

The Planning Commission met in regular session on August 10, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	** Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez
Mr. Nathaniel Shelso	A Mr. Eddie Smith	Open

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

2. APPROVAL OF AUGUST 10, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JULY 13, 2023 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:

Commissioner Chris Ooten reused himself from the Postpone for 30 days vote.

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN 37902 requested that Item #11 be removed from the postpone list and added to the withdrawal list.

1. MOTION (SHELSON) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS #29 AND #40 FOR 30 DAYS UNTIL THE SEPTEMBER 14, 2023 MEETING, EXCLUDING ITEM #11.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

Postponements for 60 days:

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE OCTOBER 5, 2023 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

C. WITHDRAWALS READ

1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO WITHDRAW ITEMS AS READ INCLUDING ITEM #11.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

D. TABLED ITEMS READ

None

1. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3

7-SE-22-F

Item No.**File No.**

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022) **SCHEDULED TO BE WITHDRAWN 8/11/2023)**

- | | |
|--|-------------------|
| 2. GABRIEL W. RATCLIFFE | 11-A-22-RZ |
| 2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022) | |
| 3. 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. (Tabled date 6/8/2023) | |
| 4. WILLIAM MAYS | 4-A-23-SU |
| 2700 Whittle Springs Road / Parcel ID 070 P D 02602. Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | |
| 5. BEELER ROAD SUBDIVISION | |
| A. CONCEPT SUBDIVISION PLAN | 1-SF-23-C |
| 0 Beeler Road / Parcel ID 029 18803, Commission District 8. (Tabled date 7/13/2023) SCHEDULED TO BE UNTABLED 8/10/2023 | |
| B. DEVELOPMENT PLAN | 1-E-23-DP |
| Proposed use: Detached residential subdivision in PR (Planned Residential) District. (Tabled date 7/13/2023) SCHEDULED TO BE UNTABLED 8/10/2023 | |

E. ITEM TO BE REMOVED FROM THE TABLE READ

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO UNTABLE ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED

F. CONSENT ITEMS READ

Commissioner Amy Midis requested that Item #12 be removed from the consent list.

Item No.**File No.**

Hunter Black, 3052 Bradley Lake Ln., Knoxville, TN 37921 requested that Item #30 be removed from the consent list.

Allen Rawls, 900 S. Gay St., Suite 2102, Knoxville, TN 37902 requested that Item # 37 be removed from the consent list.

Staff requested that Items #38, 39, 41, 42 and 43 be removed from the consent list.

MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #12, #30, #37, #38, #39, #41, #42 AND #43.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

There were no Level 1 Certificates of Appropriateness issued since the July 13, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES**5. MARK EDWARD BASS****8-A-23-SC**

Request closure of an unnamed street from Houstonia Drive to the western terminus of the unnamed street. Council District 4.

1. STAFF RECOMMENDATION

Approve the request to close the unnamed street from Houstonia Drive to its western terminus, which is located along the northern border of parcel 058JA00101 and the southern border of parcel 058GF033, subject to retaining all easements, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

6. BEAVER CREEK DEVELOPMENT, LLC

8-A-23-HPA

0 Central Avenue Pike / Parcel ID 068 075. Proposed use: Request to exceed the Hillside Protection disturbance budget by 11 acres for a townhome residential development in RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay), F (Floodplain Overlay) District. Council District 5.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve the applicant’s Level II Certificate of Appropriateness (COA) request to develop within the HP (Hillside Protection) Overlay zoning district, on the condition that disturbance within the HP Overlay not exceed 5.23 acres outside of the Tennessee Valley Authority (TVA) utility easement on the site.

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

MOTION CARRIED 10-3 (NO OOTEN, BOYER, HUBER). APPROVED

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)
None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. DAMON FALCONNIER (REVISED)

6-E-23-RZ

0 and 237 Chickamauga Avenue / Parcel ID 081 B G 032 and 031, Council District 5. Rezoning from RN-2 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay) to RN-3 (General Residential Neighborhood) and IH (Infill Housing Overlay).

Speaking today:

Damon Falconnier, 4622 Chambliss Rd., Knoxville, TN 37919

Michelle Ivester, 1131 Chickamauga Ave., Knoxville, TN 37917

Item No.**File No.**

Matt Morelock, 261 Chickamauga Ave., Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and development would be reviewed for compatibility with the neighborhood. The IH (Infill Housing Overlay) would be retained.

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

MOTION CARRIED 11-2 (NO BOYER, ADAMS). APPROVED

8. STEVE JENKINS

8-C-23-RZ

602 Citico Street / Parcel ID 094 K U 017, Council District 6. Rezoning from I-MU (Industrial Mixed-Use) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. DON HORTON

8-D-23-RZ

0 Sanders Lane / Parcel ID 095 C A 015, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:

Don Horton, 2100 Fairmont Blvd., Knoxville, TN 37917

Stan Johnson, 1617 Dandridge Ave., Knoxville, TN 37915

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) will be retained.

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

Item No.**File No.**

3. **AMENDED MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT. THE HP (HILLSIDE PROTECTION OVERLAY) WILL BE RETAINED.**

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

CONCEPT PLANS AND SPECIAL USES

10. HAMILTON PARK

A. CONCEPT SUBDIVISION PLAN

7-SB-23-C

0 Central Avenue Pike / Parcel ID 068 075, Council District 5.

1. **STAFF RECOMMENDATION**

Postpone for 30 days to the September 14, 2023 Planning Commission meeting because a Level II Hillside Protection Overlay Certificate of Appropriateness is required.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. SPECIAL USE

8-A-23-SU

Proposed Use: Attached townhouse subdivision in RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) and F (Floodplain Overlay) Districts.

1. **STAFF RECOMMENDATION**

Postpone for 30 days to the September 14, 2023 Planning Commission meeting because a Level II Hillside Protection Overlay Certificate of Appropriateness is required.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. STOCKTON PROPERTY

A. CONCEPT SUBDIVISION PLAN

7-SD-23-C

0 Stockton Drive / Parcel ID 106 N J 01501, Council District 2.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Postpone the application for 30 days to the September 14, 2023 Planning Commission meeting as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**B. SPECIAL USE****7-A-23-SU**

Proposed use: Attached residential subdivision in RN-1 (Single-Family Residential Neighborhood) (C) District.

1. STAFF RECOMMENDATION

Postpone the special use application for 30 days to the September 14, 2023 Planning Commission meeting as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**SPECIAL USES****12. R. BENTLEY MARLOW****8-B-23-SU**

519 Douglas Avenue / Parcel ID 094 F Q 022. Proposed use: Duplex development on a property in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 zoning district, subject to 2 conditions.

2. MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO MIDS). APPROVED****13. DANNY HEIDLE****8-C-23-SU**

5852 Washington Pike / Parcel ID 049 09208. Proposed use: Request for the addition of four indoor self-service storage buildings in C-G-1 (General Commercial) District. Council District 4.

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone the special use request for 60 days to the October 5, 2023 Planning Commission meeting, per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING.

14. TIMOTHY JOSEPH

8-D-23-SU

101 Henry Avenue / Parcel ID 109 I G 014. Proposed use: Duplex development on a property in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling development in the RN-2 zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

15. R. BENTLEY MARLOW

8-A-23-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple zoning districts. All Council Districts.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Dustin Durham, 1422 Cornelia St., Apt 2, Knoxville, TN 37917

Mr. Durham clarified that he is speaking for himself and not as a Knoxville Transportation Authority commissioner.

Knoxville City Council member Seema Singh, 400 Main St., Suite 407, Knoxville, TN 37902

Chery Ball, 400 Main St., Suite 655, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Item No.**File No.**

Staff recommends zoning code amendments to enable middle housing in the City follow the process of implementation as defined by Opticos Design, Inc. in the September 2022 Missing Middle Housing (MMH) Scan and the Missing Middle Housing book (summary provided in Exhibit A).

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

MOTION CARRIED 11-2 (NO BROWNING, LEVENSON). APPROVED

16. R. BENTLEY MARLOW**8-B-23-OA**

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

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Staff recommends zoning code amendments to enable middle housing in the City follow the process of implementation as defined by Opticos Design, Inc. in the September 2022 Missing Middle Housing (MMH) Scan and the Missing Middle Housing book (summary provided in Exhibit A).

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

17. R. BENTLEY MARLOW**8-C-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.B Accessory Dwelling Unit (ADU), to add or amend standards for ADUs. All Council Districts.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Dustin Durham, 1422 Cornelia St., Apt 2, Knoxville, TN 37917.

Anna Parmly, 3810 Sevierville Pike, Knoxville, TN 37920

Item No.**File No.**

Drew Harper, 4318 Washington Pike, #101, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Staff recommends zoning code amendments to enable middle housing in the City follow the process of implementation as defined by Opticos Design, Inc. in the September 2022 Missing Middle Housing (MMH) Scan and the Missing Middle Housing book (summary provided in Exhibit A).

2. MOTION (HIGGINS) AND SECOND (NO SECOND) WERE MADE TO APPROVE THE REQUEST AS SUBMITTED BY THE APPLICANT.**3. COMMISSIONER HIGGINS WITHDREW HIS MOTION.****4. MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CODE AMENDMENT AS PRESENTED WITH THE FOLLOWING MODIFICATIONS: KEEPING THE 10 FT. REAR SETBACK, MAINTAINING THE 18 FT. HEIGHT LIMIT AND MAINTAINING THE ONE PARKING SPOT REQUIREMENT.**

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

18. R. BENTLEY MARLOW**8-D-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 11.3 Location and Setbacks, to amend interior side and rear setbacks for residential uses; Article 11.4, Table 11-2 Required Off-street Parking, to remove required off-street spaces for five residential uses; Article 11.4.B, Exemptions and Flexibilities, to add two minimum vehicle parking reductions. All Council Districts.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Dustin Durham, 1422 Cornelia St., Apt 2, Knoxville, TN 37917

Anna Parmly, 3810 Sevierville Pike, Knoxville, TN 37920

1. STAFF RECOMMENDATION

Staff recommends zoning code amendments to enable middle housing in the City follow the process of implementation as defined by Opticos Design, Inc. in the September 2022 Missing Middle Housing (MMH) Scan and the Missing Middle Housing book (summary provided in Exhibit A).

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****19. R. BENTLEY MARLOW****8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.8 Buffer Yards, to amend or remove language regarding buffer. All Council Districts.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Drew Harper, 4318 Washington Pike, #101, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Staff recommends zoning code amendments to enable middle housing in the City follow the process of implementation as defined by Opticos Design, Inc. in the September 2022 Missing Middle Housing (MMH) Scan and the Missing Middle Housing book (summary provided in Exhibit A).

2. MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO POSTPONE FOR 30 DAYS TO THE SEPTEMBER 14, 2023 PLANNING COMMISSION MEETING.**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS**

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

OTHER BUSINESS**20. KNOXVILLE-KNOX COUNTY PLANNING****8-B-23-OB**

Proposed administrative map error correction of the Official Zoning Map to properly address an administrative error and correct the zoning district for property located at 901 Kermit Dr. Council District 5.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission withdraw this administrative mapping error request, as research indicates an error did not occur.

WITHDRAWN EARLIER IN THE MEETING**KNOX COUNTY**

Item No.

File No.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

21. TIMOTHY NEAL

7-G-23-RZ

0 Asheville Highway / Parcel ID 061 07104 (part of), Commission District 8. Rezoning from PR (Planned Residential) to CA (General Business).

Speaking today:

Wendell Chittum, 117 Neals Landing, Knoxville, TN 37924

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

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone for the portion of the parcel requested because it is consistent with the sector plan and would result in more consistent zoning for the subject property.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

22. ROBERT EDWARD WATSON

7519 Washington Pike / Parcel ID 031 P A 001, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

8-A-23-SP

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**8-A-23-RZ**

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 1.5 du/ac because it is consistent with the surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. MAX G. MORTON**8-B-23-RZ**

8109 Collier Road / Parcel ID 056 093, Commission District 7. 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 consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. CMH HOMES, INC.**8-F-23-RZ**

2120 and 2116 Tipton Station Road / Parcel ID 148 10804 and 10806, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

Spenser Procter, 2122 Tipton Station Rd., Knoxville, TN 37920

Patricia Hooper, 2130 Tipton Station Rd., Knoxville, TN 37920

Cherie Jacque, 7630 Racing Run Rd., Knoxville, TN 37920

Commission allowed for the opposition and the applicant for an additional 3 minutes each.

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

Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Chris Ooten left the meeting at this juncture.

25. CHAD WILHITE**8-G-23-RZ**

8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential).

Speaking today:

Stephen Ward, P.O. Box 30654, Knoxville, TN 37950

1. STAFF RECOMMENDATION

Deny the RB (General Residential) zone because it is inconsistent with the Growth Policy Plan.

2. MOTION (MIDIS) AND SECOND (BROWNING) WERE MADE TO DENY PER STAFF RECOMMENDATION.**3. AMENDED MOTION (MIDIS) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS TO THE SEPTEMBER 14, 2023 PLANNING COMMISSION MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS.

26. STEPHEN WARD**8-I-23-RZ**

4613 and 4609 West Beaver Creek Drive / Parcel ID 066 14401 and 14501 (part of), 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 an extension of zoning from the south and is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****27. SAMUEL HARWARD****8-J-23-RZ**

8117 River Drive / Parcel ID 076 J B 00201, Commission District 6.
Rezoning from RAE (Exclusive Residential) to RA (Low Density Residential).

Speaking today:

Samuel Harward, 8117 River Dr., Oak Ridge, TN 37830

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone because it is inconsistent within the surrounding development.

2. MOTION (HIGGINS) AND SECOND (BARGER) WERE MADE TO APPROVE THE RA (LOW DENSITY RESIDENTIAL) ZONE BECAUSE THE RA ZONE IS NOT VERY DIFFERENT FROM THE RAE ZONE AND IT WOULD FIT IN WITH THE REST OF THE NEIGHBORHOOD AND SURROUNDING ZONES.

3. AMENDED MOTION (HIGGINS) AND SECOND (BARGER) WERE MADE TO APPROVE THE RA (LOW DENSITY RESIDENTIAL) ZONE BECAUSE THE RA ZONE IS NOT VERY DIFFERENT FROM THE RAE ZONE AND IT WOULD FIT IN WITH THE REST OF THE NEIGHBORHOOD AND SURROUNDING ZONES, WITH THE CONDITION THAT THE ONLY ADDITIONAL USE PERMITTED ON REVIEW IS A GARAGE APARTMENT.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

28. SARA MILLER**8-K-23-RZ**

1115 Kelley Farm Way / Parcel ID 130 16306, 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 designation and will allow development compatible with the surrounding land uses and zoning pattern.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

29. WILKINSON SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SC-23-C

8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.

1. STAFF RECOMMENDATION

Postpone the concept plan until the September 14, 2023 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-A-23-DP

Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

1. STAFF RECOMMENDATION

Postpone the development plan until the September 14, 2023 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. SPRING LAKE FARMS

Speaking today:
Drew Statten, PO 11315, Box Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN

8-SA-23-C

0 Bogart Lane / Parcel ID 092 053, Commission District 3.

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

2. MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE THE VARIANCE AND ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

- 3. **MOTION (LEVENSON) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN

8-B-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 57 attached dwellings on individual lots, as shown on the plan, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

31. WOODCREEK RESERVE / PHASE II

8-SB-23-C

0 Pear Wood Drive / Parcel ID 148 10706 and 148CH018, Commission District 9.

1. STAFF RECOMMENDATION

Approve the requested variances, except as noted in Concept Plan condition #5, and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

DEVELOPMENT PLANS

None

Item No.**File No.****USES ON REVIEW**

32. AMY SHERRILL**8-A-23-UR**

2330 Belt Road / Parcel ID 122 O F 02105. Proposed use: Duplexes in RA (Low Density Residential) District. Commission District 9.

Taylor Forrester, 1111 N. Northshore Dr., Ste. S700, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the request for one duplex on lots 2 and 3 only, two duplexes total, subject to 9 conditions.

2. MOTION (LEVENSON) AND SECOND (SHELSON) WERE MADE TO HEAR THIS ITEM OUT OF ORDER AND TO POSTPONE FOR 30 DAYS UNTIL THE SEPTEMBER 14, 2023 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS.

33. MARIAH JACKSON**8-B-23-UR**

10015 Rutledge Pike / Parcel ID O32 01701. Proposed use: Daycare center in CA (General Business) and A (Agricultural) Districts. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request for a child day care center subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. INDEPENDENT HEALTHCARE PROPERTIES, LLC**8-C-23-UR**

2433 Reagan Road / Parcel ID 104 01101. Proposed use: New construction for an 80-unit memory care facility in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for a memory care facility that is approximately 49,575 square feet, as shown on the development plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****FINAL SUBDIVISIONS / WITH VARIANCES**

35. FINAL PLAT OF PERALTA-RAMOS PROPERTY**8-SA-23-F**

4320 Beechwood Road / Parcel ID 146 14605200, Commission District 9.

1. STAFF RECOMMENDATION

Approve variance 1 because the access drive is existing and the reduction would not be likely to cause adverse impacts on surrounding properties or emergency services.

Approve variance 2 because joint permanent access easements were designed to service multiple lots, it is existing, and this would only add one addition lot to be serviced by it.

Approve the final plat because it is otherwise in compliance with the Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. FINAL PLAT OF LETSINGER RIDGE, UNIT II**8-SB-23-F**

0 Letsinger Cove Lane / Parcel ID 118 I G 014, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance because the access drive is existing and the reduction in width would not be likely to cause adverse impacts to the surrounding properties.

Approve the subdivision plat because it is otherwise in compliance with the Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITHOUT VARIANCES

37. FINAL PLAT OF LANTERN PARK**8-SC-23-F**

2102 Lantern Park Lane / Parcel ID 116 M E 001-028. Commission District 6.

Speaking today:

Benjamin C. Mullins, 550 W. Main St., Suite 500, Knoxville, TN 37932

Matthew Brooks, 12067 Salt Creek Ln., Knoxville, TN 37932

1. STAFF RECOMMENDATION

Item No.**File No.**

The concept plan indicating the overall layout and design for this plat was approved on 2/10/2022 as Planning Case 1-SB-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

The Commission agreed to vote on items #38, #39, #41, #42 and #43 in one motion.

38. FINAL PLAT OF SONESTA / PHASE 1**8-SD-23-F**

0 Hatmaker Lane / Parcel ID 129 16413, 141 08203 and 082,
Commission District 6.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 2/11/2021 as Planning Case 12-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

2. **MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE ITEMS #38, #39, #41, #42 AND #43 PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

39. FINAL PLAT OF THE MEADOWS AT SHANNON VALLEY, UNIT 3**8-SE-23-F**

0 Stoneyhurst Lane / Parcel ID 049 067. Commission District 8.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 1/11/2023 as Planning Case 1-SB-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that

Item No.**File No.**

this plat is in substantial conformance with the concept plan and recommends approval.

2. **MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE ITEMS #38, #39, #41, #42 AND #43 PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

40. FINAL PLAT OF HAYDEN FARMS, PHASE 2**8-SF-23-F**

0 Flame Willow Lane / Parcel ID 103 072. Commission District 6.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 4/8/2020 as Planning Case 4-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Due to lack of receipt of comments from Knox County Engineering and Public Works, Planning staff are recommending postponement for 30 days until the September 14, 2023 Planning Commission meeting. The applicant is aware of the need for postponement.

POSTPONED 30 DAYS EARLIER IN THE MEETING

41. FINAL PLAT OF THE GRANGE, UNIT 2**8-SG-23-F**

0 Yellow Aster Road / Parcel ID 105 02504 and 105HF098. Commission District 6.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 8/12/2020 as Planning Case 8-SD-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

2. **MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE ITEMS #38, #39, #41, #42 AND #43 PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****42. FINAL PLAT OF IRONWOOD GLEN****8-SH-23-F**

12119 Hardin Valley Road / Parcel ID 116 06701. Commission District 6.

Speaking today:

Ryan Lynch, 4405 Coster Rd., Knoxville, TN 37912

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 9/8/2021 as Planning Case 9-SB-21-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

2. MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE ITEMS #38, #39, #41, #42 AND #43 PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****43. FINAL PLAT OF SNOWMASS, PHASE 2B****8-SI-23-F**

7426 Snow Bank Lane / Multiple Parcels. Commission District 7.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 3/14/2019 as Planning Case 3-SD-19-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

1. MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO APPROVE ITEMS #38, #39, #41, #42 AND #43 PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None*

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

44. PERRY SMITH DEVELOPMENT, LLC**8-A-23-OB**

Consideration of Concept Plan Extension of the Cherokee Springs Subdivision (FKA Smith Development – Governor John Sevier Highway) (7-SC-20-C) for two years to September 11, 2025. Commission District 9.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for Cherokee Springs Subdivision (FKA Smith Development – Governor John Sevier Highway) (7-SC-20-C) for two years to September 11, 2025, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. PAUL G. HIBBEN**8-C-23-OB**

Consideration of Concept Plan Extension of the Twin Oak Landing Subdivision (8-SA-20-C) for two years to August 14, 2025. Commission District 8.

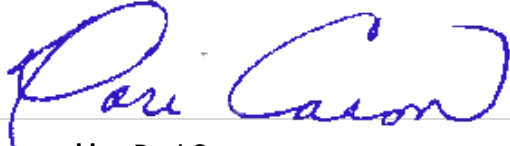
1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for Towering Oaks Landing Subdivision (8-SA-20-C) for two years to August 14, 2025, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

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 6:00 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.