

The Planning Commission met in regular session on August 11, 2022 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	A Ms. Nancy Barger	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	A Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	* Mr. Eddie Smith

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

## 2. APPROVAL OF AUGUST 11, 2022 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF JULY 14, 2022 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

Postponements for 30 days:

1. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE SEPTEMBER 8, 2022 MEETING.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS**

Postponements for 60 days:

Commissioner Midis requested that Item #37 be postponed for 60 days until the October 6, 2022 meeting.

2. MOTION (MIDIS) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE OCTOBER 6, 2022 MEETING.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 60 DAYS**

---

##### C. WITHDRAWALS READ

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

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 WITHDRAWN**

---

##### D. TABLED ITEMS READ

1. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY  
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046  
(part of), Commission District 7. (Tabled date 8/12/2021)

8-SA-21-F

2. ROBERT W. MONDAY

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

0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).

**12-A-21-SP**

**B. REZONING**  
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

**12-G-21-RZ**

**3. WESLEY HICKS**  
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)

**1-F-22-UR**

**4. THE BECKHAM PROPERTY**  
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)

**12-SC-21-F**

**5. HUBER PROPERTIES, LLC**  
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)

**A. Northwest County Sector Plan Amendment**  
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**10-L-21-SP**

**B. ONE YEAR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**10-I-21-PA**

**C. REZONING**  
From AG (Agricultural) to RN-5 (General Residential Neighborhood).

**10-R-21-RZ**

**6. 5117 LONAS DRIVE SUBDIVISION**  
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)

**4-SB-22-C**

**7. TERRY E. ROMANS**  
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**

**5-A-22-SP**

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

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

**B. REZONING****5-A-22-RZ**

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

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

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

---

**E. ITEMS REQUESTED TO BE UNTABLED READ**

*None*

Commissioner Eddie Smith joined the meeting at this time.

**F. CONSENT ITEMS READ**

Commissioner John Huber recused himself from the consent vote

Daniel Sanders, 900 S. Gay Street, Suite 2102, Knoxville, TN 37902 requested that Item #35 come off the consent list.

- 1. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #35.**

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

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

There were no Level 1 Certificates of Appropriateness issued since the July 14, 2022 Planning Commission meeting.

**ALLEY OR STREET CLOSURES**

*None*

**STREET NAME CHANGES**

*None*

**Item No.**

**File No.**

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

---

**5. CASTILLO HOMES, LLC**

0 Karla Drive / Parcel ID 137 D A 010 and 137 22502, Commission District 9.

Speaking today:

Frankie Castillo, 1581 Pine Ridge Rd., Seymour, TN 37865

Judy Bibler, 519 Karla Dr., Knoxville, TN 37920

Keith Butler, 1903 Rays Gap Rd., Sevierville, TN 37876 on behalf of his mother who resides at 7705 Grigsby Circle, Knoxville, TN 37918.

---

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**

**8-G-22-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to LDR (Low Density Residential) because it is compatible with adjacent development.

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

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

---

**B. REZONING**

**7-F-22-RZ**

From CA (k) (General Business) to RA (Low Density Residential)

**1. STAFF RECOMMENDATION**

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

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

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

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

**6. RANDY GUIGNARD****7-J-22-RZ**

3003 Rifle Range Drive / Parcel ID 048 07001, Commission District 7.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Withdraw as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**7. RANDY GUIGNARD**

7600 Ridgeview Road / Parcel ID 021 159, Commission District 8.

Speaking today:

Randy Guignard, 5408 Fountain Gate Rd., Knoxville, TN 37918

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****7-E-22-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 RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the development in the area.

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

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

**B. REZONING****7-K-22-RZ**

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

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

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

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

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

**8. JOE PETRE****7-M-22-RZ**

516 and 520 West Vine Avenue / Parcel ID 094 L C 003 and 002, Council District 6. Rezoning from DK-G (Downtown Knoxville Grid Subdistrict)) to DK-B (Downtown Knoxville Boulevards Subdistrict).

**1. STAFF RECOMMENDATION**

Approve DK-B (Downtown Knoxville Boulevards Subdistrict) zoning because it is consistent with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. MARIEL WILLIAMSON****8-A-22-RZ**

2302 Ridgecrest Drive / Parcel ID 058 G F 013, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Postpone the rezoning for 30 days to the September 8, 2022 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**10. MILES E. MORRISON****8-B-22-RZ**

4260 Cabbage Drive / Parcel ID 28 11206, Commission District 7. Rezoning from PR (Planned Residential) up to 3 du/ac to A (Agricultural).

**1. STAFF RECOMMENDATION**

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

Approve the A (Agricultural) zone because it is consistent with the surrounding area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**11. BENJAMIN C. MULLINS**

0 Palestine Lane / Parcel ID 141 079 (part of), Commission District 5.

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****8-A-22-SP**

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

**1. STAFF RECOMMENDATION**

Deny the proposed sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because it does not meet the location criteria for MDR and is incompatible with adjacent land uses and topographic constraints.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**B. REZONING****8-C-22-RZ**

From PC (k) (Planned Commercial) to PR (Planned Residential) up to 12 du/ac.

**1. STAFF RECOMMENDATION**

Deny the proposed PR (Planned Residential) zoning because it is incompatible with the sector plan, topographic constraints and adjacent land uses.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**12. TURNER HOMES, LLC**

0 Jim Jones Lane / Parcel ID 076 007, Commission District 6.

Speaking today:

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

Carlos and Peggy Hollifield, 5104 Jim Jones Ln., Knoxville, TN 37931



**Item No.****File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****8-B-22-SP**

From GC (General Commercial) to MDR (Medium Density Residential).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use classification between a commercial/industrial area and a single-family neighborhood.

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

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

**B. REZONING****8-D-22-RZ**

From PC (Planned Commercial) to PR (Planned Residential) up to 7.5 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 7.25 du/ac because it provides a transitional land use between a commercial and single-family residential area.

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

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

**13. JEFF GRISSOM**

6612 Brackett Road / Parcel ID 020 10412, Commission District 8.

Speaking today:

Jeff Grissom, 6612 Brackett Rd., Knoxville, TN 37938

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****8-C-22-SP**

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

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

Deny sector plan amendment to GC (General Commercial) because it is incompatible with surrounding land use.

**2. MOTION (SMITH) AND SECOND (ADAMS) WERE MADE TO POSTPONE 30 DAYS TO THE SEPTEMBER 8, 2022 PER THE APPLICANT'S REQUEST AT THE MEETING.****MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS****B. REZONING****8-E-22-RZ**

From RA (Low Density Residential) to CA (General Business).

**1. STAFF RECOMMENDATION**

Deny the CA (General Business) zone because it is inconsistent with the sector plan and surrounding development.

**2. MOTION (SMITH) AND SECOND (ADAMS) WERE MADE TO POSTPONE 30 DAYS TO THE SEPTEMBER 8, 2022 PER THE APPLICANT'S REQUEST AT THE MEETING.****MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS****14. COURTNEY SMITH****8-F-22-RZ**

305 and 311 Corum Road / Parcel ID 073 09602 and 09601, Commission District 8. 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 surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING****15. HR DAVIS**

1316 Lovell Road / Parcel ID 118 H C 005, Commission District 3.

Speaking today:

Richard LeMay, 10816 Kingston Pk., Knoxville, TN 37934

**Item No.****File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****8-D-22-SP**

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MU-SD NWCO-4 (Mixed Use Special District - Saddlebrook) and HP (Hillside Protection) because it is a minor extension of the district and consistent with development in the area.

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

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

**B. REZONING****8-G-22-RZ**

From A (Agricultural) / TO (Technology Overlay) to RB (General Residential) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve the RB/TO (General Residential /Technology Overlay) zone because it is consistent with development trends in this area.

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

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

**16. THE HALL-FISHER FAMILY TRUST****8-H-22-RZ**

4721 Messer Lane / Parcel ID 078 105, 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 adjacent development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****17. VICTOR JERNIGAN****8-I-22-RZ**

0, 4544, 4606 and 4612 Buffat Mill Road and 2425 Spring Hill Road / Parcel ID 070 D A 00404, 00405, 00403, 004 and 00401. Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Withdraw the rezoning as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**18. BENCHMARK ASSOCIATES, INC.****8-J-22-RZ**

1809 Thompson Road / Parcel ID 104 13001, Commission District 3. Rezoning from A (Agricultural) / TO (Technology Overlay) to RA (Low Density Residential) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

Approve the RA/TO (Low Density Residential / Technology Overlay) zone because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**19. WILLIAM DALE RHOTON**

116 Kimberlin Heights Road / Parcel ID 137 D C 001, Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****8-E-22-SP**

From AG (Agricultural), GC (General Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Withdraw the plan amendment as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**Item No.****File No.****B. REZONING****8-K-22-RZ**

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

**1. STAFF RECOMMENDATION**

Withdraw the rezoning as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**20. ISAAC PANNELL**

1501, 1481 and 1461 Maryville Pike / Parcel ID 122 L A 003, 002 and 001, Commission District 9.

Speaking today:

Isaac Pannell, 5212 Villa Rd., Knoxville, TN 37918

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

Taylor Turner, 360 Teresa Ann Dr., Seymour, TN 37865

Eric Turner, 360 Teresa Ann Dr., Seymour, TN 37865

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****8-F-22-SP**

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

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is inconsistent with character of this area.

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

**MOTION CARRIED 9-3 (NO BROWNING, ROTH, SMITH). DENIED**

**B. REZONING****8-L-22-RZ**

From RA (Low Density Residential) to CB (Business and Manufacturing)

**1. STAFF RECOMMENDATION**

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

Deny the CB (Business and Manufacturing) zone because it is not compatible with the surrounding low density residential uses.

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

**MOTION CARRIED 9-3 (NO BROWNING, ROTH, SMITH). DENIED**

## CONCEPTS AND DEVELOPMENT PLANS

---

### 21. 8415 BALL CAMP PIKE

---

#### A. CONCEPT SUBDIVISION PLAN

**8-SA-22-C**

8415 Ball Camp Pike / Parcel ID 091 109, Commission District 6.

1. **STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

#### B. USE ON REVIEW

**8-A-22-DP**

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

1. **STAFF RECOMMENDATION**

Approve the development plan for an attached residential subdivision with up to 18 dwelling units on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****22. LINDA HOWARD SUBDIVISION****8-SB-22-C**

5315, 5327 and 5339 Salem Church Road, / Parcel ID 011 10507, 10510 and 10511, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**23. ZENITH HOMES ON RIFLE RANGE DRIVE****A. CONCEPT SUBDIVISION PLAN****8-SC-22-C**

3009 and 3003 Rifle Range Drive / Parcel ID 048 070 and 07001, Commission District 7.

**1. STAFF RECOMMENDATION**

Postpone the concept plan until the September 8, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. USE ON REVIEW****8-H-22-DP**

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

**1. STAFF RECOMMENDATION**

Postpone the development plan until the September 8, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**24. IRWIN ACRES****8-SD-22-C**

0 E. Emory Road / Parcel ID 021 066, Commission District 8.

**1. STAFF RECOMMENDATION**

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

Approve the requested variances and alternative design standards based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**25. LOY FARMS****8-SE-22-C**

12320 S. Northshore Drive / Parcel ID 162 062, Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**26. FARRIS PROPERTY SUBDIVISION**

1736 Choto Road / Parcel ID 162 06201, Commission District 5.

**A. CONCEPT SUBDIVISION PLAN****8-SF-22-C**

1736 Choto Road / Parcel ID 162 06201, Commission District 5.

**1. STAFF RECOMMENDATION**

Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**B. USE ON REVIEW****8-G-22-DP**

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

**1. STAFF RECOMMENDATION**



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

Approve the development plan for a detached residential subdivision with up to 18 lots and reduction of the peripheral setback to 25 ft for lots 12-18 where not adjacent to commercial zoning, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**27. TAYLOR D. FORRESTER****8-B-22-DP**

10542 Murdock Drive / Parcel ID 118 17315 Proposed use: Certified Collision Center in PC (Planned Commercial) (Pending) / TO (Technology Overlay) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the development plan for an auto collision center, subject to seven conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**28. RON HODGE****8-C-22-DP**

837 Murray Drive / Parcel ID 068 J A 010 Proposed use: Townhomes in PR (Planned Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the development plan for 11 townhomes as shown in the attachments, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**29. DAMON FALCONNIER****8-D-22-DP**

0 Valley Vista Road / Parcel ID 103 12011 Proposed use: Church in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for a church and related functions, subject to the 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****30. TAYLOR FORRESTER****8-E-22-DP**

7343 Lawgiver Circle / Parcel ID 021 A D 032 Proposed use: Community center for Woodbury Crossing subdivision in PR (Planned Residential) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a community center and associated accessory uses, as shown in the attachments, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**31. TYLER WYSONG****8-F-22-DP**

0 Crosswood Boulevard / Parcel ID 072 274 Proposed use: New truck services and warehouse facility in PC (Planned Commercial) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a truck services, sales, and warehouse facility that is approximately 74,850 sqft of gross floor area, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USES ON REVIEW****32. IGOR CHEBAN****8-C-22-UR**

1418 Chert Pit Road / Parcel ID 105 113. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the use permitted on review for the proposed duplex, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

---

**33. ISAAC PANNELL****8-A-22-SU**

5036 Obarr Drive / Parcel ID 071 A A 014. Proposed use: Non-residential neighborhood use for office use in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request for a non-residential reuse for an office in the RN-2 (Single Family Residential Neighborhood) zoning district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**34. BERNARDO HOLDINGS, LLC****8-B-22-SU**

3200 Knoxville Center Drive / Parcel ID 059 02611. Proposed use: Removal of the previously approved planned district "C" designation (PC-2, Planned Commercial) in I-MU (Industrial Mixed-Use) District. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request to remove the previously approved planned district (C) designation from this parcel.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**35. THOMAS R. GASS / ANDY'S FROZEN CUSTARD****8-C-22-SU**

6217 Kingston Pike / Parcel ID 121 A A 023. Proposed use: Drive-through facility in C-G-1 (General Commercial) / HP (Hillside Protection Overlay) District. Council District 2.

Speaking today:

Thomas R. Gass, no address given

Daniel Sanders, 900 S. Gay Street, Suite 2102, Knoxville, TN 37902

Dr. Amanda Pittman, 7925 Rhyne Ln., Knoxville, TN 37918

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

**1. STAFF RECOMMENDATION**

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

Approve the request for a drive-through facility in the C-G-1 (General Commercial) / HP (Hillside Protection Overlay) zoning district, subject to 7 conditions.

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

Commissioner Nathaniel Shelso left the meeting at this time.

**MOTION CARRIED 10-1 (NO ADAMS). APPROVED**

## FINAL SUBDIVISIONS

---

### **36. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3**

**7-SE-22-F**

324 and 326 West Ford Valley Road / Parcel ID 123 M D 003 and 123ME008, Commission District 9 and City Council District 1.

- 1. STAFF RECOMMENDATION**

Table this application per the applicant's request.

**TABLED EARLIER IN THE MEETING**

## PLANNED DEVELOPMENT

*None*

## ORDINANCE AMENDMENTS

---

### **37. KNOXVILLE-KNOX COUNTY PLANNING**

**8-A-22-OA**

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.

- 1. STAFF RECOMMENDATION**

Staff recommends approval 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 General Commercial Zoning Districts (C-G-2 and C-G-3).

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

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

---

**38. KNOXVILLE-KNOX COUNTY PLANNING****8-A-22-OB**

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations, Article 1.03, to comply with Public Chapter 1128.

**1. STAFF RECOMMENDATION**

In order to comply with Public Chapter 1128, staff recommends approval of amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**39. KNOXVILLE-KNOX COUNTY PLANNING****8-B-22-OB**

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

**1. STAFF RECOMMENDATION**

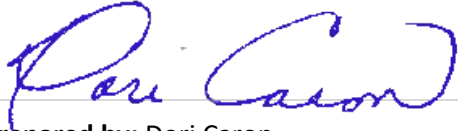
The Executive Committee recommends approval of minor amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:16 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.