

The Planning Commission met in regular session on August 8, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

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

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Mr. Andre Canty
Mr. Chris Ooten A	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF AUGUST 8, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF JULY 11, 2019 MINUTES

APPROVED ON CONSENT

-

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

-

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL THE SEPTEMBER 12, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED 30 DAYS

MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE OCTOBER 10, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED 60 DAYS

ITEMS REQUESTED TO BE WITHDRAWN

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

MOTION CARRIED 14-0. WITHDRAWN

C. TABLED ITEMS

1. **BULLARD FARM - EAGLE CDI, INC.**
 - a. **Concept Subdivision Plan** 5-SA-18-C
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
 - b. **USE ON REVIEW** 5-B-18-UR
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.
2. **GORDON SMITH** 8-B-18-AC
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

Item No.**File No.**

- | | |
|---|-------------------|
| 3. WHITE'S ADDITION
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. | 10-SC-18-F |
| 4. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | 12-SD-18-F |
| 5. DEBRA G. DAUGHERTY
Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6. | 12-C-18-UR |
| 6. WOODSON TRAIL, PHASE 4A
South of Woodson Drive, east of Spring Creek Road, Council District 1. | 10-SE-18-F |
| 7. DANIEL LEVY
West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9. | |
| a. South County Sector Plan Amendment
From A (Agriculture) to GC (General Commercial). | 2-A-19-SP |
| b. Rezoning
From A (Agricultural) to PC (Planned Commercial). | 2-D-19-RZ |

D. ITEMS REQUESTED TO BE TABLED*None***E. ITEMS REQUESTED TO BE UNTABLED***None***F. CONSENT ITEMS**

Items recommended for approval on consent are marked (C). They will be considered under one motion to Approve.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN
Mr. Murphy requested that Item # 13 be removed from the Consent List.

- 1. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #13.**

Item No.

File No.

MOTION CARRIED 14-0. APPROVED

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

MOTION CARRIED 14-0. APPROVED

ORDINANCE AMENDMENTS:

5. KNOXVILLE-KNOX COUNTY PLANNING

3-A-19-OA

Amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN
Orlando Diaz, 502 Union Avenue, Knoxville, TN

1. STAFF RECOMMENDATION

Planning staff recommends APPROVAL of the proposed amendment to the Knox County Zoning Ordinance.

- 2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE AN AMENDMENT TO THE KNOX COUNTY ZONING ORDINANCE CREATING A NEW PLANNED DEVELOPMENT APPROVAL PROCESS KNOWN AS THE PLANNED DEVELOPMENT APPROVAL ORDINANCE.**

COMMISSIONER CLANCY AMENDED HIS MOTION TO INCLUDE THAT EXCEPTIONS FROM DISTRICT REGULATIONS MAY BE GRANTED FOR PLANNED DEVELOPMENTS IF ANY OF THE EXCEPTIONS AS LISTED IN 6.80.04.B, INCLUDING THESE EXCEPTIONS BUT NOT LIMITED TO THEM, ARE MET.

COMMISSIONER ROTH AMENDED HIS SECOND.

MOTION CARRIED 14-0. APPROVED AS AMENDED

ALLEY OR STREET CLOSURES:

6. WEI ZHENG

8-A-19-AC

Request closure of unnamed alley between Baldwin Avenue and Henry Avenue, located between city blocks 25375 and 25422, Council District 1.

- 1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the requested closure of the unnamed alley,
subject to any required easements.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET OR SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

CONCEPTS / USES ON REVIEW

**7. KARNS/OAK RIDGE HIGHWAY
DEVELOPMENT - SMITHBILT LLC**

A. CONCEPT SUBDIVISION PLAN

7-SA-18-C

7521 Oak Ridge Hwy / Parcel ID 91 02606, Commission District 6.

Speaking today;

Josh Sanderson, 4909 Ball Road, Knoxville, TN. Mr. Sanderson requested that this item be postponed for 30 days until the September 12, 2019 Planning Commission meeting.

1. STAFF RECOMMENDATION

APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THIS ITEM AT THE REQUEST OF THE APPLICANT FOR 30 DAYS UNTIL THE SEPTEMBER 12, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED 30 DAYS

Item No.**File No.****B. USE ON REVIEW****7-C-18-UR**

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

3. STAFF RECOMMENDATION

APPROVE the development plan for up to 29 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' along the western boundary line, subject to 1 condition.

4. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THIS ITEM AT THE REQUEST OF THE APPLICANT FOR 30 DAYS UNTIL THE SEPTEMBER 12, 2019 MEETING.**MOTION CARRIED 14-0. POSTPONED 30 DAYS****8. DADZIE SQUARE****6-SC-19-C**

5115 Tiller Rd. / Parcel ID 80 C A 028, Council District 5.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan until the September 12, 2019 Planning Commission meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**9. LAUREL OAKS – CANNON & KUIPERS, LLC****A. CONCEPT SUBDIVISION PLAN****7-SA-19-C**

916 E. Beaver Creek Dr. / Parcel ID 47 228, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****7-B-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 12 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. PLEASANT RIDGE STABLES - GARRETT TUCKER, PE / ROBERT CAMPBELL & ASSOCIATES**A. CONCEPT SUBDIVISION PLAN****8-SA-19-C**

4109 Pleasant Ridge Rd. / Parcel ID 80 M A 001, Council District 3.

1. STAFF RECOMMENDATION

APPROVE variances 1-2 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**8-J-19-UR**

Proposed use: Attached Residential Subdivision in RP-1 (Planned Residential) District.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 68 attached residential units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. NEALS LANDING - UNIT 3 - MARK SINGLETON / ROBERT CAMPBELL & ASSOCIATES**A. CONCEPT SUBDIVISION PLAN****8-SB-19-C**

0 Neals Landing Rd. / Parcel ID 61 07001 (part of), Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**8-A-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 4 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. CANTON HOLLOW WOODS - CHRIS SHARP / URBAN ENGINEERING**A. CONCEPT SUBDIVISION PLAN****8-SC-19-C**

813 Canton Hollow Rd. / Parcel ID 143 096, 097, 098 & 143KB001, Commission District 5.

1. STAFF RECOMMENDATION

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

Item No.

File No.

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

8-D-19-UR

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 14 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. HARDIN VALLEY WEST

8-SD-19-C

11103 Hardin Valley Rd. / Parcel ID 103 10804, Commission District 6.

Speaking today:

Dawn Walsh, 4721 Guinn Road, Knoxville, TN
Kevin Murphy, 4508 Murphy Road, Knoxville, TN
David Harbin, 4334 Papermill Drive, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE variances 1-4 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

1. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE VARIANCES 1-4 BECAUSE THE SITE'S TOPOGRAPHY, SITE FEATURES AND LOCATION RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.

Item No.

File No.

MOTION CARRIED 14-0. APPROVED

- 2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 8 CONDITIONS.**

MOTION CARRIED 14-0. APPROVED

FINAL SUBDIVISIONS:

14. WALTERS LANDING NO. II

2-SM-19-F

0 Lacy Road / Parcel ID 68 H A 012.01, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE final plat until the September 12, 2019 Planning Commission Meeting per applicant’s request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

15. ROY EDWARD ANDERSON PROPERTY

8-SA-19-F

7033 Calvary Way / Parcel ID 21 0523 & 05124, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE Variance.
APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. ROB SMITH FARM RESUBDIVISION

8-SB-19-F

2404 Dave Smith Rd. / Parcel ID 100 01008, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****17. ROY G. SHARP AND WIFE MARGARETT
SHARP PROPERTY**

8-SC-19-F

0 Gray Hendrix Rd. / Parcel ID 91 01201, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**18. COPPOCK RESUBDIVISION OF LOTS 1 & 2**

8-SD-19-F

7033 Wood Rd. / Parcel ID 12 066, Commission District 8.

1. STAFF RECOMMENDATION

Approve Variances 1-2.

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**19. LOY & YANCHUK PROPERTY**

8-SE-19-F

8616 Little Braden Ln. / Parcel ID 41 211 & 21101, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE Variance.

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**20. HICKORY CREEK UNIT 1**

8-SF-19-F

2127 Nora Mae Ln. / Parcel ID 129 04709, 04706, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****21. PENROSE FOREST REPLAT OF LOTS 4-9 AND UNPLATTED PROPERTY OF LINK**

8-SG-19-F

0 Tea Olive Ln. / Parcel ID 133 F L 001-007, Commission District 4.

1. **STAFF RECOMMENDATION**
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**22. RESUBDIVISION OF TARGET PROPERTY**

8-SH-19-F

6670 Clinton Hwy. / Parcel ID 67 L B 005, Council District 3.

1. **STAFF RECOMMENDATION**
WITHDRAW at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING**23. GRASSY CREEK RESUBDIVISION OF LOT 49**

8-SI-19-F

6717 Oak Ridge Hwy. / Parcel ID 79 033.0 & 049.02, Commission District 6.

1. **STAFF RECOMMENDATION**
DENY Variances 1-3.
DENY final plat.

Tom Brechko noted staff received a late request from the Applicant to postpone this Item for 30 days until the September meeting.

2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO POSTPONE THIS ITEM AT THE REQUEST OF THE APPLICANT FOR 30 DAYS UNTIL THE SEPTEMBER 12, 2019 MEETING.**

MOTION CARRIED 14-0. POSTPONED 30 DAYS**REZONINGS AND PLAN AMENDMENT/REZONINGS****24. NADER MUBARAK (REVISED)**

0 Chapman Hwy / Parcel ID 137 197 (part of) Commission District 9.

Item No.**File No.**

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN
 Corrinne Raveti, 6925 Sevierville Pike, Knoxville, TN

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**3-A-19-SP**

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

1. STAFF RECOMMENDATION

Adopt Resolution # 3-A-19-SP, amending the South County Sector Plan to GC (General Commercial) / HP (Hillside Protection). (See attached resolution, Exhibit A)

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION # 3-A-19-SP, AMENDING THE SOUTH COUNTY SECTOR PLAN TO GC (GENERAL COMMERCIAL) / HP (HILLSIDE PROTECTION) DESIGNATION BECAUSE IT IS A MINOR EXTENSION OF THE GC (GENERAL COMMERCIAL) ON A SMALL PORTION OF THE PARCEL, ALLOWS FOR COMMERCIAL DEVELOPMENT OF THE PROPERTY AND STILL PROTECTS THE EXISTING TRANSITION, AND PER STAFF RECOMMENDATION.

MOTION CARRIED 9-5. (NO BUSTIN, CROWDER, GRAF, SMITH AND TOCHER). APPROVED

B. REZONING**3-D-19-RZ**

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

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning, subject to one condition.

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CA (GENERAL BUSINESS) ZONING, SUBJECT TO TWO CONDITIONS: 1) THAT CLEARING AND GRADING OF THE STEEP SLOPES ADJACENT TO THE RESIDENTIAL PROPERTIES SHALL BE AVOIDED TO PREVENT FURTHER EROSION OF THE EMBANKMENT AND 2) THAT ANY DEVELOPMENT ON THE PROPERTY WILL REQUIRE A REVIEW BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.**

MOTION CARRIED 10-4. (NO BUSTIN, CROWDER, GRAF, AND TOCHER). APPROVED

Item No.**File No.****25. RALPH SMITH / PLS****7-L-19-RZ**

0 Cate Rd. / Parcel ID 66 093 066KH, 003,004,005, & 006, Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

Speaking today:

Jason Kiernan, 6112 Cate Road, Knoxville, TN

Ralph Smith, 205 Lamar Avenue, Clinton, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning at a density up to 4 du/ac.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4 DU/AC.

MOTION CARRIED 14-0. APPROVED

26. TM3 PROPERTIES, LLC

0 Osprey Point Ln. / Parcel ID 154 L A 012 & 10101, Council District 2.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**7-C-19-SP**

From O (Office) to GC (General Commercial).

1. STAFF RECOMMENDATION

Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-C-19-PA**

From O (Office) to GC (General Commercial).

1. STAFF RECOMMENDATION

Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.

Item No.**File No.****POSTPONED 60 DAYS EARLIER IN THE MEETING**

C. REZONING**7-M-19-RZ**

From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).

1. STAFF RECOMMENDATION

Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

27. THOMAS L. MILLER**8-A-19-RZ**

7128 Tazewell Pike / Parcel ID 21 058.15 (part of), Commission District 8. Rezoning from RB (General Residential) to CA (General Business).

1. STAFF RECOMMENDATION

Approval of the requested CA (General Business) zoning for the portion of the parcel specified in Exhibit A, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. SHERYL ELY / CITY OF KNOXVILLE PARKS & RECREATION**8-B-19-RZ**

1510 Taylor Road / Parcel ID 109 K F 014, 1516 Taylor Road / Parcel ID 109 K F 002, 3908 Cruze Road / Parcel ID 109 K F 01401 and 0 Redbud Road / Parcel ID 109 N C 001, Council District 1. Rezoning from RP-1 (Planned Residential) and R-1 (Low Density Residential) to OS-2 (Park and Open Space).

1. STAFF RECOMMENDATION

Approve OS-2 (Park and Open Space) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****29. CHRISTINE DUNCAN****8-C-19-RZ**

1613 Hutchinson Ave. / Parcel ID 81 D D 056, Council District 4.
 Rezoning from O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) to RP-1 (Planned Residential) with IH-1 (Infill Housing Overlay) to remain.

1. STAFF RECOMMENDATION

Approve RP-1 (Planned Residential) District zoning at a density up to 8 du/ac.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. SCOTT DAVIS / MESANA INVESTMENTS**8-D-19-RZ**

0 Ball Camp Pike / Parcel ID 104 192.01 (part of), Commission District 6.
 Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Drew Staten, P.O. Box 11315, Knoxville, TN
 Dawn Walsh, 4721 Guinn Road, Knoxville, TN
 Kevin Murphy, 4508 Murphy Road, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at a density up to 4.5 du/ac, subject to one condition. (applicant requested 5 du/ac)

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4.5 DU/AC, SUBJECT TO ONE CONDITION (APPLICANT REQUESTED 5 DU/AC).

MOTION CARRIED 14-0. APPROVED

31. RON WORLEY, JR. / WBI RENTALS, LLC**8-E-19-RZ**

805 Bob Kirby Rd. / Parcel ID 118 122, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

APPROVE the requested RA (Low Density Residential) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

**32. JONATHAN MILLER / JONATHAN MILLER
ARCHITECTURE & DESIGN****8-F-19-RZ**

4814 Old Kingston Pike / Parcel ID 107 N D 003.00, Council District 2.
Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and
Related Services).

1. STAFF RECOMMENDATION

APPROVE the requested O-1 (Office, Medical, and Related
Services) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

**33. JAMES S. MONDAY / ROBERT A. MONDAY
PROPERTIES****8-G-19-RZ**

8803 Valgro Rd. / Parcel ID 138 272, Commission District 9. Rezoning
from A (Agricultural) & CB (Business & Manufacturing) to LI (Light
Industrial).

1. STAFF RECOMMENDATION

POSTPONE 60 days until the October 10, 2019 meeting at
the request of the applicant

POSTPONED 60 DAYS EARLIER IN THE MEETING

**34. JAMES S. MONDAY / ROBERT A. MONDAY
PROPERTIES****8-H-19-RZ**

8810 Valgro Rd. / Parcel ID 138 27401, Commission District 9.
Rezoning from A (Agricultural) to LI (Light Industrial).

1. STAFF RECOMMENDATION

POSTPONE 60 days until the October 10, 2019 meeting at
the request of the applicant

POSTPONED 60 DAYS EARLIER IN THE MEETING

Item No.**File No.****35. JOAN CLARK / KELLER WILLIAMS****8-I-19-RZ**

211 Fox Rd. / Parcel ID 131 L A 018.00, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

APPROVE the requested OB (Office, Medical, and Related Services) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. AZIZ KHERANI / SMART HOSPITALITY, LLC

1215 Everett Rd. / Parcel ID 141 41.14, Commission District 6.

Speaking today:

Dawn Walsh, 4721 Guinn Road, Knoxville, TN

Kevin Murphy, 4508 Murphy Road, Knoxville, TN

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**8-A-19-SP**

From GC (General Commercial) to LDR (Low Density Residential)

1. STAFF RECOMMENDATION

Adopt Resolution (8-A-19-SP), amending the Northwest County Sector Plan to LDR (Low Density Residential). (See attached resolution, Exhibit A.)

2. MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO ADOPT RESOLUTION (8-A-19-SP), AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) DUE TO CHANGES IN THE POPULATION OF THE AREA AND EXTENSION OF SEWER IN THE IMMEDIATE AREA.

MOTION CARRIED 14-0. APPROVED

B. REZONING**8-J-19-RZ**

From PC (Planned Commercial) to PR (Planned Residential).

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

APPROVE PR (Planned Residential) zoning at a density up to 5 du/ac.

3. MOTION (SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 5 DU/AC.

MOTION CARRIED 14-0. APPROVED

37. DANIEL HUMPHREYS**8-K-19-RZ**

2738 West Gallaher Ferry Rd. / Parcel ID 116 I A 00902 & 00901, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

APPROVE A (Agricultural) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. BENJAMIN C. MULLINS / ACADIA HEALTHCARE COMPANY, INC.**8-L-19-RZ**

0 Old Weisgarber Rd. / Parcel ID 106 D A 00807, Council District 3. Rezoning from O-3 (Office Park) to O-1 (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

APPROVE the requested O-1 (Office, Medical, and Related Services) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. BENJAMIN C. MULLINS / ACADIA HEALTHCARE COMPANY, INC.**8-M-19-RZ**

0 Dowell Springs Blvd. / Parcel ID 106 D A 00915, Council District 3. Rezoning from O-3 (Office Park) to O-1 (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Item No.

File No.

APPROVE the requested O-1 (Office, Medical, and Related Services) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. RANDY GUIGNARD

5809 Hyatt Rd. and 0 Old Tazewell Pike/ Parcel ID 039 L A 012.02 and 039 LA 012.01, Commission District 8.

Speaking today:

Jeffrey Johnson, 5817 Old Tazewell Pike, Knoxville, TN
Randy Guignard, 5408 Fountain Gate Road, Knoxville, TN

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

8-B-19-SP

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

1. STAFF RECOMMENDATION

Adopt resolution No. 8-B-19-SP, amending the Northeast County Sector Plan to RR (Rural Residential), and adopt the sector plan amendment (see attached resolution, Exhibit A).

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION NO. 8-B-19-SP, AMENDING THE NORTHEAST COUNTY SECTOR PLAN TO RR (RURAL RESIDENTIAL), AND ADOPT THE SECTOR PLAN AMENDMENT BASED ON THE FACT THAT THIS AREA HAS DEVELOPED WITH A DENSITY THAT COINCIDES WITH THAT OF THE APPLICANT'S PROPOSAL.**

MOTION CARRIED 13-1 (NO SMITH). APPROVED

B. REZONING

8-N-19-RZ

From A (Agricultural) to PR (Planned Residential).

3. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at a density up to 2 du/ac.

- 4. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 2 DU/AC.**

MOTION CARRIED 14-0. APPROVED

41. CARTER MCCALL / FULGHUM MACINDOE & ASSOCIATES

8-O-19-RZ

0 Hardin Valley Rd. / Parcel ID 117 027, Commission District 6.
Rezoning from PR (Planned Residential) < 3 du/ac to PR (Planned Residential) 4.8 du/ac.

Speaking today:

John Valliant, 800 South Gay Street, Suite 1650, Knoxville, TN
Dawn Walsh, 4721 Guinn Road, Knoxville, TN
Donald Hubbard, 2124 North Campbell Station Road, Knoxville, TN
Jim Snowden, 205 West Baxter Avenue, Knoxville, TN
Rusty Bittle, 10784 Hardin Valley Road, Knoxville, TN
Amanda Latham.
Billy Fulghum, 10330 Hardin Valley Road, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at a density up to 3 du/ac, subject to 3 conditions. (Applicant requested PR up to 4.8 du/ac).

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 3 DU/AC, SUBJECT TO 3 CONDITIONS AS STATED IN THE STAFF REPORT. (APPLICANT REQUESTED UP TO 4.8 DU/AC.)

The Applicant requested that the Planning Commission Deny the application.

COMMISSIONER CLANCY WITHDREW HIS MOTION.

COMMISSIONER PHILLIPS WITHDREW HIS SECOND.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4.8 DU/AC.

MOTION CARRIED 14-0. DENIED

USES ON REVIEW:

42. JBCH PROPERTIES

7-A-19-UR

5506 Colonial Cir. / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

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

POSTPONE the Use on Review until the September 12, 2019 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

43. LEONARD SAMS / LEONARD SAMS & ASSOCIATES**8-B-19-UR**

3628 Flowering Vine Way / Parcel ID 70 B J 027. Proposed use: Reduce front setback from 25 feet to 23 feet in RP-1 (Planned Residential) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the request to reduce the front setback from 25' to 23' for Lot 27 of the Heritage Park subdivision, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. CURT ANDERSON**8-C-19-UR**

1705 Starmont Trl. / Parcel ID 107 G A 010 & 011. Proposed use: Use on Review for an accessory structure in R-1 (Low Density Residential) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the development plan for a new detached garage that is approximately 1083 square feet, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. WILLIAM DAVID WILKINSON**8-E-19-UR**

7913 Yellow Jasmine Ln. / Parcel ID 133 F L 004 & 005. Proposed use: Reduction in peripheral setback from 25 feet to 15 feet in PR (Planned Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

Item No.

File No.

APPROVE the request to reduce the peripheral setback (rear yard) for Lots 4 and 5 in Penrose Forest Subdivision from 25' to 15', subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. ANDREW & CAITLIN SEIDLER

8-F-19-UR

629 Luttrell St. / Parcel ID 94 D J 004. Proposed use: Dwelling in C-3 (General Commercial) & H-1 (Historic Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the special exception request for 1 residential dwelling unit in the existing structure at 629 Luttrell Street, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. DAVID HARBIN / BATSON HIMES NORVELL & POE

8-G-19-UR

7729 Bell Stanley Rd. / Parcel ID 66 D A 017. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 6.

Commissioner Eason left the meeting at 3:47 PM, returning at 3:50

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN
Harry Chandler, 7733 Bell Stanley Road, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 3 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 2 DETACHED DWELLINGS ON INDIVIDUAL LOTS, SUBJECT TO 3 CONDITIONS.

MOTION CARRIED 14-0. APPROVED

Item No.**File No.****48. STEVE YOUNG / OYSK3****8-H-19-UR**

5831 Rutledge Pike / Parcel ID 60 13601, 084 & 083. Proposed use: Self-Storage facility in CB (Business and Manufacturing) District. Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the development plan for a self-service storage facility with approximately 92,900 square feet of building area, 20 covered vehicle spaces, and associated office/residence, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

**49. STUART H. ANDERSON, GEORGE ARMOUR
EWART ARCHITECT****8-I-19-UR**

0 Capital Dr. / Parcel ID 131 L B 00203. Proposed use: Dental Office in PC (Planned Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the development plan for the medical/dental office with a total building area in two buildings of approximately 10,547 square feet, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS**50. CONSIDERATION OF THE FY2019/2020
WORK PROGRAM FOR KNOXVILLE-KNOX
COUNTY PLANNING.****8-A-19-OB****1. STAFF RECOMMENDATION**

Approve the proposed work program for 2019-2020 Fiscal Year.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

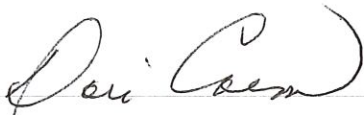
File No.

A D J O U R N M E N T

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADJOURN.**
2. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:53 P.M.**

Item No.

File No.



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.