

The Planning Commission met in regular session on April 8, 2021 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Ms. Elizabeth Eason
Ms. Karyn Adams	**Mr. Richard Graf	Ms. Jacqueline Dent
Ms. Sandra Korbelik	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Chris Ooten	Mr. Tim Hill	**Mr. Eddie Smith
Mr. Scott Smith, Vice-Chair	*Mr. Louis Browning	Open

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

MOTION (E. SMITH) AND SECOND (BOYER) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

2. APPROVAL OF APRIL 8, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MARCH 11, 2021 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

Postponements for 60 days:

1. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE ITEM #24 FOR 60 DAYS UNTIL THE JUNE 10, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0.
POSTPONED 60 DAYS**

Postponements for 90 days:

Chair Pat Phillips noted there were three requests to postpone for 90 days until the July 8, 2021 Planning Commission meeting:

For Items #5 and #6 by the applicant, Tim Howell, 1707 N. Ridge road, Sevierville, TN 37862

For Item #7 by the applicant, Kevin Nelson, 242 Tracy Allison Lane, Clinton, TN 37716

2. MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS #5, #6 AND #7 FOR 90 DAYS UNTIL THE JULY 8, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0.
POSTPONED 90 DAYS**

Commissioner Browning joined the meeting at this time.

C. WITHDRAWALS

It was clarified that the withdrawal request for Item #14 is for 14.A (4-A-21-SP) ONLY

1. **MOTION (BUSTIN) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEMS AS READ AND CLARIFIED AS NOTED ABOVE.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
WITHDRAWN**

D. TABLED ITEMS

- | | |
|--|------------------|
| <ol style="list-style-type: none"> 1. CHRISTINE DUNCAN
2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020) | 3-C-20-SU |
| <ol style="list-style-type: none"> 2. ROCK POINTE DEVELOPMENT, LLC
325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) | 5-SB-20-C |

E. ITEMS REQUESTED TO BE TABLED

1. **MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO TABLE ITEM #34 AS READ.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

Item No.**File No.****F. ITEMS REQUESTED TO BE UNTABLED**

None

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

None

H. CONSENT ITEMS

Commissioner Chris Ooten recused himself from the consent vote.

MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ CLARIFYING THAT ITEM #7 WAS POSTPONED 90 DAYS EARLIER IN THE MEETING.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since March 11, 2021

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

5. TIM HOWELL

0 Knott Avenue / Parcel ID 107 D A 01802, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-A-21-SP**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

POSTPONED 90 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**1-A-21-PA**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

2. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

POSTPONED 90 DAYS EARLIER IN THE MEETING

C. REZONING**1-A-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

3. STAFF RECOMMENDATION

Deny RN-6 (Multi-Family Residential Neighborhood District) zoning because it does not meet all of the criteria for a rezoning, is not consistent with surrounding development, and the higher density could result in adverse impacts for the surrounding single-family neighborhood; retain the F (Floodplain Overlay) District.

POSTPONED 90 DAYS EARLIER IN THE MEETING

6. TIM HOWELL

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel ID 107 D A 01801, 107 D J 003-007 and 107 D J 013, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

1-B-21-SP

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

POSTPONED 90 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

1-B-21-PA

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

2. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding

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development; retain the SP (Stream Protection) designation.

POSTPONED 90 DAYS EARLIER IN THE MEETING

C. REZONING

1-B-21-RZ

For 3415 Pilkay Rd. & 0 Knott Ave / Parcel ID 107DJ013 & 107DA01801. Rezoning from RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay);

For 0 Pilkay Rd. & 0 Knott Ave. / Parcel ID 107DJ007 & 107DJ003-006. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood). Council District 6, Central City Sector.

3. STAFF RECOMMENDATION

Deny RN-6 (Multi-Family Residential Neighborhood District) zoning because it does not meet all of the criteria for a rezoning, is not consistent with surrounding development, and the higher density could result in adverse impacts for the surrounding single-family neighborhood; retain the F (Floodplain Overlay) District.

POSTPONED 90 DAYS EARLIER IN THE MEETING

7. KEVIN NELSON / PALMETTO HOMES, LLC

3-B-21-RZ

3604 Henderson Road / Parcel ID 77 082, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2.16 du/ac (dwelling units per acre) because it is consistent with the slope analysis, the surrounding development and the Northwest County Sector Plan.

POSTPONED 90 DAYS EARLIER IN THE MEETING

8. BENJAMIN MULLINS O/B/O HOME FEDERAL BANK OF TENNESSEE

1401 Bexhill Drive / Parcel ID 144 L B 003, Commission District 4.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 550. Knoxville, TN 37902

Megan Potts, 8845 Mallow Drive, Knoxville, TN 37922

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

3-A-21-SP

From LDR (Low Density Residential) to MU-NC (Mixed Use – Neighborhood Center).

1. STAFF RECOMMENDATION

Deny the Southwest County Sector Plan amendment to MU-NC (Mixed Use - Neighborhood Center) because it does not meet the criteria for a plan amendment.

2. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE SOUTHWEST COUNTY SECTOR PLAN AMENDMENT TO MU-NC (MIXED USE - NEIGHBORHOOD CENTER) BECAUSE OF AN ERROR IN THE SECTOR PLAN.

A roll-call vote was taken.

MOTION CARRIED 9-5 (EASON, BUSTIN, ADAMS, GRAF, KORBELIK NO). APPROVED

B. REZONING

3-D-21-RZ

From PC (Planned Commercial) / RA (Low Density Residential) to CN (Neighborhood Commercial).

3. STAFF RECOMMENDATION

Deny CN zoning because it does not meet the zoning amendment criteria and is not consistent with the Southwest County Sector Plan.

4. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE CN ZONING.

A roll-call vote was taken.

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MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

9. BALL HOMES, LLC

0 North Campbell Station Road / Parcel ID 117 02101, Commission District 6.

Speaking today:

Ryan M. Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN 37922

John Valliant, 800 Gay Street, Knoxville, TN 37902

FuJu Wu, 2040 Highlands Ridge Ln., Knoxville, TN 37932

Stephen Williams, 11429 Yarnell Road, Knoxville, TN 37932

Jennifer Stenstrom, 1717 Long Farm Way, Knoxville, TN 37932

Commissioner Eddie Smith left the meeting at this time.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

3-B-21-SP

From AG (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve a Northwest County Sector Plan amendment to Rural Residential because it consistent with the slope analysis and the Growth Policy Plan.

MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE A NORTHWEST COUNTY SECTOR PLAN AMENDMENT TO LOW DENSITY RESIDENTIAL / HILLSIDE PROTECTION BECAUSE OF RECENT EXPANSIONS IN WASTEWATER TREATMENT CAPACITY AND THE ADDITION OF NEW SCHOOLS.

A roll-call vote was taken.

MOTION CARRIED 7-6 (EASON, BUSTIN, DENT, ADAMS, PHILLIPS, KORBELIK NO). APPROVED

Commissioner Graf left the meeting at this time.

B. REZONING

3-F-21-RZ

From A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Item No.**File No.****3. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 1.52 du/ac because it is consistent with the slope analysis and the Growth Policy Plan.

4. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC.

A roll-call vote was taken.

MOTION CARRIED 7-5 (EASON, BUSTIN, DENT, ADAMS, KORBELIK NO). APPROVED

10. SONYA LEANN BECKHAM**4-A-21-RZ**

1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. HOMESTEAD LAND HOLDINGS, LLC**4-B-21-RZ**

7125 Old Clinton Pike / Parcel ID 67 191, Commission District 6.
Rezoning from RB (General Residential) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac (dwelling unit per acre) because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. MARK SHOEMAKER**4-C-21-RZ**

3530 Cunningham Road / Parcel ID 38 N A 019, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. GREGORY A. KEISLER**4-D-21-RZ**

349 Granville Conner Road / Parcel ID 56 E B 007, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. URBAN ENGINEERING

0 Pine Grove Road / Parcel ID 84 035, Commission District 8.

Commissioner Graf left the meeting at his time.

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN 37934

AJ Canizales, 7421 Clapps Chapel Rd., Knoxville, TN 37721

Cori Shubert, 6904 Pine Grove Rd., Knoxville, TN 37914

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

A. EAST COUNTY SECTOR PLAN AMENDMENT**4-A-21-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential). TO BE WITHDRAWN AT THE MEETING.

Applicant requested withdrawal of the MDR (Medium Density Residential) sector plan amendment on 3/23/2021.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING

4-E-21-RZ

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

3. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the Growth Policy Plan and the sector plan.

4. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

15. TERRY L. HARRIS

2100 Chipman Street / Parcel ID 82 H E 41, Council District 6.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN 37919

A. CENTRAL CITY SECTOR PLAN AMENDMENT

4-B-21-SP

From HI (Heavy Industrial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the Central City Sector Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.

2. MOTION (KORBELIK) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

4-A-21-PA

From HI (Heavy Industrial) to LI (Light Industrial).

3. STAFF RECOMMENDATION

Approve the One Year Plan amendment to LI (Light Industrial) because it allows consideration of the I-MU (Industrial-Mixed Use) zone.

4. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

C. REZONING

4-F-21-RZ

From RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

5. STAFF RECOMMENDATION

Approve the I-MU (Industrial-Mixed Use) zone because it is consistent with the development trend in the area.

6. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

16. SMITHBILT HOMES / JOSH SANDERSON 8345

4-G-21-RZ

Beaver Ridge Road / Parcel ID 77 148 (part of), Commission District 6.

Rezoning from A (Agricultural) / F (Floodway) to PR (Planned Residential) / F (Floodway) up to 3 du/ac.

Speaking today:

Josh Sanderson, 4909 Ball Road, Knoxville, TN 37932

1. STAFF RECOMMENDATION

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Approve PR (Planned Residential) up to 3 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential and SP (Stream Protection) for this area.

2. **MOTION (BUSTIN) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

17. SMITHBILT HOMES / JOSH SANDERSON

8107 and 0 Tazewell Pike / Parcel ID 13 11501 and 127, Commission District 8.

Speaking today:

Josh Sanderson, 4909 Ball Road, Knoxville, TN 37932

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

Karen Richards, 8206 Campbells Point Rd., Knoxville, TN 37721

Todd Richards, 8206 Campbells Point Rd., Knoxville, TN 37721

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

4-C-21-SP

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

1. **STAFF RECOMMENDATION**

Deny the Northeast County Sector Plan amendment to Low Density Residential because it does not meet the criteria for a plan amendment and is not supported by the Growth Policy Plan.

2. **MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO APPROVE THE NORTHEAST COUNTY SECTOR PLAN AMENDMENT TO RURAL RESIDENTIAL BECAUSE OF CHANGES IN CONDITIONS IN THE AREA, INCLUDING A NEW SCHOOL, THE ADDITION OF UTILITIES, AND INTERSECTION IMPROVEMENTS AT E. EMORY ROAD AND TAZEWEEL PIKE.**

A roll-call vote was taken.

MOTION CARRIED 7-5 (EASON, BUSTIN, DENT, ADAMS, KOEBELIK NO). APPROVED

B. REZONING

4-H-21-RZ

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

3. STAFF RECOMMENDATION

Approve PR zoning with up to 1 du/ac because it is consistent with the Growth Policy Plan, the sector plan, and surrounding development.

4. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2 DU/AC.

A roll-call vote was taken.

MOTION CARRIED 11-1 (ADAMS NO). APPROVED

18. BENJAMIN C. MULLINS O/B/O KAREN SPEEGLE

0 Middlebrook Drive / Parcel ID 105 057 and 058, Commission District 6.

Commissioner Gayle Bustin left the meeting at this time.

Speaking today:

Benjamin C. Mullins, 500 W. Main Street, Suite 550, Knoxville, TN 37902

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

4-D-21-SP

From LDR (Low Density Residential) / HP (Hillside Protection) to O (Office) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve O (Office) / HP (Hillside Protection) because it provides a transitional land use designation between the commercial area and the adjacent low density residential uses.

2. MOTION (ROTH) AND SECOND (HILL) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**B. REZONING****4-I-21-RZ**

From A (Agricultural) to OB (Office, Medical, and Related Services).

3. STAFF RECOMMENDATION

Approve OB (Office, Medical and Related Services) zoning because it provides a transition zone to buffer the low density residential uses from the commercial zoning.

4. MOTION (ROTH) AND SECOND (HILL) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**19. WILBANKS, LLC**

6621 Wilbanks Road and 6300 Keck Road / Parcel ID 68 072 and 044 (part of), Commission District 7.

Speaking today:

Alan Grissom, 8550 Kingston Pike, Knoxville, TN 37919

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-E-21-SP**

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6621 Wilbanks Road and from GC (General Commercial) / HP (Hillside Protection) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection) for 6300 Keck Road.

1. STAFF RECOMMENDATION

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection) on a portion of parcel 068 044 and MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) on parcel 068 072 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

2. MOTION (KORBELIK) AND SECOND (DENT) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

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A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. REZONING**4-J-21-RZ**

From CB (Business and Manufacturing) to LI (Light Industrial).

3. STAFF RECOMMENDATION

Approve LI (Light Industrial) zoning because it consistent with the surrounding development and adjacent to the interstate interchange and a commercial corridor.

4. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

20. WILBANKS, LLC

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road; 6601 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part of), 04501 and 04502 and 07201, Council District 3.

Speaking today:

Alan Grissom, 8550 Kingston Pike, Knoxville, TN 37919

Tracey Crocker, 6407 Keck Rd., Knoxville, TN 37912

Robert Crocker, 6407 Keck Rd., Knoxville, TN 37912

Barry Moore, 6411 Keck Rd., Knoxville, TN 37912

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-G-21-SP**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP

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(Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

1. STAFF RECOMMENDATION

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection) for parcels 068 04501, 04502, and a portion of 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

2. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL THE MAY 13, 2021 PLANING COMMISSION MEETING.

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 11-0.
POSTPONED 30 DAYS**

B. ONE YEAR PLAN AMENDMENT**4-B-21-PA**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

3. STAFF RECOMMENDATION

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District)/HP (Hillside Protection) for parcels 068 04501,

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04502, and a portion of 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

- 4. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL THE MAY 13, 2021 PLANING COMMISION MEETING.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOULSY 11-0.
POSTPONED 30 DAYS**

C. REZONING**4-M-21-RZ**

From C-H-2 (Highway Commercial) to I-G (General Industrial) for 726 Callahan Drive;

From AG (Agricultural) to I-G (General Industrial) for 0 Keck Road;

From C-G-1 (General Commercial) to C-H-1 (Highway Commercial) for 8.24-acre portion of parcel and from C-G-1 (General Commercial) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel for 6302 Keck Road;

From AG (Agricultural) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From C-H-1 (Highway Commercial) to I-G (General Industrial) for 6601 Wilbanks Road.

5. STAFF RECOMMENDATION

Approve I-G (General Industrial) Zoning District/HP (Hillside Protection) Overlay for parcels 068 046, 04501, 04502, and a portion of 068 04401; approve I-G (General Industrial) for parcel 07201, approve CH-1 (Highway Commercial) Zoning District for a portion of parcel 068 04401 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

- 6. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL THE MAY 13, 2021 PLANING COMMISION MEETING.**

A roll-call vote was taken.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 11-0.
POSTPONED 30 DAYS****21. DALE AKINS**

0 East Meadecrest Drive / Parcel ID 119 E C 01912, Commission District 3.

Speaking today:

Dale Akins, 10433 Hickory Path Way, Knoxville, TN 37922

Kevin Rayle, 713 E. Meadecrest Dr., Knoxville, TN 37923

Tony Blair, 608 East Meadecrest Drive, Knoxville, TN 37923

Laurel Cook, 709 E. Meadecrest Dr., Knoxville, TN 37923

Daniel Yarnell, 708 E Meadecrest Drive, Knoxville, TN 37923

Paul Coleman, 800 Woodbrier Road, N.W., Knoxville, TN 37923

Commissioner Eddie Smith rejoined the meeting at this time.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**4-F-21-SP**

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

1. STAFF RECOMMENDATION

Approve MDR (Medium Density Residential) because it is compatible with the surrounding development and provides for additional opportunity for residential housing in an area adjacent to the Urban Growth Area of the Growth Policy Plan.

2. MOTION (KOEBELIK) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

**MOTION CARRIED 10-2 (PHILLIPS, S. SMITH NO).
APPROVED****B. REZONING****4-K-21-RZ**

From RA (Low Density Residential) to PR (Planned Residential) up to 10 du/ac.

Item No.**File No.****3. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 10 du/ac because it is compatible with the adjacent development, the sector plan (as amended) and the Growth Policy Plan.

4. MOTION (E. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED 7-5 (OOTEN, EASON, DENT, PHILLIPS, S. SMITH NO). APPROVED

22. WILMA CARDIN / ROBERT VAUGHN

8535 Asheville Highway / Parcel ID 62 21101, Commission District 8.

Speaking today:

Robert Vaughn, 1633 Bays Mountain Road, New Market, TN 37820

Jennifer Pitts - Moore, 1707 Greenwell Drive, Knoxville, TN 37938

A. EAST COUNTY SECTOR PLAN AMENDMENT**4-H-21-SP**

From MU-SD, ECO-3 (Carter Town Center) to O (Office).

1. STAFF RECOMMENDATION

Postpone for 30-days to the May 13, 2021 Planning Commission meeting to allow for time to research and re-advertise addition of recommended office zones to the MU-SD NWC-3 (Carter Town Center Mixed Use Special District).

2. MOTION (HILL) AND SECOND (E. SMITH) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. POSPONED 30 DAYS

B. REZONING**4-L-21-RZ**

From A (Agricultural) to OB (Office, Medical, and Related Services).

Item No.**File No.****3. STAFF RECOMMENDATION**

Postpone for 30-days to the May 13, 2021 Planning Commission meeting.

4. MOTION (HILL) AND SECOND (E. SMITH) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. POSPONED 30 DAYS

23. MIKE PATEL / PURVI HOSPITALITY LLC**4-N-21-RZ**

317 North Cedar Bluff Road / Parcel ID 119 01861, Council District 2. Rezoning from C-H-2 (Highway Commercial) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Postpone the item for the 30-days to the May 13, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

24. INNSBRUCK FARMS**3-SB-21-C**

0 and 908 Blake Lane, 0 Burris Road, 8621, 0 and 8605 North Ruggles Ferry Pike / Parcel ID 52 02601, 026, 027, 032, 034 and 052NB001, Commission District 8.

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

POSTPONE the application until the June 10, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

25. EPPERLY PROPERTY – WESTLAND DRIVE

A. CONCEPT SUBDIVISION PLAN**3-SC-21-C**

9850 and 9812 Westland Drive / Parcel ID 144 028 and 029, Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**3-F-21-UR**

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

3. STAFF RECOMMENDATION

APPROVE the request for up to 4 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 20 feet along the Westland Drive and Ridge Climber Road frontages, 15 feet along the eastern boundary of lot 4, and 30 feet along the southern boundary of lot 4, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. BARRY VAULTON FAMILY

A. CONCEPT SUBDIVISION PLAN**4-SA-21-C**

8014 and 0 Asheville Highway / Parcel ID 62 166, 16601 (part of) and 165 (part of), Commission District 8.

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

APPROVE variances 1-4, and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**4-A-21-UR**

Proposed use: Detached residential subdivision in A (Agricultural) / PR (Planned Residential) pending District and OA (Office Park) – pending District.

4. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 50 detached dwelling units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. NICKLE ROAD SUBDIVISION**4-SC-21-C**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

1. STAFF RECOMMENDATION

2. POSTPONE the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. EMORY GREEN SUBDIVISION

Speaking today:

Ryan Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN 37922

Matthew Trumbull, 8814 Wavetree Drive, Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN

4-SD-21-C

0 West Emory Road / Parcel ID 77 083 (part of), Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 11 conditions.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. USE ON REVIEW

4-D-21-UR

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

3. STAFF RECOMMENDATION

APPROVE the development plan for up to 62 detached residential lots and 58 attached residential condominiums, and a reduction of the peripheral setback from 35 feet to 20 feet for Old Cobb Ferry Road frontage, 15 feet for the W. Emory Road frontage west of the Road 'A' intersection, and 25 feet for lots 35-37, as shown, subject to 1 condition.

4. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

29. HILL WIND SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

4-SE-21-C

10607 Coward Mill Rd. / Parcel ID 103 091, Commission District 6.

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

POSTPONE the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**4-E-21-UR**

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

2. STAFF RECOMMENDATION

POSTPONE the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. CALLAHAN DEVELOPMENT / PUBLIC ACCESS ROAD AND INTERSECTION**4-SF-21-C**

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road; 6601 and 6614 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part of), 04501 and 502, 07201 and 202, Council District 3; 6621 Wilbanks Road and 6300 Keck Road / Parcel ID 68 072 and 044 (part of) and 900 Callahan Drive / Parcel ID 68 05401, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. ARCADIA PENINSULA**A. CONCEPT SUBDIVISION PLAN****4-SG-21-C**

0 Arcadia Peninsula Way / Parcel ID 163 2861, 3006 and 2862 (part of), Commission District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE alternate design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**4-F-21-UR**

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

4. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 6 detached dwelling units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. RESUBDIVISION OF LOT 88 - NORTHSORE TOWN CENTER**A. CONCEPT SUBDIVISION PLAN****4-SH-21-C**

1830 Thunderhead Road / Parcel ID 154 09817 (part of) Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. SPECIAL USE**4-E-21-SU**

Proposed use: Commercial Subdivision in C-R-2 (Regional Commercial) (C) District.

3. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the request to amend the previously approved planned district for the creation of 5 lots and the proposed access easements, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. M & M PARTNERS - PEBBLEPASS LANE

A. CONCEPT SUBDIVISION PLAN

4-SI-21-C

9922 West Emory Road and 8609 Diamondview Way / Parcel ID 76 031 & 090 001 (part of), Commission District 6.

1. STAFF RECOMMENDATION

POSTPONE the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

4-H-21-UR

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

2. STAFF RECOMMENDATION

POSTPONE the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW

34. INGLES MARKETS, INC. (REVISED)

12-D-20-UR

7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7.

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

TABLE the application as requested by the applicant.

TABLED EARLIER IN THE MEETING

35. SALLY JEAN HAYS PERETZ O/B/O HAYS FARM AND DEVELOPMENT**4-C-21-UR**

1201 Hickey Road and 0 Bob Gray Road / Parcel ID 118 091 and 09102.
Proposed use: Detached residential subdivision in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 3 detached dwelling units on individual lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. JENNIFER MOORE-PITTS**4-G-21-UR**

8537 Asheville Highway / Parcel ID 62 210. Proposed use: Recovery housing in OB (Office, Medical, and Related Services) & OB (Office, Medical, and Related Services) pending District. Commission District 8.

Speaking today:

Jennifer Pitts-Moore, 1707 Greenwell Drive, Knoxville, TN 37938

1. STAFF RECOMMENDATION

APPROVE the request for a recovery housing facility for substance abuse treatment for a maximum of 40 residential clients, limited to the individuals seeking treatment voluntarily and are not compelled by court order or other involuntary action, subject to 6 conditions.

2. MOTION (HILL) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****SPECIAL USES**

37. ACRE KINGSTON PK, T5, LLC**1-D-21-SU**

8002 Kingston Pike / Parcel ID 120 J A 008. Proposed use: Vehicle Repair / Service Business (oil change) and Drive-Through Facility (coffee shop) in C-G-1 (General Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the vehicle repair/service business with three service bays & the drive-through facility for a restaurant with approximately 550 sqft of floor area, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. EMERALD YOUTH FOUNDATION**4-A-21-SU**

234 Dale Avenue / Parcel ID 94 K K 02401 (part of). Proposed use: Luminares to be 70' tall in OS (Parks and Open Space) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for new 70-ft tall light poles, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. EAST TENNESSEE CHILDREN'S HOSPITAL**4-B-21-SU**

2018 Clinch Avenue, 617 and 710 South Twenty First Street, and 1915 and 2100 White Avenue / Parcel ID 108 C B 021 & 028, 108CC015 & 019, 094NJ001. Proposed use: Master Sign Plan in INST (Institutional) District. Council District 1.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

40. DOR SHIMONOV

4-D-21-SU

501 E. Hill Avenue / Parcel ID 95 I C 00301. Proposed use: Residential care facility in DK-B (Downtown Knoxville) District. Council District 6.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

41. CHRIS SHARP, P.E. /URBAN ENGINEERING

4-F-21-SU

0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Removal of the previously approved planned district (C) designation from the property in RN-2 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the request to remove the previously approved planned district (C) designation from this parcel.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

42. FAIRVIEW JOHN L MOSES ADDITION TO KNOXVILLE

4-SA-21-F

1512 Boyd Street and 1507 Wallace Street / Parcel ID 94 F P 010-011, 013 and 042-043, Council District 6.

1. STAFF RECOMMENDATION

Approve Variance APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****43. ARCADIA PHASE IV, RESUB OF LOTS 248-250
AND A PORTION OF PARCELS 02841-02843
AND 02811 (PART OF)****4-SB-21-F**

0 Arcadia Peninsula Way / Parcel ID 163 02841-02843 and 02811 (part of), Commission District 5.

1. STAFF RECOMMENDATION

Approve Variance APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

**44. RIVER ISLAND NATURAL ROOTS REALTY
PROPERTY****4-SC-21-F**

9604 Kodak Road / Parcel ID 100 026 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Approve Variance APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS**45. W. SCOTT WILLIAMS AND ASSOCIATES****4-A-21-OB**

Consideration of Concept Plan extension for Pleasant Village Subdivision (2-SA-17-C) for one year to April 14, 2022.

Speaking today:

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

Approve the extension of the Concept Plan for the Pleasant Village Subdivision (2-SA-17-C) for one year to April 14, 2022 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. KNOXVILLE-KNOX COUNTY PLANNING**4-B-21-OB**

Consideration of an Amendment to the Knoxville-Knox County Planning FY 2020 Budget.

Speaking today:

1. STAFF RECOMMENDATION

Recommend approval of Budget Amendment # 1 as reflected in the attached budget document.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. THE FOUNDATION CHURCH**4-C-21-OB**

7220 Chapman Highway / Parcel ID 137 18504. Consideration of Similar Use Determination: Church in the SC (Shopping Center) District. Commission District 9.

Speaking today:

1. STAFF RECOMMENDATION

APPROVE a church (place of worship) as a permitted use in the SC (Shopping Center) zone.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. BENJAMIN C. MULLINS O/B/O POST OAK BEND, LLC**4-D-21-OB**

Consideration of Concept Plan Extension for Post Oak Bend, LLC (8-SA-18-C) for 2 years to 9/14/2023.

Speaking today:


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

Approve the extension of the Concept Plan for Post Oak Bend, LLC (8-SA-18-C) for 2 years to 9/14/2023 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

MOTION (BOYER) AND SECOND (OOTEN) WERE MADE TO ADJOURN. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:37 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.