

The Planning Commission met in regular session on April 9, 2020 at 1:30 p.m. via an electronic meeting thorough ZOOM.

Item No. _____ **File No.** _____

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	A Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Open	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 9, 2020 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF MARCH 12, 2020 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

Applicant Brian Pierce requested that Item #14 be added to the Postponement List to postpone for 30 days until the May 14, 2020 Planning Commission meeting.

MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM #14 FOR 30 DAYS UNTIL THE MAY 14, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 30 DAYS**

C. WITHDRAWALS

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEM AS READ.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
WITHDRAWN**

D. TABLED ITEMS

1. **WOODSON TRAIL, PHASE 4A**
South of Woodson Drive, east of Spring Creek Road,
Council District 1.

10-SE-18-F

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO UNTABLE ITEM FOR THE PURPOSE OF WITHDRAWAL.

A roll call vote was taken.

MOTION CARRIED 11-0 (NO VOTE FROM GRAF). UNTABLED

G. CONSENT ITEMS

Commissioner Smith recused himself.

MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

ALLEY OR STREET CLOSURES

None

Item No.

File No.

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

10-B-19-SP

From LDR (Low Density Residential) to NC (Neighborhood Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

1. STAFF RECOMMENDATION

Postpone the North City Sector Plan amendment request for 30 days until the May 14, 2020 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

10-B-19-PA

From LDR (Low Density Residential) to NC (Neighborhood Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

1. STAFF RECOMMENDATION

Postpone the One Year Plan amendment request for 30 days until the May 14, 2020 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-B-19-RZ**

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

STAFF RECOMMENDATION

Postpone the rezoning request for 30 days until the May 14, 2020 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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**1-A-20-SP**

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

1. STAFF RECOMMENDATION

Adopt resolution 1-A-20-SP amending the sector plan for 3309 Mill Road and a portion of 3313 Mill Road, as shown in the exhibit maps, to LI as it corrects nonconforming zoning and the area is transitioning to industrial and commercial uses.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION 1-A-20-SP AMENDING THE SECTOR PLAN FOR 3309 MILL ROAD AND A PORTION OF 3313 MILL ROAD, AS SHOWN IN THE EXHIBIT MAPS, TO LI AS IT CORRECTS NONCONFORMING ZONING AND THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-A-20-PA**

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

1. STAFF RECOMMENDATION

APPROVE the LI (Light Industrial) designation for the requested areas because it corrects nonconforming zoning and because the area is transitioning to industrial and commercial uses.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE LI (LIGHT INDUSTRIAL) DESIGNATION FOR THE REQUESTED AREAS BECAUSE IT CORRECTS NONCONFORMING ZONING AND BECAUSE THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

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

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. STAFF RECOMMENDATION

Approve I-G (General Industrial) District zoning for 3309 Mill Road and a portion of 3313 Mill Road as shown in the exhibit maps because the area is transitioning to industrial and commercial uses.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE I-G (GENERAL INDUSTRIAL) DISTRICT ZONING FOR 3309 MILL ROAD AND A PORTION OF 3313 MILL ROAD AS SHOWN IN THE EXHIBIT MAPS BECAUSE THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****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).

Speaking today:

Scott Davis, PO Box 11315, Knoxville, TN

Heather Mathis Brown, 1629 Southwood Drive, Knoxville, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 3.45 du/ac because it is consistent with the LDR sector plan classification for the Southwest County. (Applicant requested PR up to 5 du/ac)

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3.45 DU/AC BECAUSE IT IS CONSISTENT WITH THE LDR SECTOR PLAN CLASSIFICATION FOR THE SOUTHWEST COUNTY.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

8. SCOTT DAVIS/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).

Speaking today:

Scott Davis, PO Box 11315, Knoxville, TN

Heather Mathis Brown, 1629 Southwood Drive, Knoxville, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 3.45 du/ac because it is consistent with the LDR sector plan classification for the Southwest County. (Applicant requested PR up to 5 du/ac)

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3.45 DU/AC BECAUSE IT IS CONSISTENT WITH THE LDR SECTOR PLAN CLASSIFICATION FOR THE SOUTHWEST COUNTY.

A roll call vote was taken.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****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).

Speaking today:

Scott Davis, PO Box 11315, Knoxville, TN
Heather Mathis Brown, 1629 Southwood Drive, Knoxville, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 3.45 du/ac because it is consistent with the LDR sector plan classification for the Southwest County. (Applicant requested PR up to 5 du/ac)

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3.45 DU/AC BECAUSE IT IS CONSISTENT WITH THE LDR SECTOR PLAN CLASSIFICATION FOR THE SOUTHWEST COUNTY.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**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).

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at 5 du/ac because it is consistent with the North City Sector Plan's LDR (Low Density Residential) designation.

APPROVED ON CONSENT EARLIER IN THE MEETING**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).

Item No.

File No.

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at 5 du/ac, because it is consistent with the Northeast County Sector Plan’s LDR (Low Density Residential) designation and consistent with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. TAYLOR D. FORRESTER

0 N. Broadway Avenue / Parcel ID 58 E J 01202, Council District 4.

Applicant Taylor Forrester 1111 N. Northshore Drive, Knoxville, TN was present and requested that this item be postponed for 60 days until the June 11, 2020 Planning Commission meeting.

Sam Mashburn: 2812 Gibbs Drive, Knoxville, TN

A. NORTH CITY SECTOR PLAN AMENDMENT

4-D-20-SP

From LDR (Low Density Residential) to O (Office).

1. STAFF RECOMMENDATION

Deny the O (Office) designation because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties.

2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO POSTPONE CONSIDERATION OF THE SECTOR PLAN AMENDMENT FOR 60 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 60 DAYS**

B. ONE YEAR PLAN AMENDMENT

4-D-20-PA

From LDR (Low Density Residential) to O (Office).

1. STAFF RECOMMENDATION

Item No.**File No.**

DENY the O (Office) designation since it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties.

2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO POSTPONE CONSIDERATION OF THE ONE YEAR PLAN AMENDMENT FOR 60 DAYS UNTIL THE JUNE 11, 2020 PLANNIG COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 60 DAYS**

C. REZONING**4-C-20-RZ**

From RN-1 (Single-Family Residential Neighborhood) to O (Office).

1. **STAFF RECOMMENDATION**

DENY O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties.

2. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO POSTPONE CONSIDERATION OF THE REZONING FOR 60 DAYS UNTIL THE JUNE 11, 2020 PLANNIG COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 60 DAYS**

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

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

Speaking today:

Ben Mullins, 550 W. Main Street, Suite 500, Knoxville, TN

Item No.**File No.****A. NORTH COUNTY SECTOR PLAN AMENDMENT****4-E-20-SP**

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

1. STAFF RECOMMENDATION

ADOPT resolution #4-E-20-SP amending the North County Sector Plan to LI (Light Industrial) and SP (Stream Protection) because of an error in the sector plan, that should have recognized the existing industrial zoning and existing land uses.

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADOPT RESOLUTION #4-E-20-SP AMENDING THE NORTH COUNTY SECTOR PLAN TO LI (LIGHT INDUSTRIAL) AND SP (STREAM PROTECTION) BECAUSE OF AN ERROR IN THE SECTOR PLAN, THAT SHOULD HAVE RECOGNIZED THE EXISTING INDUSTRIAL ZONING AND EXISTING LAND USES.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. REZONING**4-D-20-RZ**

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

1. STAFF RECOMMENDATION

APPROVE I (Industrial) zoning as an extension of the existing zoning on the parcel and recognizing the existing land uses on the property.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE I (INDUSTRIAL) ZONING AS AN EXTENSION OF THE EXISTING ZONING ON THE PARCEL AND RECOGNIZING THE EXISTING LAND USES ON THE PROPERTY.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****14. GEORGES BRANDON**

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**4-F-20-SP**

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

1. STAFF RECOMMENDATION

DENY the HDR (High Density Residential) because it does not meet the location criteria for HDR, it is not serviced by transit, and could cause adverse impacts for neighboring residential properties.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

DENY the PR (Planned Residential) zoning up to 18 du/ac because it is not consistent with the sector plan and could cause adverse impacts for neighboring residential properties.

POSTPONED 30 DAYS EARLIER IN THE MEETING

15. ANDREW HARPER

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

Speaking today:

Logan Higgins 133C S. Gay Street, Knoxville, TN

A. EAST CITY SECTOR PLAN AMENDMENT**4-G-20-SP**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

ADOPT Resolution #4-G-20-SP, amending this parcel in the East City Sector Plan map to the MDR (Medium Density Residential) designation since the property is consistent with MDR location criteria and would allow the rezoning and subsequent remodel of the existing structure.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADOPT RESOLUTION #4-G-20-SP, AMENDING THIS PARCEL IN THE EAST CITY SECTOR PLAN MAP TO THE MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION SINCE THE PROPERTY IS CONSISTENT WITH MDR LOCATION CRITERIA AND WOULD ALLOW THE REZONING AND SUBSEQUENT REMODEL OF THE EXISTING STRUCTURE.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

4-E-20-PA

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

1. **STAFF RECOMMENDATION**

APPROVE the MDR (Medium Density Residential) designation since the property is consistent with MDR location criteria and would allow the rezoning and subsequent remodel of the existing structure.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION SINCE THE PROPERTY IS CONSISTENT WITH MDR LOCATION CRITERIA AND WOULD ALLOW THE REZONING AND SUBSEQUENT REMODEL OF THE EXISTING STRUCTURE.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

C. REZONING

4-F-20-RZ

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

1. **STAFF RECOMMENDATION**

Item No.**File No.**

APPROVE the RN-4 (General Residential Neighborhood) District zoning because it is located on an arterial, is surrounded by a mix of uses, and would allow a subsequent remodel of the existing structure, thereby improving the immediate area.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT ZONING BECAUSE IT IS LOCATED ON AN ARTERIAL, IS SURROUNDED BY A MIX OF USES, AND WOULD ALLOW A SUBSEQUENT REMODEL OF THE EXISTING STRUCTURE, THEREBY IMPROVING THE IMMEDIATE AREA.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

16. TERRY ROMANS

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

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

4-H-20-SP

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

1. **STAFF RECOMMENDATION**

ADOPT Resolution #4-H-20-SP amending the South County Sector Plan to RR (Rural Residential) because the sector plan did not recognize the substandard size existing agricultural parcels within the Rural Area of the Growth Policy Plan. (Applicant requested LDR.)

2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADOPT RESOLUTION #4-H-20-SP AMENDING THE SOUTH COUNTY SECTOR PLAN TO RR (RURAL RESIDENTIAL) BECAUSE THE SECTOR PLAN DID NOT RECOGNIZE THE SUBSTANDARD SIZE EXISTING AGRICULTURAL PARCELS WITHIN THE RURAL AREA OF THE GROWTH POLICY PLAN.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. REZONING

4-G-20-RZ

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

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning up to 2 du/ac consistent with the proposed RR (Rural Residential) sector plan amendment. (Applicant requested RA).

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2 DU/AC CONSISTENT WITH THE PROPOSED RR (RURAL RESIDENTIAL) SECTOR PLAN AMENDMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

17. GRANT MCMAHAN / MCCAMY CONSTRUCTION

4-H-20-RZ

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

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at 2 du/ac, because it is consistent with the Southwest County Sector Plan's RR (Rural Residential) designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. DEBRA & ASHLEY SULLIVAN

4-J-20-RZ

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).

1. STAFF RECOMMENDATION

WITHDRAW the rezoning request at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

19. KNOXVILLE - KNOX COUNTY PLANNING

4295 Middlebrook Farm Way / Parcel ID 93 K B 00201, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-K-20-SP**

From AGC (Agricultural Conservation) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Adopt resolution 4-K-20-SP amending the Northwest City Sector Plan to HI (Heavy Industrial) as it is an extension of the I-H designation to the west because of the changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing, and since the transportation and utility infrastructure in the area is appropriate for industrial uses

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADOPT RESOLUTION 4-K-20-SP AMENDING THE NORTHWEST CITY SECTOR PLAN TO HI (HEAVY INDUSTRIAL) AS IT IS AN EXTENSION OF THE I-H DESIGNATION TO THE WEST BECAUSE OF THE CHANGES IN THE DEVELOPMENT PATTERN IN THIS AREA, WITH MORE INDUSTRIAL USES LOCATING IN THE AREA AND DEMAND FOR INDUSTRIAL LAND INCREASING, AND SINCE THE TRANSPORTATION AND UTILITY INFRASTRUCTURE IN THE AREA IS APPROPRIATE FOR INDUSTRIAL USES.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**4-G-20-PA**

From AGC (Agricultural Conservation) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Staff recommends approval of the HI (Heavy Industrial) One Year Plan land use designation as an extension of the I-H designation to the west because of changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing and because the transportation and utility infrastructure in the area is appropriate for industrial uses.

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE HI (HEAVY INDUSTRIAL) ONE YEAR PLAN LAND USE DESIGNATION AS AN EXTENSION OF THE I-H DESIGNATION TO THE WEST BECAUSE OF CHANGES IN THE DEVELOPMENT PATTERN IN THIS AREA, WITH MORE INDUSTRIAL USES LOCATING IN THE AREA AND DEMAND FOR INDUSTRIAL LAND INCREASING AND BECAUSE THE TRANSPORTATION AND UTILITY INFRASTRUCTURE IN THE AREA IS APPROPRIATE FOR INDUSTRIAL USES.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

C. REZONING

4-K-20-RZ

From I-MU (Industrial Mixed-Use) to I-H (Heavy Industrial).

1. **STAFF RECOMMENDATION**

Staff recommends approval of the I-H (Heavy Industrial) zoning for the property as it is permitted by the Northwest City Sector Plan designation and would permit uses permitted by the C-6 zoning assigned by the City's old zoning ordinance.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE I-H (HEAVY INDUSTRIAL) ZONING FOR THE PROPERTY AS IT IS PERMITTED BY THE NORTHWEST CITY SECTOR PLAN DESIGNATION AND WOULD PERMIT USES PERMITTED BY THE C-6 ZONING ASSIGNED BY THE CITY'S OLD ZONING ORDINANCE.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

20. CITY OF KNOXVILLE

0 E. Fifth Avenue / Parcel ID 82 PK 034, 035 and 038. Council District 6.

Speaking today:

Item No.**File No.**

Becky Wade, City of Knoxville, Housing and Neighborhood Development
Director

A. CENTRAL CITY SECTOR PLAN AMENDMENT**4-A-20-SP**

From MU-SD, MU-CC4 (Mixed Use-Special District, Magnolia Gateways) to OS (Open Space).

1. STAFF RECOMMENDATION

ADOPT Resolution #4-A-20-SP, amending this parcel in the Central City Sector Plan map to the OS (Open Space) designation to make the Central City Sector Plan consistent with the zoning.

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #4-A-20-SP, AMENDING THIS PARCEL IN THE CENTRAL CITY SECTOR PLAN MAP TO THE OS (OPEN SPACE) DESIGNATION TO MAKE THE CENTRAL CITY SECTOR PLAN CONSISTENT WITH THE ZONING.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**4-A-20-PA**

From MU-SD, MU-CC4 (Mixed Use-Special District, Magnolia Gateways) to OS (Open Space).

1. STAFF RECOMMENDATION

APPROVE the OS (Open Space) designation to make the One Year Plan consistent with the zoning.

2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE THE OS (OPEN SPACE) DESIGNATION TO MAKE THE ONE YEAR PLAN CONSISTENT WITH THE ZONING.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.

File No.

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

21. WESTLAND CREEK

3-SA-20-C

8444 Westland Drive / Parcel ID 133 050, Commission District 5.

1. STAFF RECOMMENDATION

APPROVE variance 1 and alternate design standard 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. SOUTH GALLAHER VIEW S/D

A. CONCEPT SUBDIVISION PLAN

4-SA-20-C

861 S. Gallaher View Road / Parcel ID 133 03101 & 03102, Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

4-A-20-UR

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

1. STAFF RECOMMENDATION

APPROVE the request for up to 21 detached dwellings on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****23. HAYDEN HILL, PHASE 4**

Commissioner Ooten recused himself.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN

John Fairstein, 11205 Sam Lee Road Knoxville, TN

A. CONCEPT SUBDIVISION PLAN**4-SB-20-C**

11181 Sam Lee Road / Parcel ID 103 Part of 072, Commission District 6.

- 1. STAFF RECOMMENDATION**
APPROVE the Concept Plan subject to 11 conditions.
- 2. MOTION (SCOTT) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 11 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. USE ON REVIEW**4-D-20-UR**

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

- 1. STAFF RECOMMENDATION**
APPROVE the Development Plan for up to 154 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94, subject to 1 condition.
- 2. MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 154 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS AND THE REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' FOR LOTS 38-42, 93 AND 94, SUBJECT TO 1 CONDITION.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

24. CARA CADE

A. CONCEPT SUBDIVISION PLAN**4-SC-20-C**

0 Lobetti Road / Parcel ID 91 20402, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create any hazardous conditions.

APPROVE alternative design standards 1-5 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**4-G-20-UR**

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 186 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****USES ON REVIEW****25. SPACE MART DEVELOPMENT COMPANY, LP****2-A-20-UR**

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.

Speaking today:

Jeff Grubb, 2009 Colletto St., Austin, TX 78722

1. STAFF RECOMMENDATION

APPROVE the indoor, climate-controlled, self-storage use with approximately 117,200 square feet of floor area, subject to 6 conditions.

2. MOTION (HILL) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE INDOOR, CLIMATE-CONTROLLED, SELF-STORAGE USE WITH APPROXIMATELY 117,200 SQUARE FEET OF FLOOR AREA, SUBJECT TO 6 CONDITIONS.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

26. VETERINARY CENTER DEVELOPMENT GROUP, LLC**4-B-20-UR**

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

Speaking today:

David Noel, 1816 Clinch Avenue, Knoxville, TN

Mitchell Rosenzweig, 1008 Thornton Drive, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE the request for a veterinary hospital that is approximately 5,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

2. MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE REQUEST FOR A VETERINARY HOSPITAL THAT IS APPROXIMATELY 5,000 SQUARE FEET, WITH KENNEL FACILITIES, AS SHOWN ON THE DEVELOPMENT PLAN, SUBJECT TO 5 CONDITIONS.

A roll call vote was taken.

Item No.**File No.****MOTION CARRIED 11-1 (NO SMITH). APPROVED**

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

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

1. STAFF RECOMMENDATION

APPROVE the request for a veterinary clinic that is approximately 2,500 square feet, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

APPROVE the development plan for an office/warehouse development with approximately 20,032 square feet located within two buildings, subject to the following 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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.

1. STAFF RECOMMENDATION

APPROVE the development plan for an assisted living/memory care facility with up to 71 bedrooms in a building with approximately 56,613 square feet and 16 dwelling units within 8 duplex structures, subject to the following 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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.

1. STAFF RECOMMENDATION

POSTPONE the development plan to the May 14, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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.

1. STAFF RECOMMENDATION

APPROVE the development plan for an assisted living/memory care facility with up to 83 beds in a building with approximately 66,994 square feet, subject to the following 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

*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.

1. STAFF RECOMMENDATION

POSTPONE the request until the May 14, 2020 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.**

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.

1. STAFF RECOMMENDATION

POSTPONE the request until the May 14, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**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.

1. STAFF RECOMMENDATION

Approve Variance. APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**35. DAMERON'S ADDN TO KNOXVILLE RESUB OF PART OF LOTS 92-95**

4-SB-20-F

114 Dameron Avenue / Parcel ID 94 D B 00501, Council District 4.

1. STAFF RECOMMENDATION

Approve Variance. APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

36. VOLUNTEER MINISTRY CENTER, INC.

4-A-20-PD

1501 E. Fifth Ave. / Parcel ID 82 P K 039 Proposed use: Supportive Housing in O (Office) District. Council District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

POSTPONE the request until the May 14, 2020 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

37. KNOXVILLE-KNOX COUNTY PLANNING

4-A-20-OA

Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 1.4.G to clarify applicability of previously approved plans in non-residential districts.

1. STAFF RECOMMENDATION

Planning staff recommends approval of the draft amendment to Section 1.4.G. of the City of Knoxville Zoning Ordinance clarifying the provisions for previously approved planned districts.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. CITY OF KNOXVILLE

4-B-20-OA

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

1. STAFF RECOMMENDATION

Approve the requested minor amendments to the following Articles of the City of Knoxville Zoning Ordinance to correct drafting errors and provide additional clarity.

- Article 1.4.H.3 • Article 8.7.4 • Article 8.10.A
- Article 9.3.F • Article 9.3.H.3 • Article 9.3.J
- Article 10.1.E • Article 10.2.B.6 • Article 10.2.D.4
- Article 11.4 • Article 11.5 • Article 11.7
- Article 12.1.E • Article 12.2.B.2 and 5
- Article 12.3.B.4 • Article 13.2.F

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

39. CITY OF KNOXVILLE**4-C-20-OA**

Consideration of a minor amendments to the City of Knoxville Zoning Ordinance to Section 12.8.E and adding F clarifying buffer yard requirements. All Districts.

1. STAFF RECOMMENDATION

Approve the requested minor amendments to Article 12.8.E and adding F to the City of Knoxville Zoning Ordinance clarifying buffer yard requirements.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. CITY OF KNOXVILLE**4-D-20-OA**

Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 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.

1. STAFF RECOMMENDATION

Approve the requested minor amendment to Article 11.4.B of the City of Knoxville Zoning Ordinance to reinsert language from the previous code providing the director of plans review and inspection authority to interpret off street parking requirements for uses not specifically mentioned.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. CITY OF KNOXVILLE**4-E-20-OA**

Consideration of a minor amendment to the City of Knoxville Zoning Ordinance to Article 2.3 adding a definition for Full Summer Pool. All Districts.

1. STAFF RECOMMENDATION

Approve the requested amendment to Article 2.3 of the City of Knoxville Zoning Ordinance adding a definition for Full Summer Pool.

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

42. CITY OF KNOXVILLE**4-F-20-OA**

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.

1. STAFF RECOMMENDATION

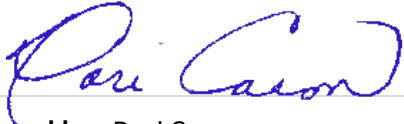
Approve the requested amendment to Article 17.1 of the City of Knoxville Zoning Ordinance creating a new subsection F entitled Damage or Destruction of Nonconforming Structures.

APPROVED ON CONSENT EARLIER IN THE MEETING**OTHER BUSINESS**

None

ADJOURNMENT

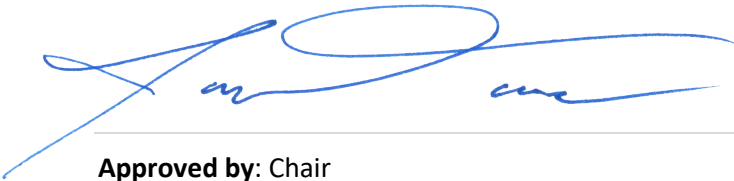
- 1. MOTION (BUSTIN) AND SECOND (CROWDER) WERE MADE TO ADJOURN.**
- 1. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:22 P.M.**



Prepared by: Dori Caron



Approved by: Secretary for the Commission



Approved by: Chair

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