4-H-19-RZ**

From O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. THE DEVELOPMENT CORPORATION OF KNOX COUNTY

West of Karns Valley Drive, north side of the intersection of Byington Solway Road, Coward Mill Road, & Chuck Jones Drive, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**4-D-19-SP**

From LDR (Low Density Residential) & BP-1 (Business Park Type 1) to BP-1 (Business Park Type 1).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #4-D-19-SP, amending the Northwest County Sector Plan to BP-1 (Business Park Type 1) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**4-I-19-RZ**

From A (Agricultural) to EC (Employment Center).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE EC (Employment Center) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. TAYLOR D. FORRESTER**4-J-19-RZ**

South side of Tedford, east of Lakefront Drive, Commission District 4.
Rezoning from A (Agricultural) to T (Transition).

1. STAFF RECOMMENDATION

DENY the request for T (Transition) zoning because the subject site is not consistent with intent of the zone district.

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY REZONING PER STAFF RECOMMENDATION.

TAYLOR FORRESTER, 1111 N. NORTHSORE DRIVE, SUITE S-700, KNOXVILLE, TN.

PETRA RULE, 2825 KELLER BEND ROAD, KNOXVILLE, TN.

**MOTION CARRIED 12-2 (ROTH, BROWNING NO).
DENIED**

39. SCOTT DAVIS**4-K-19-RZ**

West side of Goff Road, east side of Maryville Pike, south of Knob Creek, Commission District 9. Rezoning from RB (General Residential) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. CHRISTOPHER KING**4-L-19-RZ**

West side of State Street, north of Summit Hill Drive, Council District 6.
Rezoning from C-3 (General Commercial / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-2 (Central Business) / D-1 (Downtown Design Overlay).

APPROVED ON CONSENT EARLIER IN THE MEETING

41. VENTURE LAND HOLDINGS, LLC

North side Buttermilk Road, west of Graybeal Road, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**4-E-19-SP**

From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #4-E-19-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE SECTOR PLAN AMENDMENT PER STAFF RECOMMENDATION.

JACK HUGHSTON, 8219 NORTH CROSSING COURT,
FORTSON, GA.

KIM FRAZIER, 11835 COUCH MILL ROAD, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED

B. REZONING**4-M-19-RZ**

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

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 2.1 dwelling units per acre, subject to one condition.

2. MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DWELLING UNITS PER ACRE, SUBJECT TO ONE CONDITION.**MOTION CARRIED 14-0. APPROVED**

RECESS TAKEN AT 3:15 P.M. AND RETURNED AT 3:25 P.M.

42. TODD MORGAN**4-N-19-RZ**

North side of Highland Avenue, east of Nineteenth Street, west of Eighteenth Street, Council District 1. Rezoning from R-3 (High Density Residential) to R-3 (Residential) / H-1 (Historic Overlay & Design Guidelines).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE R-3 (High Density Residential) / H-1 (Historic Overlay) and Design Guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. DAVID HENDERSON**4-O-19-RZ**

East side Majors Road, north of E. Emory Road, west of Nevada Lane, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW:

44. GRAHAM CORPORATION**4-A-19-UR**

North side of Clinton Highway, west side of Callahan Drive. Proposed use: Creation of 3 new retail structures in existing development in PC-1 (Retail and Office Park) District. Council District 3.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review until the May 9, 2019 meeting as recommended by Staff. (Applicant is requesting approval)

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING**

45. KEN GILREATH**4-B-19-UR**

South side of E. Governor John Sevier Highway, east of Dayton Lane.
Proposed use: Use on Review for a camper, boat, trailer storage lot in
PC (Planned Commercial) District. Commission District 9.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for an outdoor self-storage facility with 23 uncovered vehicle storage parking stalls, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

**46. CONSENSIO COLLECTIVE, INC. DBA
OAK GROVE HOME SCHOOL COOPERATIVE****4-C-19-UR**

North side of South Northshore Drive, east of Rocky Hill Road, west of
Whitower Drive. Proposed use: Use on Review for a part time use of
church facilities for homeschool cooperative classes in A-1 (General
Agricultural) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the part time use of the Rocky Hill Baptist Church site for homeschool cooperative classes as identified in the attached documentation, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. STERLING DEVELOPMENT**4-D-19-UR**

North side of Oak Ridge Highway, east of Wright Road. Proposed use:
Indoor and Outdoor Self Storage Facility in CA (General Business)
District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered

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vehicle storage, as described in the staff comments, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**48. WILL ROBINSON****4-F-19-UR**

North side of Kingston Pike, east side of North Cedar Bluff Road, south of North Peters Road. Proposed use: Retail business in PC-1 (Retail and Office Park) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the request for the retail business with approximately 15,000 square feet and restaurant with drive-thru with approximately 1,750 square feet as shown on the development plan, subject to 10 conditions.

2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE REQUEST FOR THE RETAIL BUSINESS WITH APPROXIMATELY 15,000 SQUARE FEET AND RESTAURANT WITH DRIVE-THRU WITH APPROXIMATELY 1,750 SQUARE FEET AS SHOWN ON THE DEVELOPMENT PLAN, SUBJECT TO 10 CONDITIONS, WITH CONDITION #9 BEING THAT THE SIGNAGE PACKAGE IS DICTATED BY THE FACILITY SOLUTIONS GROUP THAT WAS SUBMITTED TO THE COMMISSION AT THE MEETING.

BEN MULLINS, 550 W. MAIN STREET, SUITE 500, KNOXVILLE, TN.

PETER AHRENS, PLANS REVIEW & INSPECTIONS DIRECTOR, 400 MAIN STREET, SUITE 475, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED**49. CALVARY CHAPEL OF KNOXVILLE****4-H-19-UR**

South of West Governor John Sevier Highway, east of Alcoa Highway. Proposed use: Parking lot, playground, assembly areas (prayer garden & multi-use green space) in RP-1 (Planned Residential) District. Council District 1.

1. STAFF RECOMMENDATION

APPROVE the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to the following 4 conditions.

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2. **MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO APPROVE THE PROPOSED SITE IMPROVEMENTS FOR CALVARY CHAPEL OF KNOXVILLE AS IDENTIFIED ON THE DEVELOPMENT PLAN, SUBJECT TO 5 CONDITIONS, ADDING CONDITION NUMBER 5, RESTRICTING ALL ACCESS TO JOHN SEVIER HIGHWAY AND NO ACCESS FROM TOPSIDE ROAD.**

DAVID HARBIN, 4334 PAPERMILL DRIVE, KNOXVILLE, TN.

MARY MILLER, 1715 CRENSHAW ROAD, KNOXVILLE, TN.

MARK KIRK, 3330 W. GOVERNOR JOHN SEVIER HIGHWAY, KNOXVILLE, TN.

**MOTION CARRIED 12-2 (BOYER, SMITH NO).
APPROVED**

50. ISAAC PANNELL / REAGAN DESIGN & CONSTRUCTION**4-I-19-UR**

Corner of North Central Street, Bearden Place and Stewart Street.
Proposed use: 2 residential units on 2nd Floor in C-3 zone in C-3
(General Commercial) District. Council District 4.

1. **STAFF RECOMMENDATION**

POSTPONE the Use on Review until the May 9, 2019 meeting as recommended by Staff. (Applicant is requesting approval)

2. **MOTION (HILL) AND SECOND (CLANCY) WERE MADE TO APPROVE THE USE ON REVIEW, SUBJECT TO ONE CONDITION, COMPLYING WITH THE PARKING REGULATIONS OF THE ZONING ORDINANCE.**

ISAAC PANNELL, 2516 MAPLE DRIVE, KNOXVILLE, TN.

MOTION CARRIED 14-0. APPROVED

OTHER BUSINESS

51. CONSIDERATION OF AMENDMENT TO THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS**6-B-18-OB**

1. **STAFF RECOMMENDATION**

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POSTPONE review until the May 9, 2019 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

52. CONSIDERATION OF AN AMENDMENT TO THE FY 2019 OPERATING BUDGET**4-A-19-OB****1. STAFF RECOMMENDATION**

POSTPONE consideration of an amendment to the FY Operating Budget to the May 9, 2019 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

53. CONSIDERATION OF CONCEPT PLAN EXTENSION FOR ROEFIELD SUBDIVISION (FILE NUMBER 4-SC-17-C) UNTIL APRIL 8, 2021**4-B-19-OB****1. STAFF RECOMMENDATION**

APPROVE the extension of the Concept Plan for Roefield Subdivision (4-SC-17-C) until April 13, 2021, pursuant to Section 2.09.C of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

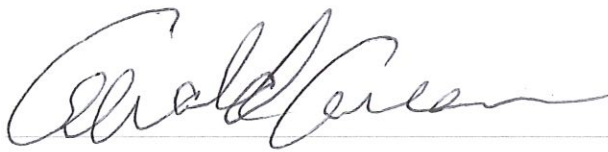
- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADJOURN.**
- 3. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:36 P.M.**

Item No.

File No.



Prepared by: Laura Edmonds



Approved by: Secretary for the Commission



Approved by: Chair

NOTE: Please see individual staff reports for conditions of approval and the staff recommendation.