

The Planning Commission met in regular session on April 13, 2023 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	Ms. Nancy Barger	Ms. Tamara Boyer
A Mr. Louis Browning	**Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
**Mr. Jeff Roth	Mr. Nathaniel Shelso	Mr. Eddie Smith

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

## 2. APPROVAL OF APRIL 13, 2023 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MARCH 9, 2023 MINUTES

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**APPROVED ON CONSENT**

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

### A. AUTOMATIC POSTPONEMENTS READ

There were no automatic postponements this month.

**B. POSTPONEMENTS TO BE VOTED ON READ**

Postponements for 30 days:

Kaite Patterson, 4334 Papermill Dr., Knoxville, TN 37909 requested that Item #18 be postponed 30 days until the May 11, 2023 Planning Commission meeting.

1. **MOTION (PHILLIPS) AND SECOND (SMITH) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM #18 FOR 30 DAYS UNTIL THE MAY 11, 2023 MEETING.**

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS**

Postponements for 60 days:

1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE JUNE 8, 2023 MEETING.**

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS**

**C. WITHDRAWALS READ**

1. **MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO WITHDRAW ITEMS AS READ.**

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 WITHDRAWN**

**D. TABLED ITEMS READ**

*None*

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|---|------------------|
| <ol style="list-style-type: none"> <li>1. <b>5117 LONAS DRIVE SUBDIVISION</b><br/>5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.<br/>(Tabled date 6/9/2022)</li> </ol> | <b>4-SB-22-C</b> |
| <ol style="list-style-type: none"> <li>1. <b>TERRY E. ROMANS</b><br/>0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)</li> </ol>                |                  |
| <ol style="list-style-type: none"> <li>A. <b>SOUTH COUNTY SECTOR PLAN AMENDMENT</b><br/>From AG (Agricultural) to RR (Rural Residential).</li> </ol>                                  | <b>5-A-22-SP</b> |
| <ol style="list-style-type: none"> <li>B. <b>REZONING</b></li> </ol>  | <b>5-A-22-RZ</b> |

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

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|--|--------------------------|
| <p><b>2. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3</b><br/>326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)</p>        | <p><b>7-SE-22-F</b></p>  |
| <p><b>3. DKLEVY</b><br/>0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)</p>   |                          |
| <p><b>A. NORTHWEST CITY SECTOR PLAN AMENDMENT</b><br/>From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).</p> | <p><b>7-H-22-SP</b></p>  |
| <p><b>B. ONE YEAR PLAN AMENDMENT</b><br/>From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).</p>              | <p><b>7-C-22-PA</b></p>  |
| <p><b>C. REZONING</b><br/>From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).</p>                               | <p><b>7-P-22-RZ</b></p>  |
| <p><b>4. GABRIEL W. RATCLIFFE</b><br/>2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)</p>                | <p><b>11-A-22-RZ</b></p> |
| <p><b>5. BEELER ROAD SUBDIVISION</b><br/>(Tabled date 3/9/2023)</p>  |                          |
| <p><b>A. CONCEPT SUBDIVISION PLAN</b><br/>0 Beeler Road / Parcel ID 029 18803, Commission District 8.</p>  | <p><b>1-SF-23-C</b></p>  |
| <p><b>B. DEVELOPMENT PLAN</b></p>  | <p><b>1-E-23-DP</b></p>  |

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Proposed use: Detached residential subdivision in PR  
(Planned Residential) District. (Tabled date 3/9/2023)

**E. ITEM TO BE REMOVED FROM THE TABLE READ**

*None*

**F. CONSENT ITEMS READ**

- 1. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

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

**CITY OF KNOXVILLE**

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

There were no Level 1 Certificates of Appropriateness issued since the March 9, 2023 Planning Commission meeting.

**ALLEY OR STREET CLOSURES**

**5. CITY OF KNOXVILLE**

**4-A-23-AC**

Request closure of a portion of an unnamed alley between Saint Mary Street and Huron Street, Council District 5.

**1. STAFF RECOMMENDATION**

Approve closure of the requested part of the unnamed alley that runs between St Mary Street and Huron Street since staff has received no objections and closure would not adversely affect surrounding properties, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

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HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

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**6. CHRIS BURKHART**

299 Nash Road and 0 Old State Road / Parcel ID 071 I A 011 and 01201, Council District 6.

Speaking today:

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

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**G. EAST CITY SECTOR PLAN AMENDMENT**

**4-A-23-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to the LI (Light Industrial) classification because it would be an encroachment of incompatible land uses into an established residential neighborhood.

**2. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO LI (LIGHT INDUSTRIAL) AND HP (HILLSIDE PROTECTION) AS AMENDED AS SHOWN ON EXHIBIT A, PRESENTED AT THE MEETING BY THE APPLICANT, BECAUSE IT IS A MINOR EXTENSION OF ADJACENT LAND USE CLASSIFICATION.**

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

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**H. ONE YEAR PLAN AMENDMENT**

**4-A-23-PA**

From LDR (Low Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the One Year Plan amendment to the LI (Light Industrial) land use classification because it would be an encroachment of incompatible land uses into an established residential neighborhood.

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1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE ONE YEAR PLAN AMENDMENT TO LI (LIGHT INDUSTRIAL) AND HP (HILLSIDE PROTECTION) AS AMENDED AS SHOWN ON EXHIBIT A, PRESENTED AT THE MEETING BY THE APPLICANT, BECAUSE IT IS A MINOR EXTENSION OF ADJACENT LAND USE CLASSIFICATION.**

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

**I. REZONING****4-A-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to I-G (General Industrial) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Deny I-G (General Industrial) zoning because it conflicts with the sector plan and with the intent of the I-G district, as described in the zoning ordinance.

2. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE REZONING TO I-G (GENERAL INDUSTRIAL) AND HP (HILLSIDE PROTECTION OVERLAY) AS AMENDED AS SHOWN ON EXHIBIT A, PRESENTED AT THE MEETING BY THE APPLICANT.**

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

**7. URBAN ENGINEERING, INC.**

355 South Gallaher View Road / Parcel ID 120 P A 00503, Council District 2.

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****4-B-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because the property is consistent with the location criteria for this land use classification.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****4-B-23-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transition between land uses and is consistent with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**C. REZONING****4-B-23-RZ**

From OP (Office Park) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with surrounding development and supported by existing infrastructure.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. JEFFREY NASH****4-D-23-RZ**

513 Cooper Street / Parcel ID 094 E N 00103, Council District 6. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

**1. STAFF RECOMMENDATION**

Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. BENJAMIN C MULLINS**

835 Tipton Avenue / Parcel ID 109 G B 01505, Council District 1.

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Speaking today:

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

Rachel Loope, 808 Goldfinch Ave., Knoxville TN 37920

Jon Timmerman, 835 Tipton Ave., Knoxville, TN 37920

Micki Morris, 3109 Ticonderoga Lane, Knoxville, TN 37920

Cathleen McIsaac, 514 Woodlawn Pike, Knoxville, TN 37920

Michael Wolf, 824 Tipton Ave., Knoxville, TN 37920

Baker Trust representative. No name or home address given. Owns neighboring properties.

Virginia Tram (sp?), 904 Virginia Ave., Knoxville, TN 37921

Houston Smelcer, Tech Center Drive, Knoxville, TN 37912

Commission agreed to increase the time allotted to both the applicant and the opposition to 10 minutes.

**A. SOUTH CITY SECTOR PLAN AMENDMENT****4-D-23-SP**

From LDR (Low Density Residential) to CI (Civic and Institutional).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to the CI (Civic and Institutional) classification because it does not meet any of the criteria for a change to the land use plan.

**2. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION FAILED 3-11 (NO OOTEN, BOYER, PHILLIPS, HUBER, SHELSON, LEVENSON, ROTH, BARGER, SMITH, MIDIS, HILL). FAILED**

**1. MOTION (PHILLIPS) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO CI (CIVIC AND INSTITUTIONAL) BECAUSE IT IS A MINOR EXTENSION OF ADJACENT LAND USE CLASSIFICATION.**

**MOTION CARRIED 11-3 (NO HIGGINS, ADAMS, PEREZ). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****4-C-23-PA**

From LDR (Low Density Residential) to CI (Civic and Institutional).

**1. STAFF RECOMMENDATION**

Deny the One Year Plan amendment to the CI (Civic and Institutional) land use classification because it does not meet the criteria for a change to the land use plan.



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2. **MOTION (PHILLIPS) AN SECOND (SMITH) WERE MADE TO APPROVE THE ONE YEAR PLAN AMENDMENT TO CI (CIVIC AND INSTITUTIONAL) BECAUSE IT IS A MINOR EXTENSION OF ADJACENT LAND USE CLASSIFICATION.**

**MOTION CARRIED 11-3 (NO HIGGINS, ADAMS, PEREZ). APPROVED**

Commissioner Higgins left the meeting at this time.

**C. REZONING****4-H-23-RZ**

From RN-5 (General Residential Neighborhood) and H (Historic Overlay) to INST (Institutional) and H (Historic Overlay).

**1. STAFF RECOMMENDATION**

Deny INST (Institutional) zoning because it is not consistent with the intent of the zoning district.

2. **MOTION (PHILLIPS) AND SECOND (BARGER) WERE MADE TO APPROVE REZONING TO INST (INSTITUTIONAL) AND H (HISTORIC OVERLAY).**

**MOTION CARRIED 11-2 (NO ADAMS, PEREZ). APPROVED**

**10. TAYLOR D FORRESTER**

0 Dresser Road / Parcel ID 135 B A 032 (part of), Council District 1.

Speaking today:

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

Linda Billman, 3100 Germantown Ln., Knoxville, TN 37920

Paul McQuade, 3107 Ginn Dr., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****4-E-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use classification.

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

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****4-D-23-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use class.

**2. MOTION (SHELSON) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****C. REZONING****4-I-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) to C-G-1 (General Commercial).

**1. STAFF RECOMMENDATION**

Approve C-G-1 (General Commercial) zoning for the portion of the lot requested because it is a minor extension of the zone and is not anticipated to create any adverse impacts.

**2. MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****11. ROBERT GREGORY****4-J-23-RZ**

0 Central Avenue Pike / Parcel ID 068 075, Council District 5. Rezoning from AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning approval because it is consistent with the surrounding development and sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**12. MERCHANT HOLDINGS, LLC**

2400 Merchant Drive / Parcel ID 080 J B 024 (part of), Council District 5.

Speaking today:

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

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

**4-F-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it meets the location criteria for this classification and is consistent with surrounding land uses.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**B. ONE YEAR PLAN AMENDMENT**

**4-E-23-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding land uses.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**C. REZONING**

**4-K-23-RZ**

From C-N (Neighborhood Commercial) and AG (General Agricultural) to RN-6 (Multi-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

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

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**13. CRESCENT BEND DEVELOPMENT LLC****4-M-23-RZ**

0 Central Avenue Pike / Parcel ID 068 078, Council District 5. Rezoning from AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**14. BENJAMIN C. MULLINS**

0 McCalla Avenue, 0 (5 parcels), 288, 305, 308, 309, 317, 325 and 330 Pelham Road, and 0 Nash Road / Parcel ID 071 I A 026, 020 (part of), 021 (part of), 022, 027 (part of) and 070 M E 002 (part of), 071 I A 023, 070 M E 00203 (part of), 071 I A 024, 070 M E 00202 (part of), 070 M E 00201 (part of), 070 M E 001 (part of), 071 I A 025 and 071 I A 028, Council District 6.

**A. EAST CITY SECTOR PLAN AMENDMENT****4-G-23-SP**

From LI (Light Industrial) and HP (Hillside Protection) to MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue) and HP (Hillside Protection) land use classification for the requested area as noted in the application because it is consistent with changing conditions in the street network.

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From LI (Light Industrial) and HP (Hillside Protection) to MU-SD, EC-2 (Mixed Use - Special District, Magnolia Avenue) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to MU-SD, EC-2 (Mixed Use-Special District, Magnolia Avenue) and HP (Hillside Protection) for the requested area as noted in the application because it is consistent with public improvements in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING****C. REZONING****4-N-23-RZ**

From C-G-2 (General Commercial), I-G (General Industrial) and HP (Hillside Protection Overlay) to C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay) zoning for the requested area as noted in the application because it is consistent with the intent of the district and changing conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING****15. VICTOR JERNIGAN**

522 and 524 Victory Street / Parcel ID 108 A C 018 and 017, Council District 6.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT****4-I-23-SP**

From MDR/O (Medium Density Residential/Office) to MU-SD, MU-CC21 (Mixed Use - Special District, Sutherland Northside).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use

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classification because it does not meet the requirements for a land use amendment.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****B. ONE YEAR PLAN AMENDMENT****4-G-23-PA**

From MDR/O (Medium Density Residential/Office) to MU-SD, MU-CC21 (Mixed Use - Special District, Sutherland Northside).

**1. STAFF RECOMMENDATION**

Deny the One Year Plan amendment to the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification because it does not meet the criteria for a land use amendment.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****C. REZONING****4-P-23-RZ**

From RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

**1. STAFF RECOMMENDATION**

Deny C-G-2 (General Commercial) zoning because it is an intensive encroachment into a residential area.

**POSTPONED 60 DAYS EARLIER IN THE MEETING****16. WINTERPAST DEVELOPMENT, LLC - DENNIS NORVET**

1301 East Weisgarber Road / Parcel ID 106 D A 00622, Council District 3.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****4-J-23-SP**

From O (Office) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the LI (Light Industrial) land use classification because it is a minor extension of this designation and is consistent with adjacent development.

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**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**4-H-23-PA**

From O (Office) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is a minor extension and is consistent with adjacent development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**C. REZONING**

**4-Q-23-RZ**

From O (Office) to I-MU (Industrial Mixed-Use).

**1. STAFF RECOMMENDATION**

Approve I-MU (Industrial Mixed Use) zoning because it is a minor extension and is compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CONCEPT PLANS AND SPECIAL USES**

**17. BUFFAT MILL ESTATES**

Speaking today:

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

Eric Mitchell, 1903 Locarno Dr., Knoxville, TN 37914

Ronnie Collins, 4606 Washington Pike, Knoxville, TN 37920

Pam Poteet, 4900 Buffat Mill, Knoxville, TN 37914

Damon Reed, 5020 Starbuck Ln., Knoxville, TN 37914

**A. CONCEPT SUBDIVISION PLAN**

**2-SB-23-C**

5233 Mcintyre Road and O Monte Vista Road / Parcel ID 060 P A 025 and 02501, Council District 4.

**1. STAFF RECOMMENDATION**

Approve the requested variance and alternative design standards based on the justification provided by the

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applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 15 conditions.

2. **MOTION (ADAMS) AND SECOND (SMITH) WERE MADE TO POSTPONE FOR 30 DAYS.**

**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS**

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**B. DEVELOPMENT PLAN/SPECIAL USE/USE ON REVIEW**

**2-C-23-SU**

Proposed use: Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District.

1. **STAFF RECOMMENDATION**

Withdraw the Special Use application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**18. JW CONSTRUCTION ON CEDAR LANE**

**4-SB-23-C**

0 and 1607 Cedar Lane / Parcel ID 058 I H 03402 and 03401, Council District 4.

1. **STAFF RECOMMENDATION**

Approve the concept plan subject to 12 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**SPECIAL USES**

**19. WILLIAM MAYS**

**4-A-23-SU**

2700 Whittle Springs Road / Parcel ID 070 P D 02602. Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4.

1. **STAFF RECOMMENDATION**

Postpone the request until the June 8, 2023 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**



**Item No.****File No.****20. ANDREW NEWMAN****4-B-23-SU**

1935 Dandridge Avenue / Parcel ID 095 B L 04801. Proposed use: Cultural Facility in RN-1 (Single-Family Residential Neighborhood) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the request for a cultural facility in the RN-1 zoning district, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**21. ANDREW GODWIN****4-C-23-SU**

3314 West Blount Avenue / Parcel ID 109 I A 02101. Proposed use: Campground in AG (General Agricultural) and HP (Hillside Protection Overlay) District. Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE the Special Use for a campground with a maximum of 13 campsites in the locations depicted on the site plan, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. TACO BELL OF AMERICA, LLC (ROBERT SULLIVAN)****4-D-23-SU**

5613 Kingston Pike / Parcel ID 121 B B 035. Proposed use: Restaurant with drive-through in C-G-1 (General Commercial) District. Council District 2.

Speaking today:

Sarah McGowan, GPD Group, Inc., 520 S. Main St., Ste. 2531, Akron, OH 44311

Anthony Barchanowicz, 1228 Euclid Avenue, Suite 320, Cleveland, OH 44115

Chris Baker, 219 Century Ct., Knoxville, TN 37919

Raymond Levitt, 5817 Toole Dr., Knoxville, TN 34919

Randy Fields, 101 Herron Dr., Knoxville, TN 37919

Josh Burnett, 135 S. Forest Park Blvd., Knoxville, TN 37919

Commission agreed to allot additional time to both the applicant and opposition.

Commissioner Higgins rejoined the meeting at this time.

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

Approve the request for a drive-through facility in the C-G-1 zoning district, subject to 6 conditions.

**2. MOTION (ROTH) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. COMMISSIONER ROTH AGREED TO WITHDRAW HIS MOTION.****3. MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE FOR 30 DAYS.****MOTION CARRIED 14-0. POSTPONED 30 DAYS**

Commissioner Roth left the meeting at this time.

**23. CARTER MILLER****4-E-23-SU**

4507 Sevierville Pike / Parcel ID 109 L D 006. Proposed use: Campground in AG (General Agricultural) and HP (Hillside Protection Overlay) District. Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE the Special Use for a campground with a maximum of 11 campsites, 6 cabins, bath house and pavilion structures in the locations depicted on the site plan, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****FINAL SUBDIVISIONS****24. RESUBDIVISION OF PELHAM PARK, LOTS 32 AND 20 (PART OF)****4-SA-23-F**

155 Old State Road / Parcel ID 071 I F 028, Council District 6.

**1. STAFF RECOMMENDATION**

Approve the variance to allow the remainder of the adjacent property to the southwest to be left without the benefit of a survey because it is under separate ownership and the applicant does not have the authority to have the property surveyed.

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

PLANNED DEVELOPMENT

*None*

ORDINANCE AMENDMENTS

*None*

OTHER BUSINESS

*None*

**KNOX COUNTY**

STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

*Heard with City requests.*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

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**25. HUBER PROPERTIES, LLC**

1103 and 1109 Fretz Road / Parcel ID 130 067 and 066, Commission District 6.

Commissioner Huber recused himself.

Speaking today:

Arp Triveti, 12134 Woodhollow Lane, Knoxville, TN 37932

John King, P.O. Box 2425, Knoxville, TN 37901

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**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**4-C-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is consistent with changing conditions and development in the area.

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

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

**Item No.****File No.****B. REZONING****4-C-23-RZ**

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

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with changing conditions and surrounding development.

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

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

**26. MARTA AND TIPTON MEDLYN****4-E-23-RZ**

9900 and 9902 George Williams Road / Parcel ID 144 00715 and 00714, Commission District 5. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 2 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**27. RALPH SMITH****4-F-23-RZ**

9112 Old Cobbs Ferry Road / Parcel ID 077 05201 (part of), Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Ralph Smith, 205 Lamar Ave., Clinton, TN 37716

**1. STAFF RECOMMENDATION**

Deny the RA (Low Density Residential) zone because it is not consistent with the sector plan or Growth Policy Plan.

**2. MOTION (PHILLIPS) AND SECOND (SHELSON) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

**MOTION CARRIED 11-2 (NO BOYER, OOTEN). DENIED**

**Item No.****File No.****28. WILBANKS, LLC****4-G-23-RZ**

1316 East Raccoon Valley Drive / Parcel ID 026 09701, Commission District 7. Rezoning from CA (General Business) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

Approve the LI (Light Industrial) zone because it is consistent with the sector plan and is a suitable location for industrial development, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**29. SERGHEY BOTEZAT****4-L-23-RZ**

0 Ball Camp Pike / Parcel ID 092 00405, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 10 du/ac.

Speaking today:

Alex Bozetat, applicant's son. No address was given.

Kaite Patterson, 4334 Papermill Dr., Knoxville, TN 37909

Ashley Wheeler, 7201 Ball Camp Pike, Knoxville, TN 37931

Ronnie Finley, 7117 Ball Camp Pike, Knoxville, TN 37931

Rebecca Johnson, 7201 Ball Camp Pike, Knoxville, TN 37931

Brenda Brooks, 6223 Highland Place Way, Ste. 102, Knoxville, TN 37919

Applicant's son spoke but his name was not

Commission agreed to allot an additional 5 minutes to both the applicant and opposition.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 10 du/ac because it is consistent with the sector plan and is a suitable location for this residential intensity, subject to one condition.

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

**MOTION CARRIED 9-4 (NO PHILLIPS, SMITH, MIDIS, OOTEN). APPROVED**

**30. CPR, LLC**

3534 Cunningham Road / Parcel ID 038 N A 021, Commission District 7.

**Item No.****File No.****A. NORTH COUNTY SECTOR PLAN AMENDMENT****4-H-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it provides a transitional land use between the adjacent high density residential, commercial, and single-family land uses, and because the property meets the location criteria for MDR.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING****4-O-23-RZ**

From A (Agricultural) to PR (Planned Residential) up to 8 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with surrounding development, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**31. SHAWN SMITH****4-R-23-RZ**

8303 Heiskell Road / Parcel ID 046 20701 (part of), Commission District 7. Rezoning from CA (General Business) and A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**32. WEST BEAVER CREEK GP**

1331 West Beaver Creek Drive / Parcel ID 056 133 (part of), Commission District 7.

**Item No.****File No.****A. NORTH COUNTY SECTOR PLAN AMENDMENT****4-K-23-SP**

From LDR (Low Density Residential) and SP (Stream Protection) to CC (Community Commercial) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) because it meets several of the criteria required for a sector plan amendment.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING****4-S-23-RZ**

From A (Agricultural) and F (Floodway) to PC (Planned Commercial) and F (Floodway).

**1. STAFF RECOMMENDATION**

Approve the PC (Planned Commercial) / F (Floodway) zones because they are consistent with the sector plan's vision for this area post-construction of the new road and would require plan approval from the Planning Commission.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**33. GARRY BURKE****4-T-23-RZ**

7717 and 0 Freeway Heights Drive / Parcel ID 028 O C 005, 014 and 013, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Laura Hamby, 8447 Carl Valentine Circle, Knoxville, TN 37931

Teresa Feliciano, 7721 Freeway Heights Dr., Knoxville, TN 37938

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector plan and brings the subject properties into compliance with the Knox County Zoning Ordinance.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**Item No.****File No.****34. HENSON DEVELOPMENT**

7919, 7923, 7927, 7931 and 7933 Westland Drive / Parcel ID 133 G  
C 006, 007, 009, 010 and 011, Commission District 4.

Commissioner Higgins recused himself.

Speaking today:

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

Robert Robinson, 7911 Woodland Brae, Knoxville, TN 37919

Elizabeth Tonkin, 7907 High Heath, Knoxville, TN 37919

**A. WEST CITY SECTOR PLAN AMENDMENT****4-L-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the property's existing permitted density of 8 du/ac.

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

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

**B. REZONING****4-U-23-RZ**

From PR (Planned Residential) up to 8 du/ac to PR (Planned Residential) up to 12 du/ac.

**1. STAFF RECOMMENDATION**

Deny the request to increase the PR (Planned Residential) zone density from 8 du/ac to 12 du/ac because it is incompatible with surrounding development and infrastructure.

**2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE THE REQUEST TO INCREASE THE PR (PLANNED RESIDENTIAL) ZONE DENSITY FROM 8 DU/AC TO 12 DU/AC.**

**MOTION CARRIED 9-3 (NO SHELSON, MIDIS, PHILLIPS). APPROVED**



**Item No.****File No.****35. ARTHUR ISAKOV****4-V-23-RZ**

2749 Mary Emily Lane / Parcel ID 060 02704, Commission District 8.  
Rezoning from RA (Low Density Residential) to A (Agricultural).

Speaking today:

Arthur Isakov, 2749 Mary Emily Ln., Knoxville, TN 37924

**1. STAFF RECOMMENDATION**

Approve the A (Agricultural) zone because it is consistent with the surrounding development and sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**CONCEPT AND DEVELOPMENT PLANS**


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**36. THE PRESERVE AT HINES BRANCH CREEK****A. CONCEPT SUBDIVISION PLAN****4-SA-23-C**

3009 Rifle Range Drive / Parcel ID 048 070, Commission District 7.

**1. STAFF RECOMMENDATION**

Approve requested variance based on the justification provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****4-B-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a 32-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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## 37. POPLAR FARMS

### A. CONCEPT SUBDIVISION PLAN

**4-SC-23-C**

0 and 9841 West Emory Road / Parcel ID 076 018 and 021,  
Commission District 6.

#### 1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 14 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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### B. DEVELOPMENT PLAN

**4-D-23-DP**

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

#### 1. STAFF RECOMMENDATION

Approve the development plan for a detached residential subdivision with up to 143 dwellings on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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## 38. BRAKEBILL RIDGE

### A. CONCEPT SUBDIVISION PLAN

**4-SD-23-C**

317 and 319 Brakebill Road / Parcel ID 072 D C 002 and 00101,  
Commission District 8.

#### 1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standard based on the based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

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

Approve the Concept Plan and the curbless private road, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**4-E-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 28 attached dwelling units, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**DEVELOPMENT PLANS**

**39. SHULER CREW CONSTRUCTION**

**4-A-23-DP**

10433 Laurel Pointe Lane / Parcel ID 090 I B 037 Proposed use: Rear setback reduction in PR (Planned Residential) District. Commission District 6.

Speaking today:

Karen Bricken, 10433 Laurel Pointe Lane, Knoxville, TN 37931

Benjie Shuler, 1101 E 1st Ave., Lenoir City, TN 37771

**1. STAFF RECOMMENDATION**

Approve the development plan to reduce the peripheral setback from 35-ft to 22.5-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**40. SHAWN SMITH**

**4-C-23-DP**

0 High Meadow Drive / Parcel ID 118 I F 00201 Proposed use: Detached residential subdivision in PR (Planned Residential) and TO (Technology Overlay) District. Commission District 3.

**1. STAFF RECOMMENDATION**

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

Approve the development plan for three single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the east lot line of Lot 3, as depicted on the site plan, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**41. DAVID IREYS**

4-F-23-DP

3029 Legg Lane / Parcel ID 041 174 Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for two (2) detached residential lots and a reduction of the 35-ft peripheral setback as outlined in the staff comments, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USES ON REVIEW**

**42. TAYLOR D. FORRESTER**

1-A-23-UR

0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun/ rifle shooting range in A (Agricultural) District. Commission District 9.

**1. STAFF RECOMMENDATION**

Withdraw the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**43. MICHAEL SCOTT**

4-A-23-UR

0 Drawbridge Court / Parcel ID 056 N B 019. Proposed use: Parking lot for neighboring parcel 056NA00205 in PR (Planned Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the request for a parking lot as depicted on the site plan, subject to 4 conditions.

**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****44. CLAY MCQUADE****4-B-23-UR**

6945 Maynardville Pike Suite B / Parcel ID 038 K D 01101. Proposed use: Indoor self-storage facility in CA (General Business) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the request for a 45-ft tall, 1-story indoor self-storage facility with a building footprint of approximately 16,900 sqft, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****45. TRAVIS WEBB****4-C-23-UR**

6601 Maynardville Pike / Parcel ID 048 037. Proposed use: Towing facility/ contractor storage yard in the I (Industrial), and CA (General Business) Districts. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request for a contractor's storage yard with approximately 1,600 sq ft of outdoor storage area, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****FINAL SUBDIVISIONS****46. RESUBDIVISION OF PART OF LOT 5 OF MORNINGSIDE FARMS****3-SA-23-F**

1229 Mourfield Road / Parcel ID 144 03703 (part of), Commission District 5.

**1. STAFF RECOMMENDATION**

- 1) Approve variances 1-3 because the access drive inside the private right-of-way is existing.
- 2) Approve variance 4 because the private right-of-way replaces a previously platted access easement, which was recorded at 25 ft wide. This plat adds 1 additional lot to be serviced by the access drive, and Engineering and Public Works supports the request.

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

- 3) Approve variance 5 because the access drive connects two roads, negating the need for a turnaround for fire trucks to exit the property.
- 4) Approve variance 6 because Planning finds a maintenance agreement adequate to address maintenance responsibilities due to the fact that the access drive is existing, already has a maintenance agreement, and only serves one additional lot.
- 5) Approve the subdivision plat because it is otherwise in compliance with the Subdivision Regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS****47. KNOXVILLE-KNOX COUNTY PLANNING****4-A-23-OB**

Consideration of Appointment of a nominating committee for Planning Commission Officers for the 2023-2024 term.

Commission Chair Tim Hill appointed the following commissioners to the nominating committee:

Pat Phillips, Jeff Roth and Tamara Boyer.

**48. TOMPAUL KNOXVILLE, LLC****4-B-23-OB**

Consideration of a Similar Use Determination for facility to be used to reclaim and recycle metals and plastics from large shredded material such as automobiles in the I (Industrial) district. Commission District 9.

Speaking today:

Lydia Crabtree, 2603 Fessy Park Rd. #102, Nashville, TN 37204

Anthony Dickens, 2603 Fessy Park Rd. #102, Nashville, TN 37204

**1. STAFF RECOMMENDATION**

Approve the use classification for the metal recycling business, described in the “Description of Operations”

**Item No.**

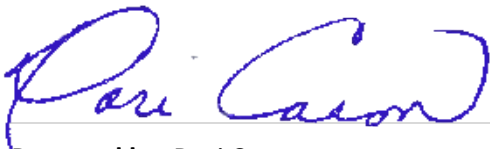
**File No.**

(Exhibit A), as a Use Permitted on Review in the I (Industrial) zone.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 6:08 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.