

The Planning Commission met in regular session on April 14, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

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

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

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

## 2. APPROVAL OF APRIL 14, 2022 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MARCH 10, 2022 MINUTES

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**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 (S. SMITH) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE JUNE 9, 2022 MEETING.

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

##### C. WITHDRAWALS READ

1. MOTION (ROTH) AND SECOND (00TEN) WERE MADE TO WITHDRAW ITEM AS READ.

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 WITHDRAWN**

##### D. TABLED ITEMS READ

- |          |   |                   |
|----------|---|-------------------|
| <b>W</b> | <ol style="list-style-type: none"> <li>1. <b>INGLES MARKETS, INC. (REVISED)</b><br/>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. (Tabled date 4/8/2021)</li> </ol> | <b>12-D-20-UR</b> |
|          | <ol style="list-style-type: none"> <li>1. <b>VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY</b><br/>7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)</li> </ol>   | <b>8-SA-21-F</b>  |
|          | <ol style="list-style-type: none"> <li>2. <b>ROBERT W. MONDAY</b><br/>0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)</li> </ol>   |                   |

**Item No.****File No.****A. SOUTH COUNTY SECTOR PLAN AMENDMENT****12-A-21-SP**

From LDR (Low Density Residential) to MU-SD, SCo-3  
(Mixed Use Special District, Alcoa Highway Small Area).

**B. REZONING****12-G-21-RZ**

From RB (General Residential) and RA (Low Density  
Residential) to SC (Shopping Center).

**3. WESLEY HICKS****1-F-22-UR**

7506 Gibbs Road / Parcel ID 21 08703. Proposed use:  
Indoor storage in A (Agricultural) District. Commission  
District 8. (Tabled date 2/10/2022)

**4. THE BECKHAM PROPERTY****12-SC-21-F**

1629 Maplegreen Lane / Parcel ID 154 035, Commission  
District 4. (Tabled date 2/10/2022)

**5. HUBER PROPERTIES, LLC**

1817 and 0 Francis Road, 0 Old Amherst Road and 0  
Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and  
001, Council District 3. (Tabled date 3/10/2022)

**A. Northwest County Sector Plan Amendment****10-L-21-SP**

From LDR (Low Density Residential) to MDR/O  
(Medium Density Residential/Office).

**B. ONE YEAR PLAN AMENDMENT****10-I-21-PA**

From LDR (Low Density Residential) to MDR/O (Medium  
Density Residential/Office).

**C. REZONING****10-R-21-RZ**

From AG (Agricultural) to RN-5 (General Residential  
Neighborhood).

**E. ITEMS REQUESTED TO BE UNTABLED READ***None***F. CONSENT ITEMS READ**

Wayne Kline, 617 Main St., Knoxville, TN 37902 requested that Item #28 be removed from the Consent list.

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

Damon Falconnier, 4622 Chambliss Ave., Knoxville, TN 37919 requested that Item #39 be removed from the Consent list.

Commissioners Logan Higgins and Scott Smith recused themselves from the Consent vote.

1. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #28 AND #39.**

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

## LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the March 10, 2022 Planning Commission meeting.

## ALLEY OR STREET CLOSURES

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### 5. JERRY BODIE

4-A-22-SC

Request closure of a sliver of the Amherst Road right-of-way between the western and eastern lot lines of Parcel 106DA001, Council District 3.

1. **STAFF RECOMMENDATION**

Approve closure of the right-of-way located on the south side of Amherst Rd northwest of Industrial Heights Dr. since this section of right-of-way is very wide and is not utilized.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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### 6. CITY OF KNOXVILLE

4-B-22-SC

Request closure of Lakeland Drive between southern line of Cherokee Boulevard and South terminus of Lakeland Drive, Council District 2.

1. **STAFF RECOMMENDATION**

Approve closure of the right-of-way located at the southern terminus of Lakeland Drive south of Cherokee Boulevard, subject to providing a 15-ft. wide easement for pedestrian access to the park and other easements specified.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

**7. CARTER MILLER**

**1-F-22-RZ**

4517 and 4519 Sevierville Pike / Parcel ID 109 L D 007 and 008, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and is compatible with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. HOPEFUL HOUSING / HUBER PROPERTIES**

4207, 4201, 4123 and 0 Bruhin Road / Parcel ID 069 P E 01701, 017, 018 and 01801, Council District 5.

Speaking today:

- John Huber, P. O. Box 22308, Knoxville, TN 37933
- Patricia Dodd, 514 Broadview Dr., Knoxville, TN 37912
- Ralph Siglin, 518 Broadview Dr., Knoxville, TN 37912
- Lynne Siglin, 518 Broadview Dr., Knoxville, TN 37912

**Item No.****File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****4-A-22-SP**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is consistent with the location criteria.

**2. MOTION (OOTEN) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

**B. ONE YEAR PLAN AMENDMENT****4-A-22-PA**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it is consistent with the location criteria.

**2. MOTION (OOTEN) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

**C. REZONING****4-A-22-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-5 (General Residential Neighborhood) zoning because the location serves as a transition between the single-family residential neighborhood to the north and the commercial node to the south.

**2. MOTION (OOTEN) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

**Item No.****File No.****9. JERALD WALTERS****4-B-22-RZ**

9732 Dutchtown Road / Parcel ID 118 148, Commission District 3.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and existing development pattern in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**10. RALPH SMITH****4-C-22-RZ**

2312 Bakertown Road / Parcel ID 106 007, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**11. ANDREW SCHNEIDER****4-D-22-RZ**

7803 Griffith Road / Parcel ID 028 160, 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 sector plan and existing residential development in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**12. JERRY PRICE****4-E-22-RZ**

0 E Governor John Sevier Highway / Parcel ID 111 058, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Russell Rackley, P.O. Box 30456, Knoxville, TN 37930

Dale Rhoton, 4315 French Rd., Knoxville, TN 37920

**Item No.**

**File No.**

Tony Brooks, 1924 E Governor John Sevier Hwy., Knoxville, TN 37920

Janice Pritchett, 1918 Serene Cove Way, Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 3 du/ac because it is compatible with surrounding development and consistent with the sector plan, subject to 2 conditions.

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

**MOTION FAILED 5-7 (NO HILL, S. SMITH, PEREZ, BROWNING, HIGGINS, ROTH, MIDIS).**

**3. MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 4.85 DU/AC, SUBJECT TO 2 CONDITIONS.**

**MOTION CARRIED 10-2 (NO PHILLIPS, ADAMS) APPROVED**

**13. ARMANDO GARZA JR.**

**4-F-22-RZ**

1900 Schaeffer Road / Parcel ID 104 108, Commission District 6. Rezoning from A (Agricultural) / PR (Planned Residential) / TO (Technology Overlay) to RA (Low Density Residential) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) / TO (Technology Overlay) zoning because it is consistent with the sector plan and existing residential development in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**14. ARMANDO GARZA JR.**

**4-G-22-RZ**

1912 Schaeffer Road / Parcel ID 104 107, Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to RA (Low Density Residential) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential)/ TO (Technology Overlay) zoning because it is consistent with the sector plan and existing residential development in the area.



**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. KNOXVILLE EXCAVATING**

3117 Mynatt Road / Parcel ID 048 04502, Commission District 7.

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

**A. NORTH COUNTY SECTOR PLAN AMENDMENT**

**4-B-22-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) for the portion of the property as shown in Exhibit C because it is a minor extension of the land use classification.

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

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

**B. REZONING**

**4-H-22-RZ**

From A (Agricultural) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Approve RB (General Residential) zoning for the portion of the property as shown in Exhibit C because it is a minor extension of the zoning classification.

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

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

**16. SOUTHERN HOMES AND FARMS, LLC**

317 and 319 Brakebill Road / Parcel ID 072 D C 001.01 and 002, Commission District 8.

Speaking today:

Mark Underwood, 813-2 Huckleberry Ln., Knoxville, TN 37924

**Item No.****File No.****A. EAST COUNTY SECTOR PLAN AMENDMENT****4-C-22-SP**

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

**1. STAFF RECOMMENDATION**

Deny MDR because none of the conditions for a sector plan amendment have been met.

**2. MOTION (HILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO MDR (MEDIUM DENSITY RESIDENTIAL) BASED ON CHANGING CONDITIONS IN THE AREA.**

**MOTION CARRIED 10-2 (NO GRAF, MIDIS). APPROVED**

**B. REZONING****4-I-22-RZ**

From RA (Low Density Residential) for 317 Brakebill Road and from A (Agricultural) for 319 Brakebill Road to PR Planned Residential) up to 10 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 5 du/ac because it allows for additional residential development within the LDR (Low Density Residential) land use classification.

**2. MOTION (HILL) AND SECOND (PEREZ) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 7 DU/AC.**

**MOTION CARRIED 11-1 (NO MIDIS). APPROVED**

**17. DENNIS PATTERSON**

9202, 9204, 9210, and part of 9216 Old Maynardville Pike / Parcel ID 003 080, 08001, 067 and 066 (part of), Commission District 8.

Speaking today:

Megan Bodie, 800S. Gay St., Suite 1650-A, Knoxville, TN 37929

**A. NORTH COUNTY SECTOR PLAN AMENDMENT****4-D-22-SP**

From AG (Agricultural) and HP (Hillside Protection) to RC (Rural Commercial) and HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pike.

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

Approve the sector plan amendment to RC (Rural Commercial) and HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pike because it is a minor extension and consistent with the surrounding rural development.

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

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

**B. REZONING****4-J-22-RZ**

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

**1. STAFF RECOMMENDATION**

Approve CR (Rural Commercial) zoning because it is consistent with the surrounding rural development.

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

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

**18. TAYLOR D. FORRESTER**

0 Walker Springs Road / Parcel ID 119 L A 00119, Commission District 3.

Speaking today:

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN 37919

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****4-E-22-SP**

From CC (Community Commercial) and SP (Stream Protection) to MDR (Medium Density Residential) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) and SP (Stream Protection) because it is consistent with the location criteria.

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

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

**Item No.****File No.****B. REZONING****4-K-22-RZ**

From CA (General Business) and F (Floodway) to PR (Planned Residential) and F (Floodway) up to 23 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) and F (Floodway) zoning up to 23 du/ac because it is compatible with surrounding residential and commercial zoning.

**2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****19. TAYLOR D. FORRESTER**

0 W Governor John Sevier Highway / Parcel ID 137 16401, 16402 and 16403, Commission District 9.

Speaking today:

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN 37919  
Bob Thompson, 8136 Jonesboro Dr., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****4-F-22-SP**

From GC (General Commercial) to MDR (Medium Density Residential).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) because it is adjacent to a major commercial node that is served by transit.

**2. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. REZONING****4-L-22-RZ**

From CA (General Business) to PR (Planned Residential) up to 18 du/ac.

**1. STAFF RECOMMENDATION**

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

Approve PR (Planned Residential) zoning up to 18 du/ac because it is adjacent to a large commercial node served by transit subject to the following 4 conditions.

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

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

## 20. I-75 LAND PARTNERS, LLC

7921 and 7923 Thompson School Road / Parcel ID 012 209,  
Commission District 8.

Commissioner Scott Smith recused himself from this Item.

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Lora Lane, 7404 Maverick Ln., Knoxville, TN 37721

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN 37919

### A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

**4-G-22-SP**

From AG (Agricultural), HP (Hillside Protection) and SP (Stream Protection) to LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection).

1. **STAFF RECOMMENDATION**

Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is compatible with the surrounding development.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

### B. REZONING

**4-M-22-RZ**

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

1. **STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 2 du/ac because it consistent with the surrounding development.

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

2. **MOTION (GRAF) AND SECOND (SHELSO) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2.9 DU/AC.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**21. CAFÉ INTERNATIONAL, LLC****4-N-22-RZ**

3009 Rifle Range Road / Parcel ID 048 070, Commission District 7.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. CITY OF KNOXVILLE**

165 South Concord Street / Parcel ID 108 H B 002, Council District 2.

Speaking today:

Chip Barry, 400 Main St., Knoxville, TN 37902

**A. CENTRAL CITY SECTOR PLAN AMENDMENT****4-H-22-SP**

From PP (Public Parks and Refuges) and SP (Stream Protection) to CI (Civic/Institutional) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to CI (Civic Institutional) & (SP) Stream Protection because it is consistent with the location criteria and addresses an error in the plan.

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

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

**B. YEAR PLAN AMENDMENT****4-B-22-PA**

From PP (Public Parks and Refuges) and SP (Stream Protection) to CI (Civic/Institutional) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

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

Approve the One Year Plan Amendment to CI (Civic/Institutional) & SP (Stream Protection) because it is consistent with the location criteria and addresses an error in the plan.

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

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

**C. REZONING****4-O-22-RZ**

From OS (Parks and Open Space) and F (Floodplain Overlay) to INST (Institutional) and F (Floodplain Overlay).

1. **STAFF RECOMMENDATION**

Approve INST (Institutional) & F (Floodplain Overlay) zoning because it will bring the existing use into conformance with the zoning ordinance.

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

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

**23. JOSHUA D. WRIGHT****4-P-22-RZ**

2425 Anita Drive / Parcel ID 95 O D 00603, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay).

1. **STAFF RECOMMENDATION**

Approve RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**24. DKLEVY PLLC**

0 South Northshore Drive / Parcel ID 121 G C 02501, Council District 2.

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

Commissioner Chris Ooten recused himself on this Item.

Speaking today:

Daniel Levy, 3523 Maloney Rd., Knoxville, TN 37920

**A. WEST CITY SECTOR PLAN AMENDMENT****4-I-22-SP**

From O (Office), HP (Hillside Protection) and SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) & HP (Hillside Protection) & SP (Stream Protection) because it is a transitional land use classification between commercial and single-family residential.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**B. ONE YEAR PLAN AMENDMENT****4-C-22-PA**

From O (Office), HP (Hillside Protection) and SP (Stream Protection) to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office), HP (Hillside Protection) and SP (Stream Protection) because it is also a transitional land use classification and appropriate for this area.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**C. REZONING****4-Q-22-RZ**

From O (Office), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

**1. STAFF RECOMMENDATION**



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

Approve RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay) zoning because forthcoming improvements to the Kingston Pike/Northshore Drive interchange will accommodate additional development in this area.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

The Commission took a ten-minute break at this time.

## 25. KNOXVILLE COLLEGE / LEONARD ADAMS

927 Knoxville College Drive, 0 Mississippi Avenue and 0 Western Avenue / Parcel ID 094 G B 28, 29, 30, 31, 32 and 094GG010 (part of) and 004 (part of), Council District 6.

Speaking today:

Nathan Ellis, 0 Mississippi Ave., Knoxville, TN 37921

Leonard Adams, 901 Knoxville College Dr., Knoxville TBN 37921

Nathan Honeycutt, 550 W. Main Street, Suite 300, Knoxville, TN 37902

### A. CENTRAL CITY SECTOR PLAN AMENDMENT

**4-J-22-SP**

From PP (Public Parks and Refuges) and TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

1. **STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR/O (Medium Density Residential / Office) because it meets the location criteria of the land use classification.

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

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

### B. ONE YEAR PLAN AMENDMENT

**4-D-22-PA**

From PP (Public Parks and Refuges) and TDR (Traditional Neighborhood Residential) to MDR/O (Medium Density Residential/Office).

1. **STAFF RECOMMENDATION**

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

Approve the One Year Plan amendment to MDR/O (Medium Density Residential / Office) because it meets the location criteria of the land use classification.

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

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

**C. REZONING****4-R-22-RZ**

From INST (Institutional) and RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood).

1. **STAFF RECOMMENDATION**

Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it is compatible with the surrounding development.

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

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

**26. TERRY E. ROMANS**

1826 E Governor John Sevier Highway / Parcel ID 111 05602,  
Commission District 9.

Speaking today:

Terry E. Romans, 1923 Hopewell Rd., Knoxville, TN 37920

Luke Wilkerson, 1834 E Governor John Sevier Hwy., Knoxville, TN 37920

Dale Rhoton, 4315 French Rd., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****4-L-22-SP**

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

1. **STAFF RECOMMENDATION**

Approve the sector plan amendment to RR (Rural Residential) because of changing conditions in the area.

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

**MOTION CARRIED 11-1 (NO S. SMITH). APPROVED**

**Item No.****File No.****B. REZONING****4-S-22-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with development trends in the area, subject to 3 conditions.

**2. MOTION (ROTH) AND SECOND (HIGGINS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC, SUBJECT TO 3 CONDITIONS.**

**MOTION CARRIED 7-5 (NO PHILLIPS, SHELSON, ADAMS, GRAF, MIDIS). APPROVED**

**27. TERRY E. ROMANS****4-T-22-RZ**

0 W Governor John Sevier Highway / Parcel ID 137 151, Commission District 9. Rezoning from A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Terry E. Romans, 1923 Hopewell Rd., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan, subject to 4 conditions.

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

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

**28. MATTHEW BALL****4-U-22-RZ**

1331 West Beaver Creek Drive / Parcel ID 056 133 (part of), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Wayne Kline, 617 Main St., Knoxville, TN 37902

James Zenker, 1700 West Beaver Creek Drive, Powell, TN 37849

**1. STAFF RECOMMENDATION**

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

Staff recommends approval of PR (Planned Residential) zoning up to 5 du/ac because it is consistent with sector plan and the surrounding development.

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

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

**29. MESANA INVESTMENTS, LLC****4-V-22-RZ**

8415 Ball Camp Pike / Parcel ID 091 109, Commission District 6.  
Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Drew Statten, P.O. Box 11315, Knoxville, TN 37939

Theresa Frazier, 8417 Ball Camp Pike, Knoxville, TN 37931

1. **STAFF RECOMMENDATION**

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

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

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

**30. MATTHEW JORDAN****4-W-22-RZ**

945 and 0 Dameron Avenue / Parcel ID 94 C L 019, 020 and 021, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. **STAFF RECOMMENDATION**

Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**31. TENNESSEE AUTO SALVAGE AND RECYCLING INC.**

4912 Rutledge Pike / Parcel ID 71 H B 003, Council District 4.

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

Speaking today:

Ben Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902

**A. EAST CITY SECTOR PLAN AMENDMENT****4-M-22-SP**

From LI (Light Industrial) and HP (Hillside Protection) to HI (Heavy Industrial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to HI (Heavy Industrial) and HP (Hillside Protection) for the area shown in the Exhibit C map because it is consistent with the surrounding development.

**2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****4-E-22-PA**

From LI (Light Industrial) and HP (Hillside Protection) to HI (Heavy Industrial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to HI (Heavy Industrial) and HP (Hillside Protection) for the area shown in the Exhibit C map because it is consistent with the surrounding development.

**2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****C. REZONING****4-X-22-RZ**

From I-G (General Industrial) and HP (Hillside Protection Overlay) to I-H (Heavy Industrial) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve I-H (Heavy Industrial) and HP (Hillside Protection Overlay) zoning for the area shown in the Exhibit C map because it is consistent with the surrounding development.

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

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****32. TARYN SMITH**

4-Y-22-RZ

2521 Crosslane Road / Parcel ID 090 13701, Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## CONCEPTS / DEVELOPMENT PLANS

**33. MORNING RIDGE**

Speaking today:

Charles "Randy" Corlew, 376 Lochmere Dr., Morristown, TN 37814

Ben Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902

Zebulon Beason, 6741 Ball Rd., Knoxville, TN 37931

**A. CONCEPT SUBDIVISION PLAN**

3-SD-22-C

0 Ball Road / Parcel ID 91 07701, Commission District 6.

**1. STAFF RECOMMENDATION**

Approve variance 1 and the alternative design standards 1-6 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 13 conditions.

**2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE VARIANCE AND THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. USE ON REVIEW****3-F-22-UR**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for 57 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft, subject to 3 conditions.

**2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****34. CATATOGA / PHASE 3****A. CONCEPT SUBDIVISION PLAN****4-SA-22-C**

0 Long Farm Way / Parcel ID 130 A A 00212, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE variance 1 and alternative design standards 1-2 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 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. USE ON REVIEW****4-C-22-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to 35 detached dwelling units on individual lots for Phase 3 of the Catatoga

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

Subdivision and reduction of the peripheral setback for Lots 146 and 147 from 35 ft to 15 ft, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING****35. 5117 LONAS DRIVE SUBDIVISION****4-SB-22-C**

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

**1. STAFF RECOMMENDATION**

Postpone the concept plan to the June 9, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****36. 4904 E EMORY ROAD SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****4-SC-22-C**

4904 E Emory Road / Parcel ID 29 058, Commission District 7.

**1. STAFF RECOMMENDATION**

Postpone the Concept Plan until the June 9, 2022 Planning Commission meeting.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****B. USE ON REVIEW****4-E-22-UR**

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

**1. STAFF RECOMMENDATION**

Postpone the Use on Review until the June 9, 2022 Planning Commission meeting.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**



## 37. ARCADIA / PHASE 3B

### A. CONCEPT SUBDIVISION PLAN

4-SD-22-C

0 Arcadia Peninsula Way and 0 Albion Way / Parcel ID 163 02869, 02872 (part of) and 02809 (part of), Commission District 5.

#### 1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

### B. USE ON REVIEW

4-G-22-UR

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

#### 1. STAFF RECOMMENDATION

Approve the development plan for up to 5 detached dwellings on individual lots, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## 38. WEST GALLAHER FERRY SUBDIVISION

Speaking today:

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

### A. CONCEPT SUBDIVISION PLAN

4-SE-22-C

2205 West Gallaher Ferry Road / Parcel ID 129 035, Commission District 6.

#### 1. STAFF RECOMMENDATION

Approve variances 1-4 and alternative design standards 1-2 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 13 conditions.

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

2. **MOTION (GRAF) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

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

3. **MOTION (GRAF) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.**

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

**B. USE ON REVIEW****4-I-22-UR**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 81 detached dwelling units on individual lots, subject to 1 condition.

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

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

**USES ON REVIEW****39. BENJAMIN C. MULLINS****1-C-22-UR**

1308 Lovell Road / Parcel ID 118HC004, 1304 Lovell Road / Parcel ID 118HC00301, 1232 Lovell Road / Parcel ID 118HC002, 0 Lovell Road / Parcel ID 118HC001, 0 High Meadow Drive / Parcel ID 118IF00201 and 0 Lovell Road / Parcel ID 118 066. Proposed use: Self-storage facility in PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection) District. Commission district 3.

Speaking today:

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

Mr. Mullins requested that the application be withdrawn today.

**1. STAFF RECOMMENDATION**

Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to eight conditions.

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

2. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO WITHDRAW THIS APPLICATION AT THE REQUEST OF THE APPLICANT.**

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

## 40. LAND DEVELOPMENT SOLUTIONS / EJ BAKSA

3-H-22-UR

6721 Strawberry Plains Pike / Parcel ID 84 49.01. Proposed use:  
Attached residential in PR (Planned Residential) District. Commission  
District 8.

Speaking today:

Rusty Baksa, 310-K Simmons Rd., Knoxville, TN 37922

Sharon Rush, 1604 Wysteria View, Knoxville, TN 37914

Curtis Eddy, 6110 Jim Luttrell Ln., Knoxville, TN 37918

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 58 attached dwelling units and 1 detached dwelling unit, subject to 7 conditions.

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

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

## 41. HUBER PROPERTIES, LLC

4-A-22-UR

2115 Andes Road / Parcel ID 091 123. Proposed use: Attached residential development in PR (Planned Residential) up to 12 du/ac (Pending) District. Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 21 dwelling units on a single lot and reduction of the peripheral boundary setback from 35' to 25' along the southeast and northeast property lines, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****42. BUDDY CRUZE****4-B-22-UR**

805 Corridor Park Boulevard / Parcel ID 118 17337. Proposed use: Corporate Headquarters / Office Facility in PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO (Technology Overlay) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Postpone this request for 30 days to the May 12, 2022 Planning Commission meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**43. REBECCA MCCONKEY****4-D-22-UR**

3604 Neal Drive / Parcel ID 038 N B 00201. Proposed use: School bus storage in PC (Planned Commercial) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request for a bus storage lot subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**44. BRIAN EWERS****4-F-22-UR**

5515 Parker Drive / Parcel ID 060 07903. Proposed use: Storage warehouse in PC (Planned Commercial) (k) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a storage warehouse structure with approximately 50,400 sqft of floor area, subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****45. GREGORY DEE****4-H-22-UR**

1904 Castaic Lane / Parcel ID 103 11911. Proposed use: Self-storage facility in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**46. KEVIN LAW****4-J-22-UR**

10850 Hardin Valley Road / Parcel ID 103 11509. Proposed Use: Dental office and retail in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a dentist office comprising approximately 6,500 sq ft in the PC (Planned Commercial) zone, subject to six conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**47. GREEN RIVER HOLDINGS****4-K-22-UR**

0 Corridor Park Boulevard / Parcel ID 118 17322. Proposed use: 15,000 sq. ft. Warehouse building in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to six conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

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**48. T. DEAN LARUE****3-A-22-SU**

2332 Robinson Road / Parcel ID 106 A A 00304. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-2 zone, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**49. T. DEAN LARUE****3-B-22-SU**

2342 Robinson Road / Parcel ID 106 A A 00305. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-2 zone, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**50. MICHAEL SCHMIDT****4-A-22-SU**

808 State Street / Parcel ID 095 I D 021. Proposed use: Live Performance Venue in DK-G (Downtown Knoxville Grid Subdistrict) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a live music venue with approximately 6,530 sq-ft of floor area in the DK-G (Downtown Grid) zoning district, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****51. URBAN ENGINEERING, INC.****4-B-22-SU**

7128 Deane Hill Drive / Parcel ID 120 E D 003. Proposed use: Townhouse Development in RN-3 (General Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to three townhouse units subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**52. DAN DAVISON****4-C-22-SU**

4505 Greenway Drive / Parcel ID 059 J A 006. Proposed use: Application for an Eating and Drinking Establishment in a C-N zone in C-N (Neighborhood Commercial) District. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request for an eating and drinking establishment (bakery) with approximately 2,800 sqft of floor area, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**53. MCS ENTERPRISES, LLC****4-D-22-SU**

1830 Thunderhead Road / Parcel ID 154 09817 (part of). Proposed use: Retail shops & Restaurant with Drive-thru in C-R-2 (Regional Commercial) (C) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the development plan for a retail building with approximately 8,200 sqft of floor area and a drive-through facility, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****54. JOSHUA HENSON****4-E-22-SU**

2314 Island Home Avenue / Parcel ID 109 D A 009. Proposed use: New construction duplex in RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 1.

**1. STAFF RECOMMENDATION**

Approve the request for a two-family dwelling in the RN-1 zone, subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**55. WAKEFIELD DEVELOPMENT LLC****4-F-22-SU**

10320 Dutchtown Road / Parcel ID 118 17606. Proposed use: Interior and exterior storage facility in C-H-1 (Highway Commercial) / F (Floodplain Overlay) / TO-1 (Technology Overlay) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the request for an office-warehouse development in the C-H-1 (Highway Commercial) zone, subject to seven conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS****56. FINAL PLAT OF THE RESUBDIVISION OF LOTS 1, 3, AND 4 OF THE JAMES CHRISTIAN PROPERTY****4-SA-22-F**

1635 1637, 1641, and 1647 Wilson Road / Parcel ID 80 E C 049, 04901, and 04903, Council District 5.

**1. STAFF RECOMMENDATION**

Approve the variance request to reduce the right-of-way in front of Lot 1 because the existing house is too close to the right-of-way line.

Approve the final plat because it is in compliance with the Subdivision Regulations.



**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****57. RESUBDIVISION OF THE JERRY L. PRICE PROPERTY**

4-SB-22-F

1923 E Governor John Sevier Highway / Parcel ID 111 05811,  
Commission District 9.

**1. STAFF RECOMMENDATION**

Postpone this request to the May 12, 2022 Planning Commission meeting to give the applicant time to work through issues with the plat.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****PLANNED DEVELOPMENT****58. DAVID COCKRILL**

4-A-22-PD

1834 Beech Street / Parcel ID 109 C D 032 Proposed use: Planned Development in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

**1. STAFF RECOMMENDATION**

Postpone the application until the June 9, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****ORDINANCE AMENDMENTS**

None

**OTHER BUSINESS****59. KNOXVILLE-KNOX COUNTY PLANNING**

4-A-22-OB

Appointment of a nominating committee for Planning Commission Officers for the 2022-2023 term.

**Item No.**

**File No.**

Chair Pat Phillips announced the nominating committee for the Planning Commission officers for the 2022-2023 term:

Commissioner Jeff Roth, Chair  
Commissioner Eddie Smith  
Commissioner Marite Perez

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**60. KNOXVILLE-KNOX COUNTY PLANNING**

**4-B-22-OB**

Consideration of a proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove (C) designation for property located at 7128 Deane Hill Dr.

Speaking today:

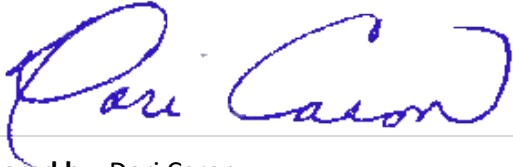
**1. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission under section 3.2.C of the City of Knoxville Zoning Ordinance remove the (C) designation for parcel 120ED003 to correct the error, as evidenced on the attached map.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:13 P.M.



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**Prepared by:** Dori Caron



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**Approved by:** Secretary for the Commission



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**Approved by:** Chair

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