

The Planning Commission met in regular session on April 11, 2024, 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	Mr. Miles Biggs
A Ms. Tamara Boyer	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. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	A Mr. Eddie Smith

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

## 2. APPROVAL OF APRIL 11, 2024 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MARCH 7, 2024 MINUTES

**APPROVED ON CONSENT**

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

**B. AUTOMATIC POSTPONEMENTS READ**

**C. AUTOMATIC WITHDRAWALS READ**

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

30 days

- 1. MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE MAY 9, 2024 PLANING COMMISSION MEETING.

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

60 days

None

90 days

None

**E. WITHDRAWALS TO BE VOTED ON READ**

- 1. MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO WITHDRAW ITEMS AS READ.

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 WITHDRAWN**

**F. TABLED ITEMS**

- |   |                  |
|---|------------------|
| <ul style="list-style-type: none"> <li>1. <b>KNOXVILLE-KNOX COUNTY PLANNING</b><br/>Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023)</li> </ul> | <b>8-A-22-OA</b> |
| <ul style="list-style-type: none"> <li>2. <b>WILLIAM MAYS</b></li> </ul>  | <b>4-A-23-SU</b> |

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

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. (Tabled date 7/13/2023)

- |  |                  |
|--|------------------|
| <b>3. CHAD WILHITE</b>   | <b>8-G-23-RZ</b> |
| 8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)  |                  |
| <b>4. R. BENTLEY MARLOW</b>  | <b>8-A-23-OA</b> |
| Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023) |                  |
| <b>5. WILKINSON SUBDIVISION</b>  |                  |
| (Tabled date 10/5/2023)  |                  |
| <hr/>  |                  |
| <b>A. CONCEPT SUBDIVISION PLAN</b>   | <b>7-SC-23-C</b> |
| 8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.   |                  |
| <hr/>  |                  |
| <b>B. DEVELOPMENT PLAN</b>   | <b>7-A-23-DP</b> |
| Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.   |                  |
| <b>6. MILLERTOWN VILLAS</b>  | <b>9-SA-23-C</b> |
| 4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)  |                  |
| <b>7. R. BENTLEY MARLOW (REVISED)</b>  | <b>8-E-23-OA</b> |

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

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

- |  |                   |
|--|-------------------|
| <b>8. THUNDER MOUNTAIN PROPERTIES</b>  | <b>1-K-24-RZ</b>  |
| 8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac. (Tabled date 1/11/2024) |                   |
| <b>9. THUNDER MOUNTAIN PROPERTIES</b>  |                   |
| 8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9.   |                   |
| <b>A. SOUTH COUNTY SECTOR PLAN AMENDMENT</b>   | <b>1-G-24-SP</b>  |
| From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)                        |                   |
| <b>B. REZONING</b>   | <b>1-L-24-RZ</b>  |
| From A (Agricultural) to CA (General Business).  |                   |
| <b>10. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)</b>  |                   |
| (Tabled date 1/11/2024)  |                   |
| <b>A. CONCEPT SUBDIVISION PLAN</b>   | <b>12-SG-23-C</b> |
| 0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.  |                   |
| <b>B. DEVELOPMENT PLAN</b>   | <b>12-H-23-DP</b> |
| Proposed use: Detached residential subdivision in PR (Planned Residential) District.   |                   |
| <b>11. LANTERN PARK</b>  |                   |
| (Tabled date 3/7/2024)   |                   |
| <b>A. CONCEPT SUBDIVISION PLAN</b>   | <b>12-SF-23-C</b> |
| 12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.   |                   |
| <b>B. DEVELOPMENT PLAN</b>   | <b>12-G-23-DP</b> |
| Proposed use: Detached residential subdivision in PR (Planned Residential) District.   |                   |

**Item No.**

**File No.**

**12. BENJAMIN C. MULLINS**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

**2-B-24-DP**

**13. R. BENTLEY MARLOW**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. (Tabled 3/7/2024)

**8-B-23-OA**

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**G. ITEMS TO BE TABLED READ**

*None*

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**H. ITEMS TO BE REMOVED FROM THE TABLE READ**

*None*

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**I. CONSENT ITEMS READ**

*Commissioner Higgins recused himself from voting on the Consent Items.*

- 1. MOTION (SHELSON) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #18, #20, #22, AND #39.**

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

## **KNOX COUNTY**

### **FINAL SUBDIVISIONS / WITH A VARIANC REQUEST**

**5. RESUBDIVISION OF LOTS 23-26 SPARKS MEADOW SUBDIVISION**

3525, 3533, 3532 and 3524 Sparks Scenic Way / Parcel ID 091 G B 023, 024, 025, 026, Commission District 6.

**4-SC-24-F**

Speaking today:

Ron Worley, P.O. Box 70515, Knoxville, TN 37938

**1. STAFF RECOMMENDATION**

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

Approve the variance for plat approval to have a shared permanent access easement connect to a private right-of-way, based on the following evidence of hardship.

1. Lots 23R, 24R, 25R and 26R abut the cul-de-sac at the rear of the subdivision on Sparks Scenic Way. All four lots have road frontage along the private right-of-way, but due to the steep hillside, they do not have traversable pedestrian and vehicular access. To access the private right-of-way, lots 23R, 24R, 25R and 26R will need to share a driveway.
2. The slopes in the hillside at the rear of Sparks Meadow subdivision pose a challenge in creating individual access to the private right-of-way. A shared permanent access easement would allow these 4 lots safe access to the private right-of-way via a singular driveway.
3. It is not for financial reasons that the variance is being requested. There is a ridge at the rear of this development. Because of the steep slopes Lots 23R, 24R, 25R, and 26R have access challenges that other lots within the development do not have.
4. Granting of the variance would not be detrimental to the public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. All lots have at least 25 feet of road frontage on the private right-of-way, but due to topographical challenges, a shared permanent access easement must be created for Lots 23R, 24R, and 25R and 26R.

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

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

3. **STAFF RECOMMENDATION**

Approve the final plat for the resubdivision of four lots in the PR (Planned Residential) zone.

4. **MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

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

## 6. FINAL PLAT OF SUBDIVISION OF THE BROGDON PLACE PROPERTIES

4-SD-24-F

2115 and 2121 Brogdon Place Way / Parcel ID 083 014 03, 014 05, Commission District 9.

Speaking today:

Benjamin Moorman, 10308 Hardin Valley Rd., Knoxville, TN 37932

### 1. STAFF RECOMMENDATION

Approve the variance to allow the creation of one additional lot on a previously approved joint permanent easement (JPE) without requiring the JPE to meet the applicable requirements of Section 3.03.E, based on the following evidence of hardship.

1. The subject parcels and the existing JPE are the result of a Last Will and Testament referenced on the face of the survey. The additional lot being created is for a family member, as stated by the applicant.

2. The properties maintain no direct road frontage and are currently served by an existing JPE and network of driveways within the same. Only the family properties are served by this network of driveways, and the situation is unique to these properties.

3. The request is not based on a desire for financial gain since the plat's sole purpose is to allow for the construction of a new home by another family member of the estate, as stated by the applicant.

4. The granting of the variation will not be detrimental to the public safety or injurious to other properties in the neighborhood. Knox County Engineering & Public Works department supports this variance for only one additional lot. Any further creation of additional lots will require the JPE to meet the applicable requirements of Section 3.03.E.

### 2. MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

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

### 3. STAFF RECOMMENDATION

**Item No.**

**File No.**

Approve the request to create three lots in the A (Agriculture) zone (resulting in total 7 lots being served by the existing JPE), subject to one condition.

- 4. **MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

**FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST**

**7. FINAL PLAT OF EMORY GREEN SUBDIVISION 4-SA-24-F**

0 W. Emory Road / Parcel ID 077 083 03, Commission District 6.

- 1. **STAFF RECOMMENDATION**

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. FINAL PLAT OF MEADOWS AT HICKORY CREEK 4-SB-24-F**

0 Buttermilk Road / Parcel ID 129 142, Commission District 6.

- 1. **STAFF RECOMMENDATION**

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

**9. CHRISTOPHER SIBLEY 4-C-24-SP**

0 Schaeffer Road / Parcel ID 104 105, Commission District 3. Northwest County Sector Plan Amendment from ROW (Major Rights-of-Way) to O (Office).



**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the O (Office) land use classification because the current ROW (Right-of-Way) land use classification is a result of an error in the plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**10. MESANA INVESTMENTS, LLC**

**2-K-24-RZ**

0 Night Time Drive / Parcel ID 078 A B 044, Commission District 6. Rezoning from PR (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 4 du/ac (as a separate PR zone).

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Deny the request for PR (Planned Residential) up to 4 du/ac for the subject lot because it will make the platted Dorchester Subdivision non-compliant with the approved zoning density.

**2. MOTION (OOTEN) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 4 DU/AC, SUBJECT TO THE CONDITION THAT THE LOT IS USED FOR ONE DWELLING UNIT.**

**MOTION CARRIED 12-1 (NO SELSO). APPROVED**

**11. YURIY DROZHZHIN**

**4-B-24-RZ**

6329 Ball Road / Parcel ID 091 052, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**12. LARRY & LAURA BAILEY**

**4-C-24-RZ**

5130 W Emory Road / Parcel ID 066 130, Commission District 6.  
Rezoning from PR (Planned Residential) up to 4.2 du/ac and A (Agricultural) to RA (Low Density Residential).

Speaking today:

Larry Bailey, 2700 W Emory Rd., Powell, TN 37849

Matthew McCartt, 7321 Ladd Rd., Powell, TN 37849

**1. STAFF RECOMMENDATION**

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

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

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

**13. DOUGLAS R PAWLAK**

**4-H-24-RZ**

0 Red Hellard Lane and 10022 Bob Gray Road / Parcel ID 118 C J 040 01 and 040, Commission District 3. Rezoning from PR (Planned Residential) up to 5 du/ac to RA (Low Density Residential).

Speaking today:

Douglas Pawlak, 10108 Red Hellard Ln., Knoxville, TN 37923

Deanne Young, 10137 Red Hellard Ln., Knoxville, TN 37923

Aida Safaryan, 10109 Red Hellard Ln., Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

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

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

**MOTION CARRIED 12-1 (NO ADAMS). APPROVED**

**14. JOHN W. GARGIS**

**4-K-24-RZ**

7218 Larkspur Lane / Parcel ID 067 096 01, Commission District 7.  
Rezoning from A (Agricultural) to CA (General Business).

**1. STAFF RECOMMENDATION**

**Item No.**

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Deny the CA (General Business) zone because it is not compatible with surrounding development and would encroach into a residential area.

- 2. MOTION (OOTEN) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

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

**15. TAYLOR D. FORRESTER**

**4-L-24-RZ**

0 Choto Road, 12106, 12112 and 12118 Choto Marina Way / Parcel ID 170 064 02 (part of), 071, 071 01 and 071 02, Commission District 5. Rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 2 du/ac and F (Floodway).

Speaking today:

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

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and permitted residential intensity. The F (Floodway) zone will be retained.

- 2. MOTION (HUBER) AND SECOND (OOTEN) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 2 DU/AC, SUBJECT TO THE CONDITION THAT NO VEHICULAR ACCESS IS ALLOWED VIA CARAVEL LANE. THE F (FLOODWAY) ZONE WILL BE RETAINED.**

**MOTION CARRIED 11-2 (NO SHELSON AND MIDIS). APPROVED**

**16. BENJAMIN C. MULLINS**

0 Hardin Valley Road / Parcel ID 104 017 07, Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**4-I-24-SP**

From GC (General Commercial) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) and would be retained.

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**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING**

**4-M-24-RZ**

From PC(k) (Planned Commercial) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. MESANA INVESTMENTS, LLC**

**4-N-24-RZ**

7505 Blacks Ferry Road / Parcel ID 066 051, Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 1 du/ac because of the environmental constraints on the property and the need for infrastructure improvements before higher intensity zoning is established on Blacks Ferry Road.

**2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO POSTPONE FOR 30 DAYS TO THE MAY 9, 2024 MEETING OF THE PLANNING COMMISSION.**

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

**18. WILLIAM DALE RHOTON**

**4-O-24-RZ**

611 W Governor John Sevier Highway / Parcel ID 137 144 01, Commission District 9. Rezoning from A (Agricultural) to RB (General Residential).

Speaking today:

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

**1. STAFF RECOMMENDATION**

Approve the RB (General Residential) zone because it is consistent with the sector plan and a minor extension of the zone, subject to 1 condition.

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- 2. **MOTION (ADAMS) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH REVISION OF CONDITION #1 TO EXTEND THE TYPE B LANDSCAPE SCREEN FROM THE EXISTING VEGETATION ON THE EASTERN BOUNDARY TO THE NORTHERN BOUNDARY OF THE PARCEL.**

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

**19. MESANA INVESTMENTS, LLC**

**4-P-24-RZ**

3239 George Light Road / Parcel ID 089 166, Commission District 6. Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) up to 5 du/ac and TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the sector plan and surrounding development. The TO (Technology Overlay) would be retained.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**20. JESSE A. PAPA**

**4-S-24-RZ**

2134, 2140 and 2202 Shiptown Road / Parcel ID 042 J C 003, 004, 005, Commission District 8. Rezoning from A (Agricultural) and F (Floodway) to RA (Low Density Residential) and F (Floodway).

Speaking today:

Gale Brewer, 2210 Shiptown Rd., Mascot, TN 37806

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and other development in the area. The F (Floodway) zone would be retained.

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

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

**21. STORM SHULAR**

8922 Pickens Gap Road / Parcel ID 150 044, Commission District 9.

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

Speaking today:

Storm Shular, 307 Blue Peacock Way, Seymour, TN 37865

Bobby Smelcer, 512 Ensley Dr., Knoxville, TN 37920

Darin Maroni, 704 Highland View Dr., Knoxville, TN 37920

Jennifer Morton, 8217 Pickens Gap Rd., Knoxville, TN 37920

Eugene Smith, 8328 Pickens Gap Rd., Knoxville, TN 37920

Cameron Hamblin, 512 Ensley Dr., Knoxville, TN 37920

Emily Messer, 8920 Jet Rd., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****4-N-24-SP**

From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

**2. MOTION (SHELSO) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****4-V-24-RZ**

From A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 2 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the Rural Residential land use classification and surrounding development, subject to one condition.

**2. MOTION (SHELSO) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED 12-1 (NO HUBER). APPROVED**

*Commissioner Browning left the meeting at this time (3:51 p.m.).*

**Item No.**

**File No.**

**CONCEPT AND DEVELOPMENT PLANS**

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**22. CARDINAL LANDING**

Speaking today:

Chris Sharp, 10330 Hardin Valley Rd. Ste. 201, Knoxville, TN 37932

Diana Martel, 3224 Truitt Path Ln., Knoxville, TN 37931

Stephanie Vernos, 7707 Mossy Landing Ln., Knoxville, TN 37931

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**A. CONCEPT SUBDIVISION PLAN**

**4-SA-24-C**

0 Bakertown Road / Parcel ID 091 256 08, Commission District 6.

**1. STAFF RECOMMENDATION**

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

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

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

**3. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 6 conditions.

**4. MOTION (OOTEN) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

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

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**B. DEVELOPMENT PLAN**

**4-A-24-DP**

Proposed use: Attached houses in PR (Planned Residential) up to 4 du/ac District.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 41 attached houses on individual lots and a peripheral setback reduction to 15 ft along the southern property line for Lots 18-33 as shown on the development plan, subject to 3 conditions.

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

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

**23. STRAWBERRY HILLS – PHASE 3B**

**A. CONCEPT SUBDIVISION PLAN**

**4-SB-24-C**

521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**4-B-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 9 du/ac District.

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 8 detached houses on individual lots, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**24. FOX ROAD SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN**

**4-SC-24-C**

0 and 504 Fox Road / Parcel ID 143 112 01, 112, Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the alternative design standards based on the justification provided by the applicant and



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recommendations of the Knox County Department of Engineering and Public Works.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 11 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**4-C-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac and PR (Planned Residential) up to 4 du/ac Districts.

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 92 detached dwellings, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**25. BODAK LLC ON NORTSHORE DRIVE**

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

Randall Dodson, 2684 Clearmill Dr., Lenoir City, TN 37772

**A. CONCEPT SUBDIVISION PLAN**

**4-SD-24-C**

0 S Northshore Drive / Parcel ID 169 008, Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the concept plan subject to 5 conditions.

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

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

**B. DEVELOPMENT PLAN**

**4-F-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

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

Approve the development plan for up to 14 detached houses on individual lots and a peripheral setback reduction to 15' along the eastern boundaries of lots 7-10 and common area 3, 20' along the western boundaries of lots 1-4 and common area 2, and 25' along the rear and south side of the property, as shown on the site plan, subject to 1 condition.

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

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

**26. PRICES POINT**

Speaking today:

Greg Presnell, 265 Brookview Centre Way Ste. 201, Knoxville, TN 37919

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

**A. CONCEPT SUBDIVISION PLAN****4-SE-24-C**

0 E Governor John Sevier Highway / Parcel ID 111 058, 036 05,  
Commission District 9.

**1. STAFF RECOMMENDATION**

Approve the requested variance to reduce the minimum broken back curve tangent on Road 'C' at STA 8+32.70 from 150 ft to 140.63 ft, based on the following evidence of hardship presented by the applicant.

a. The reduced tangent will help limit disturbance of the hillside protection area and the 500-year floodplain.

b. The tangent is in the middle of the existing ridge area, which limits disturbance into the hillside protection area on either side of the ridge.

c. The purpose of the variation is not based exclusively upon a desire for financial gain.

d. The granting of the variation will not be detrimental to public safety, health, or welfare because using two small horizontal curves and a shorter tangent will act as traffic calming, compared to one larger, single-radius curve.

Approve the requested variance to reduce the minimum broken back curve tangent on Road 'D' at STA 6+45.35 from

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150 ft to 88.41 ft, based on the following evidence of hardship presented by the applicant.

- a. The reduced tangent is due to the curvature of the site boundary and steep topography created by the construction of E. Governor John Sevier Highway.
- b. The required 50-ft buffer along E. Governor John Sevier Highway and the utility area between Lots 17 and 18 create a unique condition.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain.
- d. The granting of the variation will not be detrimental to public safety, health, or welfare because using two small horizontal curves and a shorter tangent will act as traffic calming, compared to one larger, single-radius curve.

Approve the requested variance to reduce the minimum intersection spacing along E. Governor John Sevier Highway, between the centerlines of Road 'A' and French Road, from 400 ft to 265 ft, based on the following evidence of hardship presented by the applicant.

- A. The property is located inside a curve of E. Governor John Sevier Highway that limits sight distance to the north. By moving the access point to the south, the required sight distance can be obtained.
- B. The topography in the proposed location helps to create an entrance with less incline and k-values that meet the road design standards, compared to having access at the French Road intersection.
- C. The purpose of the variation is not based exclusively upon a desire for financial gain.
- D. The granting of the variation will not be detrimental to public safety, health, or welfare because the proposed access location will provide better sight distance and alleviate turning conflicts for a safer entryway onto E. Governor John Sevier Highway for both this development and French Road.

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

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

3. **STAFF RECOMMENDATION**

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Approve the alternative design standards based on the justifications provided by the applicant and the recommendation of the Knox County Department of Engineering and Public Works.

- 4. **MOTION (OOTEN) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

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

- 5. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 13 conditions.

- 6. **MOTION (OOTEN) AND SECOND (SHELSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

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

**B. DEVELOPMENT PLAN**

**4-G-24-DP**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 4.5 du/ac and PR(k) (Planned Residential) up to 3.9 du/ac Districts.

- 1. **STAFF RECOMMENDATION**

Approve the development plan for up to 145 detached houses on individual lots, subject to 1 condition.

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

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

**CONCEPTS / USES ON REVIEW**

*None*

**DEVELOPMENT PLANS**

**27. RON D LENNOX**

**4-D-24-DP**

0 and 1575 Harris Road / Parcel ID 060 079 09, 079 10. Proposed use: Office and warehouse space in PC(k) (Planned Commercial) District. Commission District 8.

Speaking today:

Tyler Smith, 2800 Hoitt Ave, Knoxville, TN 37917

Jeff Ellison, 1701 Harris Rd., Knoxville, TN 37924

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**1. STAFF RECOMMENDATION**

Approve the development plan for office and warehouse use in the PC(k) zone, subject to 6 conditions.

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

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

**28. LOGAN HIGGINS**

**4-E-24-DP**

6742 Martel Lane / Parcel ID 147 C D 003. Proposed use: Office/warehouse in PC (Planned Commercial) District. Commission District 9.

**1. STAFF RECOMMENDATION**

Approve the development plan for a 2,060 sq ft office/warehouse building and requested revisions to the protective covenants for Southwood Commercial Park, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**29. HENSON DEVELOPMENTS, LLC**

**4-H-24-DP**

0 Westland Drive / Parcel ID 133 G C 006. Proposed use: Attached townhouses on a single lot in PR (Planned Residential) up to 12 du/ac District. Commission District 4.

*Commissioner Higgins recused himself from discussing or voting on this item.*

Speaking today:

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

Joel Reyes, 9514 Continental Dr., Knoxville, TN 37922

David Richards, 7917 1/2 Westland Dr., Knoxville, TN 37919

Greg Guinn, 8101 Westland Dr., Knoxville, TN 37919

William Daniels, 1677 Botsford Dr., Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 46 attached townhomes and the reduction of the peripheral setback to 20 ft along the western boundary and to 15 ft along the northeast boundary (behind unit 28), subject to 5 conditions.

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- 2. **MOTION (OOTEN) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE REVISION OF CONDITION #4 TO REQUIRE THE INSTALLATION OF A TYPE 'B' LANDSCAPE SCREEN ALONG THE PERIPHERAL BOUNDARY ADJACENT TO UNITS 27 – 38.**

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

**USES ON REVIEW**

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**30. JASON DECORT, JR**

**4-A-24-UR**

3304 Stamps Lane / Parcel ID 056 P B 024. Proposed use: Dog training in A (Agricultural) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request for a dog training facility with approximately 1,009 sq ft of floor area and 864 sq ft of outdoor fenced in turf area and overnight kenneling for up to 8 dogs, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**31. PREMIER FENCE, LLC**

**4-B-24-UR**

3629 Neal Drive / Parcel ID 038 N A 002. Proposed use: Contractor's storage yard in CA (General Business) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request for a contractor's storage yard with approximately 12,000 sq ft of outdoor storage area, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**32. JOE BOERSMA**

**4-C-24-UR**

7972 Majestic Meadows Way / Parcel ID 041 016 09. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the request for indoor storage use in the A (Agricultural) zone, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**33. AMMANS PROPERTIES DIVERSIFIED****4-D-24-UR**

301 and 325 Murray Drive / Parcel ID 068 084, 088 (part of). Proposed use: Self storage in CA (General Business), RA (Low Density Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the request to expand the existing self-service storage facility by approximately 17,700 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS****34. KNOXVILLE-KNOX COUNTY PLANNING****4-C-24-OA**

Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 5, Zone Regulations, Sections 5.31 and 5.32, to add multifamily developments, townhouses, and above ground dwellings, and clinics, medical offices, dental offices, and other medical uses of a similar nature in size to the uses allowed in the CA and CB zones.

Speaking today:

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

Dale Akins, 12624 Barnstable Ln., Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Staff recommends approval of the proposed amendments to the Knox County Zoning Code, Article 5, Zone Regulations, Sections 5.31 and 5.32, CA (General Commercial) and CB (Business and Manufacturing) zones, respectively, adding clinics, medical offices, dental offices and other medical uses of a similar nature and size, and multi-dwelling developments and structures with a density of up to 12 du/ac as a permitted use; and multi-dwelling developments and structures with a density above 12 du/ac as uses permitted on review, and amendments to Article 2.2 Definitions, Specific Terms, to add a definition for upper-level dwellings.

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

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

**OTHER BUSINESS**

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**35. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**

**4-A-24-OB**

The Planning Commission Chair will appoint a nominating committee for Planning Commission Officers for the 2024-2025 term.

**1. CHAIRMAN HILL ANNOUNCED THE APPOINTMENT OF THE NOMINATING COMMITTEE AS FOLLOWS:**

- Commissioner Rich Levenson – Chair
- Commissioner Nathaniel Shelso
- Commissioner Tamara Boyer

**36. KNOXVILLE-KNOX COUNTY PLANNING**

**4-B-24-OB**

Consideration of amendments to the Knoxville-Knox County Planning Commission Bylaws.

**1. STAFF RECOMMENDATION**

- Knoxville-Knox County Planning staff recommend approval of the proposed minor amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CITY OF KNOXVILLE**

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

There were no Level 1 Certificates of Appropriateness issued since the March 7, 2024 Planning Commission meeting.



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FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

**37. FINAL PLAT OF LOT 190 & 191 OF  
OVERBROOK ADDITION, RESUBDIVISION OF  
A PORTION OF LOT 22 OF RICHMOND  
HEIGHTS**

**3-SB-24-F**

0 Richmond Avenue / Parcel ID 94 H C 010 01, Council District 3.

**1. STAFF RECOMMENDATION**

Postpone the plat application for 30 days to the May 9, 2024 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

*None*

STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

*None*

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF  
APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

**38. RANDY GUIGNARD**

1707 Loves Creek Road / Parcel ID 060 I C 003, Council District 4.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

**4-H-24-SP**

From PP (Public Parks and Refuges) 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 transition of land use intensity and is supported by local residential amenities.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

**B. ONE YEAR PLAN AMENDMENT**

**4-G-24-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it provides a transition of land use intensity and is supported by local residential amenities.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**39. DREAM HOUSE CONSTRUCTION, LLC**

0 Middlebrook Pike / Parcel ID 106 O B 001 02, Council District 2.

Speaking today:

Shawn Smith, 9051 Executive Park Dr. Ste. 201, Knoxville, TN 37923

Jim Price, 848 Bennett Pl., Knoxville, TN 37909

John Heins, 6908 Stockton Dr., Knoxville, TN 37909

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

**4-A-24-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 surrounding development.

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

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

**B. ONE YEAR PLAN AMENDMENT**

**4-A-24-PA**

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

**1. STAFF RECOMMENDATION**

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

Approve the One Year Plan amendment to the MDR (Medium Density Residential) classification because it is consistent with the surrounding development.

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

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

**C. REZONING****4-A-24-RZ**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the surrounding development and recommended land use classification.

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

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

**40. DREAM HOUSE CONSTRUCTION, LLC**

0 Henson Road / Parcel ID 093 H G 001, Council District 3.

Speaking today:

Shawn Smith, 9051 Executive Park Dr. Ste. 201, Knoxville, TN 37923

Stephanie Newman, 623 Mulberry, Loudon, TN 37774

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****4-B-24-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 the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development. The HP (Hillside Protection) would be retained.

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

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

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****4-B-24-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with the surrounding development. The HP (Hillside Protection) would be retained.

**2. MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****C. REZONING****4-D-24-RZ**

From AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve the RN-3 (General Residential Neighborhood) because it is consistent with the recommended land use classification and surrounding development. The HP (Hillside Protection Overlay) would be retained.

**2. MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****41. ALEXIS FELICIANO****4-E-24-RZ**

4407, 4411 and 4415 Joe Lewis Road; 1410 Lewis Avenue / Parcel ID 122 L E 019, 020, 021, 022, Council District 1. Rezoning from I-G (General Industrial) and RA (Low Density Residential) to RN-2 (Single-Family Residential Neighborhood) and RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**42. HOMESTEAD LAND HOLDINGS, LLC**

0 Broome Road, 7700 and 7708 Middlebrook Pike / Parcel ID 106 O A 040 02, 041, 042, Council District 2.

Speaking today:

Russ Rackley, P.O. Box 30496, Knoxville, TN 37930

John Heins, 6908 Stockton Dr., Knoxville, TN 37909

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT**

**4-D-24-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 is consistent with surrounding development.

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

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

**B. ONE YEAR PLAN AMENDMENT**

**4-C-24-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 development.

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

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

**C. REZONING**

**4-F-24-RZ**

From RN-2 (C) (Single-Family Residential Neighborhood) to RN-5 (C) (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

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Approve the RN-5 (C) (General Residential Neighborhood) district because it is consistent with surrounding development and the intent of the zoning district.

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

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

**43. GARY KOONTZ**

5531 N Broadway / Parcel ID 048 N C 020 01, Council District 4.

**A. NORTH CITY SECTOR PLAN AMENDMENT**

**4-E-24-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the GC (General Commercial) land use classification because this is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**4-D-24-PA**

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of this classification and compatible with the surrounding development conditions. The HP (Hillside Protection) designation would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**C. REZONING**

**4-G-24-RZ**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve the C-H-2 (Highway Commercial) district because it is consistent with the recommended land use classification and an extension of this district. The HP (Hillside Protection Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**44. JOHN LYNCH SANDERS, FAIA**

1221 Laurel Avenue / Parcel ID 094 M B 001 (part of), Council District 1.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT**

**4-F-24-SP**

From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the NC (Neighborhood Commercial) land use classification because it is compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**4-E-24-PA**

From MDR (Medium Density Residential) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is compatible with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****C. REZONING****4-I-24-RZ**

From RN-5 (General Residential Neighborhood) and NC (Neighborhood Conservation Overlay) to C-N (Neighborhood Commercial) and NC (Neighborhood Conservation Overlay).

**1. STAFF RECOMMENDATION**

Approve the C-N (Neighborhood Commercial) district because it is compatible with surrounding development and consistent with adopted plans and the intent of the zoning district. The NC (Neighborhood Conservation Overlay) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**45. BIR INVESTMENTS, LLC**

2635 Western Avenue / Parcel ID 094 A A 031 01 (part of), Council District 5.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT****4-G-24-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the HI (Heavy Industrial) land use classification because it is compatible with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT****4-F-24-PA**

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

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the HI (Heavy Industrial) land use classification because it is consistent with the surrounding area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**



**C. REZONING**

**4-J-24-RZ**

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

**1. STAFF RECOMMENDATION**

Approve the I-H (Heavy Industrial) district because it is consistent with the surrounding area and a minor extension of the district.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**46. SCOTT SMITH**

0 and 1476 Lyons Bend Road, 0 S Northshore Drive / Parcel ID 121 J B 004, 004 01, 121 O B 023, Council District 2.

**A. SOUTHWEST COUNTY, WEST CITY SECTOR PLAN AMENDMENT**

**4-J-24-SP**

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), HP (Hillside Protection) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a sector plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas will remain.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**4-H-24-PA**

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), HP (Hillside Protection) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a One Year Plan

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amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas will remain.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**C. REZONING**

**4-Q-24-RZ**

From RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay) and HP (Hillside Protection)

**1. STAFF RECOMMENDATION**

Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts will remain.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**47. REV. HAROLD MIDDLEBROOK**

1117 Beaman Lake Road / Parcel ID 083 H A 010 (part of), Council District 6.

Speaking today:

Harold Middlebrook, 2334 Dandridge Ave., Knoxville, TN 37915

Alvin Nance, 1735 Woodhaven Dr., Knoxville, TN 37914

Willie Crosby, 1108 Beaman Lake Rd., Knoxville, TN 37914

Stephen Bishop, 1216 Beaman Lake Rd., Knoxville, TN 37914

*Commissioner Higgins left the meeting at this time (5:25 p.m.).*

*Commissioner Ooten left the meeting at this time (5:32 p.m.).*

**A. EAST CITY SECTOR PLAN AMENDMENT**

**4-K-24-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 is compatible with the surrounding development.

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

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

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****4-I-24-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 compatible with the surrounding development.

**2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 10-0. APPROVED****C. REZONING****4-R-24-RZ**

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

**1. STAFF RECOMMENDATION**

Approve the RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and surrounding developments.

**2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 10-0. APPROVED****48. CONNOLLY DEVELOPMENT VENTURES, LLC**

2600 Sevier Avenue / Parcel ID 109 B E 001, Council District 1.

**A. SOUTH CITY SECTOR PLAN AMENDMENT****4-L-24-SP**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the NC (Neighborhood Commercial) land use classification because it is consistent with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****4-J-24-PA**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is consistent with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****C. REZONING****4-T-24-RZ**

From RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****49. STEPHEN GOODSON**

606 Heins Court / Parcel ID 069 J A 018 01, Council District 5.

**A. NORTH CITY SECTOR PLAN AMENDMENT****4-M-24-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 changing conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. ONE YEAR PLAN AMENDMENT****4-K-24-PA**

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

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**C. REZONING**

**4-U-24-RZ**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve the RN-4 (General Residential Neighborhood) district because the location is consistent with the intent of the zoning district.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**CONCEPT PLANS AND SPECIAL USES**

*None*

**SPECIAL USES**

**50. SUZANNE STELLING**

**4-A-24-SU**

514 N Olive Street / Parcel ID 082 J S 001. Proposed use: Neighborhood non-residential reuse for a bakery in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

**1. STAFF RECOMMENDATION**

Approve the requested neighborhood nonresidential reuse for a bakery, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**51. BENJAMIN C. MULLINS**

**4-B-24-SU**

914 Oak Grove Lane / Parcel ID 121 G G 019 01. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**52. J SCOTT BUSBY**

**4-C-24-SU**

3700 Keowee Avenue / Parcel ID 122 A B 026. Proposed use: Place of worship expansion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the request for an expansion of a place of worship, subject to two conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

**53. CITY OF KNOXVILLE**

**4-A-24-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; and Article 4.4, EN District Standards to add standards for flag lots and lots using shared permanent access easements.

**1. STAFF RECOMMENDATION**

Planning requests a 30-day postponement to the May 9, 2024 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**54. KNOXVILLE-KNOX COUNTY PLANNING**

**4-B-24-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Table 9-1: Use Matrix to add Residential Care Facilities as a special use in the OP (Office Park) Zoning District.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Staff recommends that the Knoxville-Knox County Planning Commission approve an amendment to the City of Knoxville Zoning Ordinance, Article 9.2, Use Matrix Table 9-1 to add a Residential Care Facility as a Special Use in the OP zoning district.

**APPROVE ON CONSENT EARLIER IN THE MEETING**

**55. CITY OF KNOXVILLE**

**4-D-24-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions, to amend a definition for Independent Living Facilities.

**1. STAFF RECOMMENDATION**

Staff recommends approval of this amendment as requested by the City of Knoxville's Plans Review and Inspection Department to the City of Knoxville Zoning Ordinance, Article 2.3, Definitions, to revise the definition of Independent Living Facilities.

**WITHDRAWN EARLIER IN THE MEETING**

**OTHER BUSINESS**

*None*

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:42 P.M.

**Item No.**

**File No.**

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**Prepared by:** Dallas DeArmond

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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.*