

The Planning Commission met in regular session on August 13, 2020 at 1:30 p.m. via an electronic meeting through ZOOM.

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

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF AUGUST 13, 2020 AGENDA

APPROVED ON CONSENT -

3. APPROVAL OF JULY 9, 2020 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

1. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS AS READ UNTIL THE SEPTEMBER 10, 2020 MEETING

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 30 DAYS**

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909 requested that Item #22 7-SC-20-C_7-C-20-UR be postponed 30 days until the September 10, 2020 Planning Commission meeting.

2. MOTION (BUSTIN) AND SECOND (E. SMITH) WERE MADE TO POSTPONE ITEM #22 FOR 30 DAYS AS UNTIL THE SEPTEMBER 10, 2020 MEETING

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 30 DAYS**

Wayne Kline, 617 Main Street, Knoxville, TN 3790 requested that Item # 12 8-F-20-RZ_8-B-20-SP be postponed 60 days until the October 8, 2020 Planning Commission meeting.

3. MOTION (BUSTIN) AND SECOND (E. SMITH) WERE MADE TO POSTPONE ITEM #12 FOR 60 DAYS UNTIL THE OCTOBER 8, 2020 MEETING

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 60 DAYS**

C. WITHDRAWALS

None

D. TABLED ITEMS

None

E. ITEMS REQUESTED TO BE TABLED

None

A. ITEMS REQUESTED TO BE UNTABLED

None

B. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

C. CONSENT ITEMS

Commissioner Roth recused himself on the Consent list.

Commissioner Korbolik requested that Items #24 and #27 be removed from the Consent list.

MOTION (BUSTIN) AND SECOND (OOTEN) WERE MADE TO HEAR THE CONSENT ITEMS AS READ REMOVING ITEMS #24 AND #27.

A roll call vote was taken.

MOTION CARRIED 14-0 UNANIMOUSLY. APPROVED

2. MOTION (BUSTIN) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.

A roll call vote was taken.

Item No.

File No.

MOTION CARRIED 14-0 UNANIMOUSLY. APPROVED

ALLEY OR STREET CLOSURES

5. WADE LOVIN / MBI COMPANIES

8-A-20-SC

Request closure of Herman Avenue between Timothy Avenue and Rutledge Pike from the southwest corner of Parcel 070LC001 to the midpoint of Parcel 070MC016, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of Herman Avenue from Timothy Avenue to Rutledge Pike from the property line of parcel 070LC001 to the midpoint of parcel 070MC016, subject to any required easements, since it is undeveloped and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. THE PINEY GROVE CONDOMINIUM ASSOCIATION

942 Piney Grove Church Road / Parcel ID 106 J D 039, Council District 3.

Speaking today:

Nathaniel Shelso, 811 Avice Lennon Street, Knoxville, TN 37921

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

7-C-20-SP

From MDR (Medium Density Residential) to HDR (High Density Residential).

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

Adopt resolution #7-C-20-SP, amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) because it is consistent with the surrounding development per attached resolution, Exhibit A (Applicant requested HDR).

2. MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO ADOPT RESOLUTION #7-C-20-SP, AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT PER ATTACHED RESOLUTION, EXHIBIT A (APPLICANT REQUESTED HDR).

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**7-B-20-PA**

From MDR (Medium Density Residential) to HDR (High Density Residential).

3. STAFF RECOMMENDATION

Approve MDR/O (Medium Density Residential/Office) designation because it is consistent with the surrounding development.

4. MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO APPROVE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) DESIGNATION BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

C. REZONING**7-E-20-RZ**

From RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

5. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) District Zoning because it is consistent with the land use

Item No.**File No.**

classification table for the One Year Plan and Sector Plan Designations for MDR/O (Medium Density Residential/O) at this location.

6. **MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT ZONING BECAUSE IT IS CONSISTENT WITH THE LAND USE CLASSIFICATION TABLE FOR THE ONE YEAR PLAN AND SECTOR PLAN DESIGNATIONS FOR MDR/O (MEDIUM DENSITY RESIDENTIAL/O) AT THIS LOCATION.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

7. BALL HOMES, LLC

8-A-20-RZ

8935 West Emory Road / Parcel ID 77 083 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Julie McBee, 7511 Carpenter Road, Knoxville, TN 37931

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

Melissa Frazier, 8730 Brookhaven Drive, Knoxville, TN 37931

1. **STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan designation of LDR (Low Density Residential) and HP (Hillside Protection) for this area.

2. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC BECAUSE IT IS CONSISTENT WITH THE SECTOR PLAN DESIGNATION OF LDR (LOW DENSITY RESIDENTIAL) AND HP (HILLSIDE PROTECTION) FOR THIS AREA.**

A roll call vote was taken. Commissioner Bustin was experiencing technical difficulties and left the meeting at this time.

MOTION CARRIED 13-1 (NO DENT). APPROVED

Item No.**File No.****8. LETICIA HERNANDEZ****8-B-20-RZ**

6129 Babelay Road / Parcel ID 50 053, Commission District 8. Rezoning from CB (Business and Manufacturing) to A (Agricultural).

Speaking today:

Maria Christina, 6129 Babelay road, Knoxville, TN 37924

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the Northeast County Sector Plan's Low-Density Residential designation and with the surrounding development and because it brings the zoning into compliance with the sector plan designation.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE A (AGRICULTURAL) ZONING BECAUSE IT IS CONSISTENT WITH THE NORTHEAST COUNTY SECTOR PLAN'S LOW-DENSITY RESIDENTIAL DESIGNATION AND WITH THE SURROUNDING DEVELOPMENT AND BECAUSE IT BRINGS THE ZONING INTO COMPLIANCE WITH THE SECTOR PLAN DESIGNATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

9. EDDIE D & C INVESTMENTS LLC - DOUGLAS L. EDDIE**8-C-20-RZ**

6721 Strawberry Plains Pike / Parcel ID 84 04901, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

Commissioner Bustin rejoined the meeting at this time.

Speaking today:

Curtis Eddie, 6721 Strawberry Plains Pike, Knoxville, TN 37914

Douglas Eddie, 4326 Mannington Drive, Knoxville, TN 37917

Dean & Sharon Rush, 1601 Wisteria View Way, Knoxville, TN 37914

Destin LeBlanc, 1609 Wisteria View Way, Knoxville, TN 37914

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 12 du/ac because it is consistent with the East County Sector Plan

Item No.**File No.**

MDR/O (Medium Density Residential/Office) designation and with the adjacent development.

2. **MOTION (S. SMITH) AND SECOND (KORBELIK) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 12 DU/AC BECAUSE IT IS CONSISTENT WITH THE EAST COUNTY SECTOR PLAN MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) DESIGNATION AND WITH THE ADJACENT DEVELOPMENT.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

10. BOYS & GIRLS CLUB OF GREATER KNOXVILLE, INC.

1819 Dry Gap Pike / Parcel ID 47 148, Commission District 7.

Speaking today:

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

Bart McFadden, 967 Irwin Street, Knoxville, TN 37917

A. NORTH COUNTY SECTOR PLAN AMENDMENT

8-A-20-SP

From CI (Civic / Institutional) to GC (General Commercial).

1. STAFF RECOMMENDATION

Deny the plan amendment to GC (General Commercial) because an expansion of GC at this location could have adverse impacts due to the potential for more intense retail and service-oriented uses.

2. **MOTION (OOTEN) AND SECOND (E. SMITH) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) BECAUSE OF CHANGING CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 11-4 (EASON, BUSTIN, ADAMS, KORBELIK NO). APPROVED.

Item No.**File No.****B. REZONING****8-D-20-RZ**

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

3. STAFF RECOMMENDATION

Deny PC (Planned Commercial) zoning because it is not consistent with the North County Sector Plan designation and could cause adverse impacts for neighboring residential properties.

4. MOTION (OOTEN) AND SECOND (CROWDER) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) ZONING.

A roll call vote was taken.

MOTION CARRIED 11-4 (EASON, BUSTIN, ADAMS, KORBELIK NO.) APPROVED.

11. FULTON PROPERTIES, LLC**8-E-20-RZ**

1740 Number Two Drive / Parcel ID 52 01802 (part of), Commission District 8. Rezoning from I (Industrial) and A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 5 du/ac for the requested portion of the property because it is consistent with the Northeast County Sector Plan's Low Density Residential designation and because it brings the zoning into compliance with the sector plan designation. Staff recommends also rezoning the sliver of Industrial zoning that remains on the western portion of the parcel to Agricultural to match the rest of this part of the parcel.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING WITH UP TO 5 DU/AC FOR THE REQUESTED PORTION OF THE PROPERTY BECAUSE IT IS CONSISTENT WITH THE NORTHEAST COUNTY SECTOR PLAN'S LOW DENSITY RESIDENTIAL DESIGNATION AND BECAUSE IT BRINGS THE ZONING INTO COMPLIANCE WITH THE SECTOR PLAN DESIGNATION.

A roll call vote was taken.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 15-0. APPROVED****12. METRO TRAILER REPAIR SERVICE**

10426 Rutledge Pike / Parcel ID 23 06901, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**8-B-20-SP**

From NC (Neighborhood Commercial) & AG (Agricultural) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

POSTPONED 60 DAYS EARLIER IN THE MEETING**B. REZONING****8-F-20-RZ**

From CA (General Business) and A (Agricultural) to I (Industrial).

2. STAFF RECOMMENDATION

Deny I (Industrial) zoning because it is not consistent with the Northeast County Sector Plan designation or with the surrounding development and because it could cause adverse impacts for neighboring residential properties.

POSTPONED 60 DAYS EARLIER IN THE MEETING**13. RANDY SUSONG, BLD PROPERTIES, LLC****8-G-20-RZ**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-2 (Single Family Residential Neighborhood) District Zoning and HP (Hillside Protection Overlay) because it is consistent with the Sector Plan and One Year Plan

Item No.**File No.**

designations for LDR (Low Density Residential) and HP (Hillside Protection) for this area.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. I-40/75 BUSINESS PARK, LLC

13206 & 0 Buttermilk Road, 0 Everett Road/ Parcel ID 141 028, 02805, 02806 & 02802 (parts of), Commission District 6.

Speaking today:

Steven K. Maddox, 100 Dalton Place Way Ste 105, Knoxville, TN 37912

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

8-C-20-SP

From O (Office) & AG (Agricultural) to GC (General Commercial) & MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Deny GC (General Commercial) and MDR (Medium Density Residential) because it is inconsistent with the surrounding development, zoning and proposed land use for the area. The criteria for plan amendments is not met and could cause adverse impacts for neighboring properties.

2. MOTION (HILL) AND SECOND (BOYER) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) AND MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE OF CHANGES IN CONDITIONS.

A roll call vote was taken.

MOTION CARRIED 9-6 (EASON, BUSTIN, DENT, ADAMS, PHILLIPS, KORBELICK NO). APPROVED

B. REZONING

8-H-20-RZ

From PC (Planned Commercial) CA (General Business) & AG (Agricultural) to CB (Business and Manufacturing) & RB (General Residential).

3. STAFF RECOMMENDATION

Deny CB and RB because it is not consistent with the Northwest County Sector Plan or the surrounding

Item No.**File No.**

development and could cause adverse impacts to neighboring properties.

4. **MOTION (HILL) AND SECOND (BOYER) WERE MADE TO APPROVE CB (BUSINESS AND MANUFACTURING) AND RB (GENERAL RESIDENTIAL) ZONING.**

A roll call vote was taken.

MOTION CARRIED 9-6 (EASON, BUSTIN, DENT, ADAMS, PHILLIPS, KORBELICK NO). APPROVED

15. P. LEEANNE KERSEY**8-I-20-RZ**

2650 Maloney Road / Parcel ID 135 02101, Commission District 9. Rezoning from RAE (Exclusive Residential) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) because it is consistent with the surrounding development and the LDR (Low Density Residential) designation for the South County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. HOLSTON INVESTMENTS, LLC**8-J-20-RZ**

7632, 7636, 0 and 7640 Strawberry Plains Pike and 741, 745 and 0 Wooddale Church Road / Parcel ID 73 048, 04801, 04802, 04803, 052, JA013, and JA014, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development and the LDR (Low Density Residential) designation for the East County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****17. JOHN WALLACE****8-K-20-RZ**

940 Sanctuary Lane / Parcel ID 118 07402, Commission District 6.
Rezoning from BP (Business and Technology) / TO (Technology Overlay)
to PC (Planned Commercial) / TO (Technology Overlay).

1. STAFF RECOMMENDATION

Approve PC (Planned Commercial)/TO (Technology Overlay) zoning because it is consistent with the Dutchtown Road/Lovell Road Mixed Use Special District (MU-SD NWCO-3) designation for the Northwest County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. MARK MILLER / REALTY TRUST GROUP, LLC**8-L-20-RZ**

7750 Dannaher Drive / Parcel ID 47 03329, Commission District 7.
Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).

Speaking today:

Mark Miller, 2220 Sutherland Avenue, Knoxville, Tn 37919

1. STAFF RECOMMENDATION

Approve (OB Office, Medical, and Related Services) zoning because it is consistent with the Emory Road/I-75 Mixed Use District (MU-SD NCO-4) designation for the North County Sector Plan and compatible with the surrounding development and zoning.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE OB (OFFICE, MEDICAL, AND RELATED SERVICES) ZONING BECAUSE IT IS CONSISTENT WITH THE EMORY ROAD/I-75 MIXED USE DISTRICT (MU-SD NCO-4) DESIGNATION FOR THE NORTH COUNTY SECTOR PLAN AND COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND ZONING.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

The Commission took a 10-minute break at this time.

Item No.**File No.****19. THOMAS GRAY BRANDON****8-M-20-RZ**

1549 and 1541 N. Sixth Avenue / Parcel ID 82 I D 001, 002, Council District 4. Rezoning from C-N (Neighborhood Commercial) to I-G (General Industrial).

1. STAFF RECOMMENDATION

Approve I-G (General Industrial) District zoning because it is consistent with the Central City Sector Plan's MUCC4 (Mixed Use-Special District, Magnolia Gateways) designation and with the surrounding development in the immediate vicinity.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

20. ROCK POINTE DEVELOPMENT, LLC**5-SB-20-C**

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 & 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 & 0711A001, 00101, 00201, 00203, & 011, 013 & 0711A020-028, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE the concept plan until the September 10, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. WOODBURY CROSSING

A. CONCEPT SUBDIVISION PLAN

6-SA-20-C

7605 Twin Oak Lane / Parcel ID 21 00203, Commission District 8.

Commissioner Eddie Smith left the meeting at this time.

Speaking today:

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

Jessica Nirmaier, 7643 Cotton Patch Road, Corryton, TN 37721

Mike Ward, 7626 Thompson School Road, Corryton, TN 37721

Johnny Caldwell, 7010 King Edwards Place, Corryton, TN 37721

1. STAFF RECOMMENDATION

APPROVE variances 1-2 and the Alternative Design Standard based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE VARIANCES 1-2 AND THE ALTERNATIVE DESIGN STANDARD BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES AND ALTERNATIVE DESIGN STANDARDS WILL NOT CREATE A TRAFFIC HAZARD.

A roll call vote was taken.

MOTION FAILED 3-11 (OOTEN, EASON, BUSTIN, DENT, ADAMS, CROWDER, PHILLIPS, GRAF, KORBELIK, S. SMITH, BOYER NO). DENIED

3. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO DENY THE CONCEPT PLAN AS SUBMITTED.

A roll call vote was taken.

MOTION CARRIED 10-4 (ROTH, BROWNING, KOEBELIK, HILL NO). DENIED

Item No.**File No.****B. USE ON REVIEW****6-A-20-UR**

Proposed use: Multi-dwelling development in PR (Planned Residential) District.

4. STAFF RECOMMENDATION

APPROVE the development plan for up to 80 multi-dwelling (apartment) units as shown, subject to 5 conditions.

5. MOTION (OOTEN) AND SECOND (BUSTIIN) WERE MADE TO DENY THE DEVELOPMENT PLAN AS SUBMITTED.

A roll call vote was taken.

MOTION CARRIED 10-4 (ROTH, BROWNING, KOEBELIK, HILL NO). DENIED

22. SMITH DEVELOPMENT**A. CONCEPT SUBDIVISION PLAN****7-SC-20-C**

0 W. Governor John Sevier Highway / Parcel ID 148 001 & 00101, Commission District 9.

1. STAFF RECOMMENDATION

APPROVE alternate design standard 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 8 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**7-C-20-UR**

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

4. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the development plan for up to 174 detached residential lots subject to 4 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**23. TWIN OAK LANDING****A. CONCEPT SUBDIVISION PLAN****8-SA-20-C**

7615 & 7718 Twin Oak Ln. / Parcel ID 21 001 & 013 049,
Commission District 8.

Speaking today:

Garrett Tucker, PE, 7523 Taggart Lane, Knoxville, TN 37938

1. STAFF RECOMMENDATION

APPROVE variances 1-3 and alternative design standards 1-6 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions.

2. MOTION (ROTH) AND SECOND (CROWDER) WERE MADE TO APPROVE VARIANCES 1-3 AND ALTERNATIVE DESIGN STANDARDS 1-6 BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES AND ALTERNATIVE DESIGN STANDARDS WILL NOT CREATE A TRAFFIC HAZARD.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**3. MOTION (ROTH) AND SECOND (CROWDER) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 12 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

8-B-20-UR

Proposed use: Single family residential in PR (Planned Residential) District.

4. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 107 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 20' for lots 1-9 and 25' for the remainder of the development, as shown, subject to 1 condition.

5. MOTION (ROTH) AND SECOND (CROWDER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 107 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERY BOUNDARY SETBACK FROM 35' TO 20' FOR LOTS 1-9 AND 25' FOR THE REMAINDER OF THE DEVELOPMENT, AS SHOWN, SUBJECT TO 1 CONDITION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

24. BLUEGRASS ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

8-SB-20-C

0, 9125, 9127, 9137, 9141 and 9145 Bluegrass Road, 0 Coile Lane & 1540 Pine Springs Road / Parcel ID 144 11202 (part of), 111, 11101, 114, 115, 116, & 117 & 144NA003, Commission District 5.

The opposition was given an additional 3 minutes as was the applicant.

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939
Bill Turner, 1528 Pine Springs Rd, Knoxville, TN 37922
Kathy Bryant, 1520 Pine Springs Rd., Knoxville, TN 37922
James Gentry, 1434 Pine Springs Road, Knoxville, TN 37922
Nikki Kehn, 1504 Pine Springs Rd., Knoxville, TN 37922
Michael Douglas, 1508 Pine Springs Rd., Knoxville, TN 37922

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE variances 1-3 and alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

2. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE VARIANCES 1-3 AND ALTERNATIVE DESIGN STANDARDS 1-4 BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES AND ALTERNATIVE DESIGN STANDARDS WILL NOT CREATE A TRAFFIC HAZARD.**

A roll call vote was taken.

MOTION CARRIED 11-3 (EASON, BUSTIN, DENT NO). APPROVED

3. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 11-3 (EASON, BUSTIN, DENT NO). APPROVED

B. USE ON REVIEW

8-D-20-UR

Proposed use: Single family residential in PR (Planned Residential) District.

4. **STAFF RECOMMENDATION**

APPROVE the development plan for up to 56 detached residential lots, subject to 1 condition.

Item No.**File No.**

5. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 56 DETACHED RESIDENTIAL LOTS, SUBJECT TO 1 CONDITION.**

A roll call vote was taken.

MOTION CARRIED 11-3 (EASON, BUSTIN, DENT NO). APPROVED

25. SEAL PROPERTY SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

8-SC-20-C

12140 Hardin Valley Road / Parcel ID 129 037, Commission District 6.

Speaking today:

Christine McCay, 12400 Hickory Creek Road, Knoxville, TN 37932
 Billy Fulgham, 10330 Hardin Valley Road, Knoxville, TN 37931
 Alan Hill, 2500 Echo Brook Lane, Knoxville, TN 37932

1. **STAFF RECOMMENDATION**
 APPROVE alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.
 APPROVE the Concept Plan subject to 8 conditions.
2. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE ALTERNATIVE DESIGN STANDARDS 1-4 BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 8 CONDITIONS.**

A roll call vote was taken.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****B. USE ON REVIEW****8-E-20-UR**

Proposed use: Single family residential in PR (Planned Residential) District.

- 4. STAFF RECOMMENDATION**
5. APPROVE the development plan for up to 265 detached residential lots subject to 2 conditions.
- 6. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 265 DETACHED RESIDENTIAL LOTS SUBJECT TO 2 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**26. ANDES TRACE SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****8-SD-20-C**

1609 & 0 Old Andes Road & 0 Andes Road / Parcel ID 105 040, 025 (part of), & 03904, Commission District 6.

Speaking today:

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

STAFF RECOMMENDATION

APPROVE variances 1-2 and alternative design standards 1-6 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Item No.

File No.

- 1. **MOTION (ROTH) AND SECOND (CROWDER) WERE MADE TO APPROVE VARIANCES 1-2 AND ALTERNATIVE DESIGN STANDARDS 1-6 BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES AND ALTERNATIVE DESIGN STANDARDS WILL NOT CREATE A TRAFFIC HAZARD.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

- 2. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

8-F-20-UR

Proposed use: Single family residential in PR (Planned Residential) District.

3. STAFF RECOMMENDATION

APPROVE the development plan for up to 170 detached residential lots and a reduction of the 35' peripheral setback to 15' for lots 1, 50, and 170 and to 25' for lots 17, 18, 133, and 134, subject to 2 conditions.

- 4. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 170 DETACHED RESIDENTIAL LOTS AND A REDUCTION OF THE 35' PERIPHERAL SETBACK TO 15' FOR LOTS 1, 50, AND 170 AND TO 25' FOR LOTS 17, 18, 133, AND 134, SUBJECT TO 2 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

27. HARDIN VALLEY WEST & LAUREL RIDGE, PHASE I

A. CONCEPT SUBDIVISION PLAN

8-SE-20-C

11103 Hardin Valley Road, & 0 and 2402 Blackberry Ridge Boulevard / Parcel ID 103 10804 (part of), & 103NF001 & 080 (part of), Commission District 6.

Speaking today:

David Harbin, 4334 papermill Drive, Knoxville, TN 37909

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

1. STAFF RECOMMENDATION

APPROVE the applicant's request to remove the sidewalk condition (condition #3) and road connection between Blackberry Ridge Road and Union Pointe Lane (condition #4) of the Concept Plan approval of August 8, 2019, subject to 7 conditions.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE APPLICANT'S REQUEST TO REMOVE THE SIDEWALK CONDITION (CONDITION #3) AND ROAD CONNECTION BETWEEN BLACKBERRY RIDGE ROAD AND UNION POINTE LANE (CONDITION #4) OF THE CONCEPT PLAN APPROVAL OF AUGUST 8, 2019, SUBJECT TO 7 CONDITIONS.

A roll call vote was taken.

MOTION CARRIED 10-4 (EASON, DENT, ADAMS, KORBELIK NO). APPROVED

B. USE ON REVIEW

8-H-20-UR

Proposed use: Single family residential in PR (Planned Residential) District.

3. STAFF RECOMMENDATION

APPROVE the request for 1 additional detached residential lot in the Hardin Valley West subdivision (55 lots total) and 1 additional detached residential lot in the Laurel Ridge subdivision (243 lots total), as shown on the development plan and subject to 1 condition.

Item No.**File No.**

4. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE REQUEST FOR 1 ADDITIONAL DETACHED RESIDENTIAL LOT IN THE HARDIN VALLEY WEST SUBDIVISION (55 LOTS TOTAL) AND 1 ADDITIONAL DETACHED RESIDENTIAL LOT IN THE LAUREL RIDGE SUBDIVISION (243 LOTS TOTAL), AS SHOWN ON THE DEVELOPMENT PLAN AND SUBJECT TO 1 CONDITION.**

A roll call vote was taken.

MOTION CARRIED 13-1 (EASON NO). APPROVED

28. S&E PROPERTIES ON NORTSHORE DRIVE

A. CONCEPT SUBDIVISION PLAN

8-SF-20-C

8512 South Northshore Drive / Parcel ID 133 N D 001, Commission District 4.

1. **STAFF RECOMMENDATION**

Postpone the concept plan until the September 10, 2020 Planning Commission as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

8-J-20-UR

Proposed use: Single family residential in PR (Planned Residential) District.

2. **STAFF RECOMMENDATION**

Postpone the use on review request until the September 10, 2020 Planning Commission as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. WESTLAND CREEK SUBDIVISION

Commissioner Scott Smith recused himself.

Item No.**File No.****A. CONCEPT SUBDIVISION PLAN****8-SG-20-C**

8444 Westland Dr. / Parcel ID 133 050 (part of), Commission District 5.

Speaking today:

Ben Mullins, 550 West Main Street, Suite 500, Knoxville, TN 37902

David Mayfield, 1036 Gothic Manor Lane, Knoxville, TN 37923

1. STAFF RECOMMENDATION

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

APPROVE the Concept Plan subject to 11 conditions.

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE VARIANCE 1 AND ALTERNATE DESIGN STANDARD 1 BECAUSE TOPOGRAPHIC CONSTRAINTS AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCE WILL NOT CREATE A TRAFFIC HAZARD.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 11 CONDITIONS.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. USE ON REVIEW****8-L-20-UR**

Proposed use: Single family residential in PR (Planned Residential) District.

2. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 76 detached dwelling units on individual lots.

Item No.**File No.**

3. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 76 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

USES ON REVIEW

30. BENJAMIN C. MULLINS O/B/O CRIPPEN GAP, LLC

7-A-20-UR

3700 3702, 3704 & 3815 Shotsman Lane / Parcel ID 48 C A 002 & 00201.
Proposed use: Recycling Facility in I (Industrial) District. Commission District 7.

1. **STAFF RECOMMENDATION**

APPROVE the request for a Solid Waste Processing Facility as shown on the development plan, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. C3 STUDIO, LLC

8-A-20-UR

2113 Beagle Chase Lane / Parcel ID 134 K D 02401. Proposed use: Garage Apartment in RA (Low Density Residential) District. Commission District 4.

1. **STAFF RECOMMENDATION**

APPROVE the request for a garage apartment that is approximately 1,102 square feet, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

Item No.**File No.****32. CRUNK ENGINEERING, LLC****8-C-20-UR**

4937 Wise Springs Road / Parcel ID 40 133. Proposed use: Residential Treatment Center in PR (Planned Residential) District. Commission District 8.

Speaking today:

Adam Henriksen, 7112 Crossroads Blvd., Suite 201, Brentwood, TN 37027

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

Kathy King, 4915 Wise Spring Road, Knoxville, TN 37918

Megan Howard, 4921 Wise Spring Road, Knoxville, TN 37918

1. STAFF RECOMMENDATION

APPROVE the development plan for a residential treatment facility containing up to 216 beds and comprising 45,420 square feet, subject to the following 7 conditions.

2. MOTION (OOTEN) AND SECOND (EASON) WERE MADE TO POSTPONE CONSIDERATION FOR 30 DAYS UNTIL THE SEPTEMBER 10, 2020 PLANNING COMMISSION MEETING.

A roll call vote was taken.

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

33. JASON BAKER**8-G-20-UR**

2901 Sunny Creek Way / Parcel ID 38 037. Proposed use: Town Homes in PR (Planned Residential) District. Commission District 7.

Commission Chair Pat Phillip was experiencing technical difficulties and left the meeting for 4 minutes.

Speaking today:

Richard LeMay, 10816 Kingston Pike, Knoxville, TN 37934

1. STAFF RECOMMENDATION

APPROVE the request for up to 9 additional attached residential condominiums (47 total) on this site as shown on the development plan, subject to 8 conditions.

Item No.**File No.**

2. **MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO APPROVE THE REQUEST FOR UP TO 9 ADDITIONAL ATTACHED RESIDENTIAL CONDOMINIUMS (47 TOTAL) ON THIS SITE AS SHOWN ON THE DEVELOPMENT PLAN, SUBJECT TO 8 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 13-1 (NO DENT). APPROVED

34. PAUL SOREY**8-I-20-UR**

1509 E. Emory Road / Parcel ID 47 123. Proposed use: Assisted Living Facility in CA (General Business) and OB (Office, Medical & Related Services) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the development plan for an assisted living/memory care facility with up to 130 beds in a building comprising approximately 75,456 square feet, subject to the following 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

35. SCOTT WILLIAMS**8-K-20-UR**

6417 Maynardville Pike / Parcel ID 48 E A 001. Proposed use: Self-storage facility in CA (General Business) & CB (Business & Manufacturing) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the request for an indoor and outdoor self-service storage facility with approximately 51,600 square feet of floor area and 40 covered large vehicle storage spaces in the CA and CB zones, as shown on the development plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

None

Item No.

File No.

FINAL SUBDIVISIONS

36. FINAL SUBDIVISION OF THE RICHARD H. MAYS & AUTUMN ELAINE MAYS PROPERTY

8-SA-20-F

2124 Tipton Station Freeway / Parcel ID 148 10801, Commission District 9.

1. STAFF RECOMMENDATION

Approve Variances 1-2. APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. JORDON PROPERTY RESUB OF TRACT 3

8-SB-20-F

8030 Jackie Jordan Way / Parcel ID 148 13904 (part of), Commission District 9.

1. STAFF RECOMMENDATION

Approve Variance. APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.**File No.**OTHER BUSINESS

38. BALL HOMES**8-A-20-OB**

Consideration of Concept Plan Extension for Laurel Ridge Phase 3 (9-SF-18-C and 9-H-18-UR) for 2 years to November 10, 2022.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for Laurel Ridge Phase 3 (9-SF-18-C and 9-H-18-UR) for two years to November 10, 2022 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

- 1. MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO ADJOURN.**
- 1. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:35 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.