

The Planning Commission met in regular session on August 12, 2021 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. Tamara Boyer	Mr. Louis Browning
A Ms. Jacqueline Dent	Mr. Richard Graf	Mr. Logan Higgins
Mr. Tim Hill	Ms. Amy Midis	Mr. Jim Nichols
Mr. Chris Ooten	Ms. Marité Pérez	Mr. Patrick Phillips, Chair
Mr. Jeff Roth	A Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

2. APPROVAL OF AUGUST 12, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JULY 8, 2021 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

Commissioner Scott Smith recused himself from the postponement vote.

Benjamin C, Mullins, 550 Main Street, Suite 550 requested that Item #24 be added to the postpone for 30 days list.

Postponements for 30 days:

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM #24 FOR 30 DAYS UNTIL THE SEPTEMBER 9, 2021 MEETING.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 30 DAYS**

Postponements for 60 days:

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE OCTOBER 14, 2021 MEETING.

**MOTION CARRIED UNANIMOUSLY 13-0.
POSTPONED 60 DAYS**

C. WITHDRAWALS

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

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WITHDRAWN**

Item No.**File No.****D. TABLED ITEMS****1. 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 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020)

2. INGLES MARKETS, INC. (REVISED)**12-D-20-UR**

7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021)

E. ITEMS REQUESTED TO BE TABLED

- 1. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO TABLE ITEM AS READ.**

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

F. ITEMS REQUESTED TO BE UNTABLED

None

G. CONSENT ITEMS

William Guinn, 7550 Napa Valley Way, Knoxville, TN 37931 requested that Item #26 be removed from the consent list.

- 1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEM #26.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There have been no Level 1 Certificates of Appropriateness issued since July 8, 2021.

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

5. CHRIS SHARP / URBAN ENGINEERING, INC. 5-A-21-HPA

0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Additional disturbance in RN-2 (C) (Single-Family Residential Neighborhood) / HP (Hillside Protection Area) District. Council District 3.

1. STAFF RECOMMENDATION

Applicant requested a withdrawal of the Level 2 Hillside Protection (HP) Overlay Certificate of Appropriateness review on 6/25/21.

WITHDRAWN EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

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File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. DEAN PRESTON SMITH

9608 Westland Drive / Parcel ID 144 03201 (part of), Council District 2.

Speaking today:

Robert Turner, 1440 Zachary Taylor Rd., Knoxville, TN 37922

Wayne Kline, 617 Main Street, Knoxville, TN 37902

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

7-B-21-SP

From LDR (Low Density Residential) / HP (Hillside Protection) to O (Office) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to O (Office) land use classification because it does not meet any of the requirements for a plan amendment.

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

MOTION FAILED 5-8 (NO HILL, BOYER, S. SMITH, PEREZ, BROWNING, HIGGINS, ROTH, GRAF).

3. MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO O (OFFICE) BECAUSE OF CHANGING CONDITIONS ADJACENT TO THIS PROPERTY AS THERE IS A SELF STORAGE UNDER CONSTRUCTION.

MOTION CARRIED 9-4 (NO PHILLIPS, ADAMS, OOTEN, MIDIS)

B. ONE YEAR PLAN AMENDMENT

7-B-21-PA

From LDR (Low Density Residential) / HP (Hillside Protection) to O (Office) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the O (Office) land use classification because it does not meet any of the requirements for a plan amendment.

Item No.

File No.

- 2. **MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE ONE YEAR PLAN AMENDMENT TO O (OFFICE) BECAUSE OF CHANGING CONDITIONS ADJACENT TO THIS PROPERTY AS THERE IS A SELF STORAGE UNDER CONSTRUCTION.**

MOTION CARRIED 10-3 (NO ADAMS, OOTEN, MIDIS)

C. REZONING

7-E-21-RZ

From AG (Agricultural) / HP (Hillside Protection Overlay) to O (Office) / HP (Hillside Protection Overlay).

- 1. **STAFF RECOMMENDATION**
Deny O (Office) zoning because it does not meet all of the requirements for a rezoning.
- 2. **MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE REZONING TO O (OFFICE) BECAUSE IT IS NOW CONSISTENT WITH THE SECTOR AND ONE YEAR PLANS.**

MOTION CARRIED 10-3 (NO ADAMS, OOTEN, MIDIS)

7. BENJAMIN C. MULLINS O/B/O DAVID EUBANKS

1308, 1304, 1232, 0 and 0 Lovell Road and 0 High Meadow Drive / Parcel ID 118 H C 004, 00301, 002, 001 and 118 066, and 118 I F 00201. Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

8-A-21-SP

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for 1308, 1304, 1232 and 0 Lovell Road [118HC001];

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for a portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for another portion of 0 High Meadow Drive;

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From LDR (Low Density Residential) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection) for 0 Lovell Road [118 066].

1. STAFF RECOMMENDATION**POSTPONED 30 DAYS EARLIER IN THE MEETING****B. REZONING****8-A-21-RZ**

From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 1308 Lovell Road;

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 1304, 1232 & 0 Lovell Road [118HC001];

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 0 High Meadow Drive;

From RB (General Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay) for 0 Lovell Road [118 066].

2. STAFF RECOMMENDATION**POSTPONED 30 DAYS EARLIER IN THE MEETING****8. FRED BROOKS BY SHERI ENGEL, POA****8-B-21-RZ**

4212, 4216 and 0 Prospect Road / Parcel ID 110 063, 062, and 06101, Commission District 9. Rezoning from PR (Planned Residential) and A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****9. CITY OF KNOXVILLE****8-C-21-RZ**

0 Callahan Drive and 1934 Old Callahan Drive / Parcel ID 67 258.01 and 256 (part of), Council District 3. Rezoning from No zone (formerly CB Business & Manufacturing) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

Approve C-H-2 (Highway Commercial) zoning because it is comparable to the CB (Business and Manufacturing) zone in Knox County.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. CITY OF KNOXVILLE**8-D-21-RZ**

7630 Luscombe Drive / Parcel ID 133 B E 021, Council District 2. Rezoning from No Zone (formerly RA Low Density Residential) to RN-1 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-1 (Single-Family Residential) zoning because it is comparable to the RA (Low Density Residential) zone in Knox County.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. FAYE RABY**8-E-21-RZ**

7335 Oak Ridge Highway / Parcel ID 78 182, Commission District 6. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning because it is consistent with the Northwest County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****12. RICK W. AND PENNY P. CUTSHAW****8-F-21-RZ**

5325 Brown Gap Road / Parcel ID 39 03001, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan, and surrounding zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. NELSON FARM DEVELOPMENT LLC**8-G-21-RZ**

4114 West Beaver Creek Drive / Parcel ID 67 131, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Postpone for 30 days until the September 9, 2021 at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. S & E PROPERTIES**8-H-21-RZ**

6513 and 0 Babelay Road / Parcel ID 50 171, 174 and 178, Commission District 8. Rezoning from PR (Planned Residential) with up to 2.5 du/ac to PR (Planned Residential) with up to 4 du/ac.

Commissioner Scott Smith recused himself.

Speaking today:

Richard Ogle, 4150 Harris Rd, Knoxville, TN 37918

Benjamin C. Mullins, 550 West main Street, suite 500, Knoxville, TN 37902

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve PR zoning with up to 3 du/ac because it is consistent with the Growth Policy Plan and the Northeast County Sector Plan.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****15. TYLER SANFORD****8-I-21-RZ**

119 and 129 W. Burwell Avenue / Parcel ID 81 G D 040 and 041, Council District 5. Rezoning from I-H (Heavy Industrial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial-Mixed Use) zoning because it is more compatible with the surrounding area than the existing zoning and will bring the property into conformance with the Central City Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING**16. CARMAN M. HALL**

10001 and 10005 West Emory Road / Parcel ID 76 01302, Commission District 6.

Speaking today:

Carmen Hall, 10005 W Emory Road, Knoxville, TN 37931

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**8-C-21-SP**

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

1. STAFF RECOMMENDATION

Approve RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the surrounding development.

2. MOTION (GRAF) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****8-J-21-RZ**

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

3. STAFF RECOMMENDATION

Item No.**File No.**

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

4. **MOTION (GRAF) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

17. MESANA INVESTMENTS LLC**8-K-21-RZ**

6517 Brackett Road / Parcel ID 20 132, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

Mitchell Johnson, 6631 Blakett Road, Knoxville, TN 37938

1. **STAFF RECOMMENDATION**

Approve PR zoning with up to 3 du/ac because it is consistent with the sector plan and the Growth Policy Plan.

2. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 4 DU/AC.**

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

18. TAYLOR D. FORRESTER O/B/O HARPER PROPERTIES, L.P.**8-L-21-RZ**

6238 Anderson Drive / Parcel ID 121 AB 013, Council District 2. Rezoning from I-H (Heavy Industrial) to C-G-1 (General Commercial).

1. **STAFF RECOMMENDATION**

Postpone this item for 60 days to the October 14, 2021 Planning Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

19. BRADLEY AND AMANDA SPENCER**8-M-21-RZ**

2005 Dutch Valley Drive / Parcel ID 69 F B 004, Council District 5.
Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to I-MU (Industrial Mixed-Use) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial-Mixed Use) zoning because it is a minor extension of that zone and is consistent with the sector plan's land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. TIM JONES**8-N-21-RZ**

0 Woods-Smith Road / Parcel ID 92 D J 04802, Council District 3.
Rezoning from RN-1 (Single-Family Residential Neighborhood) (C) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) (C) & HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve RN-2 (Single-family Residential Neighborhood) (C) district & HP (Hillside Protection Overlay) because it is compatible with existing zoning in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. RUSTY BITTLE

11420 Hardin Valley Road / Parcel ID 117 02512, Commission District 6.

Speaking today:

Rusty Bittle, 10784 Hardin Valley Road, Knoxville, TN 37932

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**8-D-21-SP**

From RC (Rural Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny GC (General Commercial) and HP (Hillside Protection) because it is not consistent with the Northwest County Sector Plan.

2. **MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) AND HP (HILLSIDE PROTECTION) BECAUSE OF CHANGING CONDITIONS IN THE AREA.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**8-O-21-RZ**

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

3. **STAFF RECOMMENDATION**

Approve CR (Rural Commercial) zoning because it is consistent with the Northwest County Sector Plan.

4. **MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE CA (GENERAL BUSINESS) ZONING DUE TO CHANGING CONDITIONS IN THE AREA.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

22. NICKLE ROAD SUBDIVISION**4-SC-21-C**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN 37934

1. **STAFF RECOMMENDATION**

Approve variances 1-5 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 8 conditions.

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

Item No.**File No.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

23. PINE GROVE SUBDIVISION

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN 37934

A. CONCEPT SUBDIVISION PLAN

6-SB-21-C

0 Pine Grove Road / Parcel ID 84 035, Commission District 8.

- 1. STAFF RECOMMENDATION**
Approve the Concept Plan subject to 6 conditions.
- 2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW

6-C-21-UR

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

- 3. STAFF RECOMMENDATION**
Approve the development plan for up to 27 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Pine Grove Road frontage of Lot 27, subject to 1 condition.
- 4. MOTION (OOTEN) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

24. MISSION HILLS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SA-21-C

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

1. STAFF RECOMMENDATION

Approve variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve variance 3 subject to the existing or dedicated right-of-way for Hardin Valley Road being 40-ft from the road centerline and the peripheral setback for lot 18 being no less than 30-ft along the Hardin Valley Road frontage.

Approve the Concept Plan subject to 12 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

7-C-21-UR

Proposed use: Single-Family Residential in PR (Planned Residential) District.

3. STAFF RECOMMENDATION

Approve the development plan for up to 18 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 18, subject to 2 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. CAPITAL DRIVE SUBDIVISION

7-SB-21-C

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 122.24 (part of), Commission District 3.

Speaking today:

Rodney Phillips, 150 Major Reynolds Place, Knoxville, TN 37919

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909

Item No.**File No.**

Hollis Loveday, 1100 Marion Street, Suite 300, Knoxville, TN 37921

1. STAFF RECOMMENDATION

Postpone the Concept Plan application until the September 9, 2021, Planning Commission meeting as recommended by staff for the reasons listed.

2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1 (NO BOYER). POSTPONED 30 DAYS

26. DORCHESTER, UNIT 2

Speaking today:

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

William Guinn, 7550 Napa Valley Way, Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN**8-SA-21-C**

7509 Carpenter Road / Parcel ID 78 035 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0 . APPROVED

B. USE ON REVIEW**8-C-21-UR**

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

3. STAFF RECOMMENDATION

Approve the development plan for up to 9 detached dwelling units on individual lots for Unit 2 of the Dorchester subdivision (up to 79 lots total), subject to 1 condition.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****USES ON REVIEW**

27. WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP**8-A-21-UR**

0 East Meadcrest Drive / Parcel ID 119 E C 01902. Proposed use: Multi-dwelling development with detached houses in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

Postpone the application to the September 9, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. BENJAMIN C. MULLINS O/B/O PASCO, LLC**8-B-21-UR**

1229 Lovell Road / Parcel ID 118 H A 03502. Proposed use: Indoor storage of vehicles accessory to existing commercial operation in CA (General Business) / TO (Technology Overlay) (k) and A (Agricultural) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for an indoor storage building with approximately 9,000 sqft of floor area as an accessory use, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

29. JOHN T. RUDOLPH**7-C-21-SU**

0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the request until the September 9, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. BENCHMARK ASSOCIATES, INC.**8-A-21-SU**

301 Tania Lane / Parcel ID 124 H G 023. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-1 zone, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. CALVARY CHAPEL OF KNOXVILLE**8-B-21-SU**

3330 West Governor John Sevier Highway / Parcel ID 147 30. Proposed use: Expansion of parking area, addition of covered pavilion, pergola, event quarters, storage area and drop off area in RN-1 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the proposed site improvements for Calvary Chapel of Knoxville as identified on the development plan, subject to 4 conditions.

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APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

32. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY

8-SA-21-F

7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of),
Commission District 7.

1. STAFF RECOMMENDATION

TABLE the Final Plat at the request of the applicant.

TABLED EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

33. KNOXVILLE-KNOX COUNTY PLANNING

7-B-21-OA

Consideration of an amendment to the Knox County Zoning Code,
Article 5.34.02 SC Shopping Center zone to allow churches as a use
permitted.

1. STAFF RECOMMENDATION

WITHDRAW at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

OTHER BUSINESS

None

Item No.

File No.

A D J O U R N M E N T

MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO ADJOURN.

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:35
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.