

The Planning Commission met in regular session on August 8, 2024, 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, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	Ms. Kara Daley	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, *Left meeting early

2. APPROVAL OF AUGUST 8, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JULY 11, 2024 MINUTES

APPROVED ON CONSENT

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

F. AUTOMATIC POSTPONEMENTS READ

G. AUTOMATIC WITHDRAWALS READ

H. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (HUBER) AND SECOND (ADAMS) WERE MADE TO REMOVE ITEM #11 FROM THE POSTPONE LIST AND MOVE TO THE WITHDRAWAL LIST.

MOTION CARRIED UNANIMOUSLY 14-0. ITEM REMOVED

- 2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE SEPTEMBER 12, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

60 Days

- 1. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE OCTOBER 3, 2024 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS

I. WITHDRAWALS TO BE VOTED ON READ

- 1. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO WITHDRAW ITEMS AS READ, INCLUDING ITEM #11.

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

J. TABLED ITEMS

- | | |
|---|-------------------------|
| <p>1. CHAD WILHITE
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)</p> | <p>8-G-23-RZ</p> |
| <p>2. R. BENTLEY MARLOW
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 districts. All Council Districts. (Tabled date 10/5/2023)</p> | <p>8-A-23-OA</p> |
| <p>3. WILKINSON SUBDIVISION
(Tabled date 10/5/2023)</p> | |
| <p>A. CONCEPT SUBDIVISION PLAN
8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.</p> | <p>7-SC-23-C</p> |
| <p>B. DEVELOPMENT PLAN
Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.</p> | <p>7-A-23-DP</p> |
| <p>4. MILLERTOWN VILLAS
4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)</p> | <p>9-SA-23-C</p> |
| <p>5. R. BENTLEY MARLOW (REVISED)</p> | <p>8-E-23-OA</p> |

Item No.**File No.**

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 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

- 6. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)** (Tabled date 1/11/2024)
- A. CONCEPT SUBDIVISION PLAN** **12-SG-23-C**
0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.
- B. DEVELOPMENT PLAN** **12-H-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- 7. LANTERN PARK**
(Tabled date 3/7/2024)
- A. CONCEPT SUBDIVISION PLAN** **12-SF-23-C**
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.
- B. DEVELOPMENT PLAN** **12-G-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- 8. BENJAMIN C. MULLINS** **2-B-24-DP**
913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)
- 9. 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. (Tabled 3/7/2024)
- 10. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC** **6-A-24-UR**
0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024)

Item No.

File No.

11. LEAH METCALF

0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024)

5-C-24-SU

K. ITEMS TO BE TABLED READ

- 1. **MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO TABLE ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

L. ITEMS TO BE REMOVED FROM THE TABLE READ

None

M. CONSENT ITEMS READ

Commissioner Higgins recused himself from voting on the Consent List.

- 1. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #48.**

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 11, 2024 Planning Commission meeting.

OTHER BUSINESS

5. OVERLOOK OWNERS ASSOCIATION, INC.

8-A-24-OB

Consideration of an appeal of the Design Review Board’s decision to approve the request of Ben Hudgins for a Certificate of Appropriateness for a new primary structure located at 0 W Hill Ave. / Parcel ID 094MD018, 094MD022, 094MD024, 094MD025, and 094ME033. Council District 6.

Item No.

File No.

Speaking today:

Daniel Sanders, 920 Volunteer Landing Ln. Ste. 200, Knoxville, TN 37915

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

Rebekah Jane Justice, 400 Main St., Knoxville, TN 37902

Ben Hudgins, 530 Means St NW, Atlanta, GA 30318

1. DESIGN REVIEW BOARD DECISION

Approve subject to the following conditions:

- 1) Final site plan, pedestrian improvements, and parking garage to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code;
- 3) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 4) Signage to return to DRB as a separate application;
- 5) Final material specifications for parking garage screening to be submitted to staff for review.

2. MOTION (OVERTON) AND SECOND (LEVENSON) WERE MADE TO DENY THE APPEAL, AFFIRMING THE DECISION OF THE DESIGN REVIEW BOARD.

MOTION CARRIED UNANIMOUSLY 14-0. DENIED

6. KNOXVILLE-KNOX COUNTY PLANNING

8-B-24-OB

Consideration of proposed administrative map error correction and modification to the Official Zoning Map to remove the previously approved planned district (C) designation for property located at 7700 and 7708 Middlebrook Pk and O Broome Rd.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission remove the (C) designation from parcels 106OA04002, 106OA041, and 106OA042 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

FINAL SUBDIVISIONS

7. FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR

8-SB-24-F

1006 Andes Road / Parcel ID 082EG001. Council District 6.

Speaking today:

Chris Lane, 805 Claybrook Ct., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the final plat for one lot and an Alternate Access Standard in the RN-1 zone.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

8. RAND PARTNERS, LLC

7-A-24-HPA

5233 McIntyre Road / Parcel ID 060PA025. Proposed use: Request to exceed the Hillside Protection disturbance budget by 3.68 acres for a single-family residential subdivision in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Withdraw this case per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. MADDOX CONSTRUCTION COMPANY INC.

100 E Inskip Drive / Parcel ID 068LG003, Council District 5.

Speaking today:

Dalton Maddox, 100 Dalton Place Way, Knoxville, TN 37912

Steve Maddox, 100 Dalton Place Way, Knoxville, TN 37912

A. NORTH CITY SECTOR PLAN AMENDMENT

7-A-24-SP

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding development and changing conditions in the area.

2. MOTION (BROWNING) AND SECOND (ADAMS) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS TO THE SEPTEMBER 12, 2024 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

B. ONE YEAR PLAN AMENDMENT

7-A-24-PA

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding development, changing conditions in the area, and it does not meet the criteria for a plan amendment.

POSTPONED 30 DAYS

C. REZONING

7-C-24-RZ

From C-N (Neighborhood Commercial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Item No.

File No.

Deny the I-MU (Industrial Mixed-Use) district because it is incompatible with surrounding development and changing conditions in the area.

POSTPONED 30 DAYS

10. KOKILA ESTATES, LLC

5303 Jacksboro Pike, 3225 Essary Drive / Parcel ID 058DK020, 022, Council District 4.

Speaking today:

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

Anita Reyes, 3219 Essary Dr., Knoxville, TN 37918

A. NORTH CITY SECTOR PLAN AMENDMENT

7-D-24-SP

From LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a sector plan amendment.

2. MOTION (ADAMS) AND SECOND (LEVENSON) WERE MADE TO WITHDRAW THE APPLICATION PER THE APPLICANT’S REQUEST.

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

B. ONE YEAR PLAN AMENDMENT

7-C-24-PA

From LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it does not meet the criteria for a One Year Plan amendment.

2. MOTION (ADAMS) AND SECOND (LEVENSON) WERE MADE TO WITHDRAW THE APPLICATION PER THE APPLICANT’S REQUEST.

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

Item No.**File No.****C. REZONING****7-D-24-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the existing LDR (Low Density Residential) land use classification.

2. MOTION (ADAMS) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****11. ST. JOHN'S CATHEDRAL**

824 Melrose Place / Parcel ID 108CF007, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**7-E-24-SP**

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

1. STAFF RECOMMENDATION

Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-E-24-PA**

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

1. STAFF RECOMMENDATION

Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING**C. REZONING****7-K-24-RZ**

From O (Office) to CU-1 (Cumberland Avenue).

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone for 30 days to the September 12, 2024 Planning Commission meeting per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

12. R. BENTLEY MARLOW

8-E-24-RZ

1214 Callaway Street / Parcel ID 094FQ017, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921
Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921
Nathaniel Shelso, 237 Deaderick Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Deny the RN-4 (General Residential Neighborhood) district because the property does not meet the intent of the RN-4 district.

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

MOTION FAILED 6-8 (NO: HUBER, BROWNING, LEVENSON, BARGER, OVERTON, ANDERSON, BIGGS, DALEY).

3. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE THE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT IS AN EXTENSION OF THE ZONE.

MOTION CARRIED 9-5 (NO: BOYER, GILL, MIDIS, ADAMS, HILL). APPROVED

13. R. BENTLEY MARLOW

8-F-24-RZ

1224 Callaway Street / Parcel ID 094FQ015, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921
Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921
Nathaniel Shelso, 237 Deaderick Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the RN-4 (General Residential Neighborhood) district because the property does not meet the intent of the RN-4 district.

2. **MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE THE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT IS AN EXTENSION OF THE ZONE.**

MOTION CARRIED 9-5 (NO: BOYER, GILL, MIDIS, ADAMS, HILL). APPROVED

14. DD DEVELOPMENT VENTURES CORPORATION

8-I-24-RZ

6504 Deane Hill Drive / Parcel ID 121AB00203, Council District 2.
Rezoning from I-G (General Industrial) to O (Office).

1. **STAFF RECOMMENDATION**

Approve the O (Office) district because it would be consistent with the surrounding development and eliminate the discrepancy between the zoning and land use classification.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

15. MONTEREY OAKS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

5-SC-24-C

0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.

1. **STAFF RECOMMENDATION**

Postpone the application for 30 days to be heard at the September 12, 2024 Planning Commission meeting to allow time for necessary revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

5-A-24-SU

Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

Item No.

File No.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the September 12, 2024 Planning Commission meeting to allow time for necessary revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

16. PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SA-24-C

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the September 12, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

7-A-24-SU

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the September 12, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

SPECIAL USES

17. DAMON FALCONNIER

8-B-24-SU

1015 Cedar Lane / Parcel ID 058PB020. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone the request to the September 12, 2024 Planning Commission as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

18. COREY BOSS

8-C-24-SU

4861 N Broadway / Parcel ID 058ND036. Proposed use: Drive-through facility in C-G-2 (General Commercial), F (Floodplain Overlay) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for a drive-through facility for a restaurant with approximately 1,500 sqft of floor area, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

19. CITY OF KNOXVILLE

4-A-24-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsection G to Article 10.1, General Development Requirements to add standards for flag lots and lots using access easements.

Speaking today: Carlene Malone, 6051 Fountain Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Staff recommends approval of amendments as proposed to the City of Knoxville Zoning Ordinance, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsections G and H to Article 10.1, General Development Requirements to add standards for flag lots and situations in multiple lots without street frontage utilize an access easement.

Item No.

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- 2. **MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS TO THE SEPTEMBER 12, 2024 MEETING OF THE PLANNING COMMISSION.**

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

20. KNOXVILLE-KNOX COUNTY PLANNING

5-B-24-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, Table 5-2, Commercial Districts Design Standards, to add design standards to the C-G-1 district.

1. STAFF RECOMMENDATION

Staff recommends approval of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, adding Commercial District Design Standards in the C-G-1 (General Commercial) Zoning District and clarifying the applicable design standards for residential structures.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

FINAL SUBDIVISIONS

21. FINAL PLAT OF MAGNOLIA ESTATES SUBDIVISION (FORMETLY KNOWN AS FRETZ ROAD SUBDIVISION UNIT 1 AND PALMER POINT SUBDIVISION)

8-SA-24-F

1103, 1109 Fretz Road / Parcel ID 130 066, 067. Commission District 6.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 12/14/2023 as Planning Case 12-SD-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 this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****STREET NAME CHANGES***None***PLANS, STUDIES, REPORTS**

22. KNOXVILLE-KNOX COUNTY PLANNING**8-A-24-CP**

Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix.

1. STAFF RECOMMENDATION

Planning staff request 8-A-24-CP to be tabled.

TABLED EARLIER IN THE MEETING**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

23. JOHN GARGIS**8-C-24-PA**

7218 Larkspur Lane / Parcel ID 067 09601, Commission District 7.
County Comprehensive Plan Amendment from SMR (Suburban Mixed Residential), SP (Stream Protection) to CMU (Corridor Mixed-use), SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the CMU (Corridor Mixed-use) place type because it is not compatible with surrounding development and does not meet the criteria for a plan amendment. The SP (Stream Protection) will be retained.

WITHDRAWN EARLIER IN THE MEETING**REZONINGS AND PLAN AMENDMENT/REZONINGS**

24. SARAH PEACOCK**6-B-24-RZ**

5700 Old Rutledge Pike / Parcel ID 060 140 (part of), Commission District 8. Rezoning from I (Industrial) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

Approve the OC (Civic and Institutional) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****25. JULIE CLONINGER****6-I-24-RZ**

5917 Thorn Grove Pike / Parcel ID 097 100, Commission District 9.
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speaking today:

Julie Cloninger, 5917 Thorn Grove Pike, Knoxville, TN 37914

1. STAFF RECOMMENDATION

Deny the CN (Neighborhood Commercial) zone because it does not meet all the criteria for a rezoning.

2. MOTION (HIGGINS) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CN (NIGHBORHOOD COMMERCIAL) ZONE BECAUSE IT IS ADJACENT TO THE CA ZONE AND LOCATED ON A COLLECTOR ROAD.

MOTION CARRIED 13-1 (NO: ADAMS). APPROVED

26. BENJAMIN C MULLINS**6-O-24-RZ**

0, 8757 Grospoint Drive / Parcel ID 132 036 03, 036 05, Commission District 3. Rezoning from RAE (Exclusive Residential) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with surrounding development and changing conditions in the area, subject to 2 conditions.

2. MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 4 DU/AC BECAUSE IT IS CONSISTENT WITH SURROUNDING DEVELOPMENT AND CHANGING CONDITIONS IN THE AREA, WITH NO CONDITIONS APPLIED.

MOTION CARRIED 11-3 (NO: HIGGINS, MIDIS, ADAMS). APPROVED

27. BENJAMIN C MULLINS**6-Q-24-RZ**

300 Ebenezer Road / Parcel ID 132 036 01, Commission District 3.
Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. PETR FESYUK

7-Q-24-RZ

7404 Willow Fork Lane / Parcel ID 038 122 (part of), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. MADDOX CONSTRUCTION COMPANY INC.

111 Cogdill Road / Parcel ID 131FB021, Commission District 5.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-A-24-PA

From SR (Suburban Residential) to BP (Business Park).

1. STAFF RECOMMENDATION

Approve the plan amendment to the BP (Business Park) land use classification because it is consistent with development and change of conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

8-A-24-RZ

From A (Agricultural) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the proposed BP plan amendment to the Knox County Comprehensive Plan and surrounding development, subject to one condition.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. BENJAMIN C MULLINS

8801 Grospoint Drive / Parcel ID 132 036, Commission District 3.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-B-24-PA

From SR (Suburban Residential), HP (Hillside Protection) to BP (Business Park), SR (Suburban Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone for 60 days to the October 3, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. REZONING

8-B-24-RZ

From PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Postpone for 60 days to the October 3, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

31. MESANA INVESTMENTS, LLC

0 Maryville Pike / Parcel ID 135 022, Commission District 9.

F. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-E-24-PA

From CI (Civic and Institutional), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the plan amendment to the SR (Suburban Residential) place type because it is consistent with the development and change of conditions in the area. The HP (Hillside Protection) will be retained.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

G. REZONING

8-C-24-RZ

From RB (General Residential), A (Agricultural) to PR (Planned Residential) 2 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with the proposed SR plan amendment to the Knox County Comprehensive Plan and surrounding development, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. JOHAN VAN TILBURG

7735 Freeway Heights Drive / Parcel ID 028 045, Commission District 7.

Speaking today:

Robert Campbell, 7523 Taggart Ln., Knoxville, TN 37938

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-D-24-PA

From SMR (Suburban Mixed Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the CC (Corridor Commercial) place type because it does not meet the intent of the CC place type or the criteria for a plan amendment. The HP (Hillside Protection) area will be retained.

2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CC (CORRIDOR COMMERCIAL) PLACE TYPE BECAUSE OF 1) CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC) AND 2) THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN. THE HP (HILLSIDE PROTECTION) AREA WILL BE RETAINED.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING

8-D-24-RZ

From A (Agricultural) to CB (Business and Manufacturing).

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

Deny the CB (Business and Manufacturing) zone because the location is inconsistent with the intent of the CB district.

2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CB (BUSINESS AND MANUFACTURING) ZONE BECAUSE IT IS CONSISTENT WITH THE CC (CORRIDOR COMMERCIAL) PLACE TYPE, SUBJECT TO THE CONDITION THAT THERE IS NO ACCESS TO THE PROPERTY VIA FREEWAY HEIGHTS DRIVE.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

33. GEORGES H. BRANDAN**8-G-24-RZ**

801 Bob Kirby Road / Parcel ID 118 150, Commission District 3.
Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 10 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 10 du/ac because of the of the changes of conditions in the area, the proximity of a major employment area, and because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. MICHAEL SHADDLE**8-H-24-RZ**

9510 Daybreak Drive / Parcel ID 104 33, Commission District 6.
Rezoning from A (Agricultural) to RB (General Residential).

1. STAFF RECOMMENDATION

Deny the RB (General Residential) zone because it is not consistent with surrounding development or the Knox County Comprehensive Plan infrastructure improvement policies.

POSTPONED 30 DAYS EARLIER IN THE MEETING

35. STEPHEN SCHOOLFIELD & GREG DEE**8-J-24-RZ**

0 Ginn Farm Drive / Parcel ID 135HA003, Commission District 9.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Item No.

File No.

Speaking today: Greg Dee, 5725 Ball Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and in compliance with the Knox County Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

36. LARRY KOOTNZ

8-K-24-RZ

4338 York Road / Parcel ID 019PA018, Commission District 8. Rezoning from RAE (Exclusive Residential), A (Agricultural) to PR (Planned Residential) 2 du/ac.

Speaking today:

Larry Koontz, P.O. Box 71224, Knoxville, TN 37938

Matthew Peters, 4333 York Rd., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 2 du/ac because there are no substantial changing conditions in the area that warrants the rezoning.

2. MOTION (HIGGINS) AND SECOND (BARGER) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 2 DU/AC.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

37. GRAHAM CORPORATION

10801 Hardin Valley Road / Parcel ID 103 101, Commission District 6.

Speaking today:

Tim Graham, 2300 Old Callahan Dr., Knoxville, TN 37912

Jeff McCormick, 11418 Mill Cove Ln., Knoxville, TN 37931

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-F-24-PA

From RA (Rural Agricultural) to CC (Corridor Commercial).

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the CC (Corridor Commercial) place type because it is consistent with changing conditions and policies of the Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING

8-L-24-RZ

From BP (Business and Technology Park), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).

- 1. **STAFF RECOMMENDATION**

Approve the CA (General Business) zone because it is consistent with surrounding development and the intent of the zone. The TO (Technology Overlay) will be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Commissioner Barger left the meeting at this time (5:25 p.m.).

38. TAYLOR D. FORRESTER

8-M-24-RZ

8397 Beaver Ridge Road / Parcel ID 077 148, Commission District 6. Rezoning from A (Agricultural), F (Floodway) to CR (Rural Commercial), F (Floodway).

Speaking today:

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

- 1. **STAFF RECOMMENDATION**

Approve the CR (Rural Commercial) zone because it is in compliance with the Knox County Comprehensive Plan. The F (Floodway) zone would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Higgins left the meeting at this time (5:34 p.m.).

Item No.

File No.

39. OLEG CHEBAN

8-N-24-RZ

0 Ball Camp Pike / Parcel ID 091 201, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) 8 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 8 du/ac because it would be consistent with the Knox County Comprehensive Plan and the growing pattern of this area, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. LOGAN HIGGINS

0 W Governor John Sevier Highway / Parcel ID 137 151, Commission District 9.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

8-G-24-PA

From RC (Rural Conservation) to SMR (Suburban Mixed Residential).

1. STAFF RECOMMENDATION

Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for plan amendment.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

8-O-24-RZ

From PR(k) (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 8 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

CONCEPT AND DEVELOPMENT PLANS

41. HOROBET ON BOB GRAY ROAD

A. CONCEPT SUBDIVISION PLAN

6-SB-24-C

0 Pellissippi Parkway / Parcel ID 118 071, Commission District 3.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the September 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

6-E-24-DP

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 10 du/ac District.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the September 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

42. THE FARM AT BEAVER RIDGE

A. CONCEPT SUBDIVISION PLAN

7-SE-24-C

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the September 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-C-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the September 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

43. HAWK'S RIDGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

8-SA-24-C

11234, 11308 Sam Lee Road / Parcel ID 103 067, 063, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum double frontage lot depth from 150 ft to 135 ft along the frontage of Sam Lee Road and the “area reserved for future road extension”.

A. Knox County proposes to realign Sam Lee Road to the south side of the property, resulting in the reclassification of the existing Sam Lee Road to a local road on the north and east sides of the property.

B. The right-of-way for realigning Sam Lee Road is being dedicated from the subject lot, establishing double frontage lots along the southern boundary that would otherwise not be applicable.

C. The granting of the variation will not be detrimental to public safety, health, or welfare because the realignment of Sam Lee Road through the southern portion of the subject property will result in a safer roadway for the community.

2. MOTION (BIGGS) AND SECOND (HUBER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. STAFF RECOMMENDATION

Approve the Concept Plan subject to 10 conditions.

Item No.

File No.

- 4. **MOTION (BIGGS) AND SECOND (HUBER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN

8-B-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 4.5 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 28 detached residential lots and reduction of the 35-ft peripheral setback to 25 ft along the north, east, and south boundaries and to 20 ft on the western boundary of lots 8-10, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

44. DOUG JUSTUS/JELLY BEAN PROPERTIES LLC

8-A-24-DP

0 Crenshaw Road / Parcel ID 147 109. Proposed use: Multi-dwelling development in PR(k) (Planned Residential) up to 8 du/ac District. Commission District 9.

Speaking today:

Steve Kaufman, 6729 Ottinger Dr., Knoxville, TN 37920

Steve Boyce, 3825 Ottinger Dr., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the development plan for up to 32 multi-dwelling units as depicted on the site plan, subject to 11 conditions.

- 2. **MOTION (ADAMS) AND SECOND (LEVENSON) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS TO THE SEPTEMBER 12, 2024 MEETING OF THE PLANNING COMMISSION.**

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

45. PARKER STROBLE

8-C-24-DP

12759 Palestine Lane / Parcel ID 141 075. Proposed use: Parking lot addition for trailer and employee parking in PC(k) (Planned Commercial) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan for parking lots addition to a previously approved development plan in the PC(k) zone, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

46. STRAWBERRY PLAINS PIKE PICKLEBALL, LLC

8-A-24-UR

7729 Strawberry Plains Pike / Parcel ID 073 01403. Proposed use: Revision to site plan for previously approved indoor pickleball facility in A (Agricultural) District. Commission District 8.

Speaking today:

Aaron Norton, 2375 Leonard Rd., Supply, NC 28462

1. STAFF RECOMMENDATION

Deny the request to revise the landscaping plan because it is inconsistent with adopted plans and policies.

2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO APPROVE THE REVISED LANDSCAPING PLAN INCLUDING BOTH THE 12 TREES AND THE 6 FT FENCE INDICATED IN THE PLAN.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

47. AARON FRANK

8-B-24-UR

0 Verton Drive / Parcel ID 057HA00301. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 7.

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

Robert McClure, 120 Verton Dr., Powell, TN 37849

Jack Rhodes, Jr., 8012 Shady Ln., Powell, TN 37849

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the request for 2 duplexes because it is consistent with the Comprehensive Plan and the zoning ordinance, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

48. KNOXVILLE-KNOX COUNTY PLANNING

7-A-24-OA

Consideration of amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive-Through Facilities in Section 4.108.

1. STAFF RECOMMENDATION

Planning recommends approval of the proposed amendments to the Knox County Zoning Code, Article 4 Section 4.108 creating standards for Drive-Through Facilities, Article 5, Sections 5.31.02 through 5.31.03 pertaining to the CA (General Business) zone, and 5.32.02 through 5.32.03 pertaining to the CB (Business and Manufacturing) zone, to allow consideration of Drive-Through Facilities within these zones, and Section 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, adding references to the drive-through standards.

Item No.

File No.

2. **MOTION (ADAMS) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE FOLLOWING MODIFICATIONS: 1) IN SECTION 4.108, SUBSECTION B. 2., THE SENTENCE “THE PLANNING COMMISSION MAY IMPOSE CONDITIONS MODIFYING THE PERMITTED HOURS OF OPERATION” SHALL NOT BE REMOVED; 2) SECTION 4.108, SUBSECTION A. 7., SHALL READ “EXTERIOR LIGHTING OF ALL TYPES AND VEHICULAR HEADLIGHTS ON SITE SHALL BE DIRECTED AWAY FROM ANY PUBLIC RIGHTS-OF-WAY UNLESS OTHERWISE DIRECTED BY ENGINEERING AND PUBLIC WORKS TO SUPPORT PUBLIC SAFETY. FIXTURES SHALL BE FULL CUTOFF.”**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:31 P.M.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

NOTE: *Please see individual staff reports for conditions of approval and the staff recommendation.*