

The Planning Commission met in regular session on December 12, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

A Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	A Mr. Andre Canty
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF DECEMBER 12, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF NOVEMBER 14, 2019 MINUTES

APPROVED ON CONSENT

-

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM AS READ FOR 30 DAYS UNTIL THE JANUARY 9, 2020 MEETING.

MOTION CARRIED 13-0. POSTPONED 30 DAYS

C. WITHDRAWALS

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

MOTION CARRIED 13-0. WITHDRAWN

D. TABLED ITEMS

- | | |
|---|-------------------|
| 1. CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & 44R
UNIT 2 LOTS 42, 43, & 44R Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. | 5-SH-18-F |
| 2. GORDON SMITH
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. | 8-B-18-AC |
| 3. WHITE'S ADDITION
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. | 10-SC-18-F |
| 4. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | 12-SD-18-F |
| 5. DEBRA G. DAUGHERTY | 12-C-18-UR |

Item No.**File No.**

Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

- | | |
|--|--|
| <p>6. WOODSON TRAIL, PHASE 4A
South of Woodson Drive, east of Spring Creek Road, Council District 1.</p> <p>7. DANIEL LEVY
West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9.</p> <p>a. South County Sector Plan Amendment
From A (Agriculture) to GC (General Commercial).</p> <p>b. Rezoning
From A (Agricultural) to PC (Planned Commercial).</p> | <p>10-SE-18-F</p> <p>2-A-19-SP</p> <p>2-D-19-RZ</p> |
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E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

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

MOTION CARRIED 13-0. UNTABLED

G. CONSENT ITEMS

Patricia Berrier, 807 Phillips Ave., Knoxville, TN asked that Item #29 be removed from the consent list.

Robert A. Monday, 902 Kermit Drive, Knoxville, TN asked that Item #12 be removed from the consent list.

Lisa Keeler, 8657 Ball Camp Pike, Knoxville, TN asked that Item #18 be removed from the consent list.

- 1. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM NUMBERS 12,18 AND 29.**

MOTION CARRIED 13-0. APPROVED

Item No.**File No.**

2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD WITH THE EXCEPTION OF ITEM NUMBERS 12,18 AND 29.**

MOTION CARRIED 13-0. APPROVED

ALLEY OR STREET CLOSURES:

5. AARON M. GRAY

11-A-19-AC

Request closure of unnamed alley south of Cumberland Avenue between S. Twenty First Street and Twenty Second Street, Council District 1.

Speaking today:

Arron Gray, 10330 Hardin Valley Road, Suite 201. Knoxville, TN who requested postponement of consideration of this Item to the January 9, 2020 Planning commission meeting.

1. **STAFF RECOMMENDATION**

Deny closure of the unnamed alley south of Cumberland Avenue between S. Twenty First and Twenty Second Streets as it is an active alley that provides connectivity in an area of high congestion with several one-way streets and restricted turning options.

2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE POSTPONE THE RIGHT OF WAY CLOSURE APPLICATION FOR 30 DAYS TO THE JANUARY 9, 2020 PLANNING COMMISSION MEETING.**

MOTION CARRIED 13-0. POSTPONED 30 DAYS

6. IAN ADAMSKI

12-A-19-AC

Request closure of a portion of the unnamed alley between Maryville Pike and the unnamed right-of-way at the rear lot line of lot 13 on city ward map 25 (Parcel ID 109IG032), 237 Maryville Pike, Council District 1.

1. **STAFF RECOMMENDATION**

Approve closure of the unnamed alley, subject to any required easements, since it is undeveloped and unneeded and staff has received no objections to its closure.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****7. WILLIAM WEBB****12-A-19-SC**

Request closure of unnamed right-of-way between its terminus at Ten Mile Creek and West Cliff Drive between 8100 West Cliff Drive (Parcel ID 106HA010) and 8020 West Cliff Drive (Parcel ID 106HA011), Council District 3.

1. STAFF RECOMMENDATION

Approve closure of the unnamed right-of-way, subject to any required easements, since it is not needed by the City and staff has received no objections to its closure.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. DANIEL ODLE**12-B-19-SC**

Request closure of the portion of the right-of-way located at 1119 Sevier Avenue (Parcel ID 095OA041) between 1115 Sevier Avenue (Parcel ID 095OA042) and 1125 Sevier Avenue (Parcel ID 095OA040), Council District 1.

1. STAFF RECOMMENDATION

Approve closure of the dedicated right-of-way in front of 1119 Sevier Avenue, subject to any required easements, since it is not needed by the City and staff has received no objections to its closure.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES**9. JOSH SANDERSON / PRIMOS LAND COMPANY****12-A-19-SNC**

Change Garrison Drive to 'Rambling River Road' between Byington Solway Road and the closed section of Garrison Drive, Commission District 6.

1. STAFF RECOMMENDATION

Approve the street name change to Rambling River Road since it provides clarification where three roads exist within a short distance, is not a duplication, and meets all requirements of the "Addressing Guidelines and

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Procedures" section of Knoxville-Knox County Planning Commission's Administrative Rules and Procedures.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. JOSH SANDERSON / PRIMOS LAND COMPANY, LLC

12-B-19-SNC

Change Byinton Solway Road to 'Rambling River Road' between Intersection of Chuck Jones Drive, Coward Mill Road, and Byington Solway Road and Intersection of Byington Solway Road and Garrison Drive, Commission District 6.

1. STAFF RECOMMENDATION

Approve the street name change to Rambling River Road since it provides clarification where three roads exist within a short distance, is not a duplication, and meets all requirements of the "Addressing Guidelines and Procedures" section of Knoxville-Knox County Planning Commission's Administrative Rules and Procedures.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES

8-G-19-RZ

8803 Valgro Road / Parcel ID 138 272, Commission District 9. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Withdraw the application at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****12. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES****8-H-19-RZ**

8810 Valgro Road / Parcel ID 138 27401, Commission District 9.
Rezoning from A (Agricultural) to LI (Light Industrial).

Speaking today:

Robert A. Monday, 902 Kermit Drive, Knoxville, TN

1. STAFF RECOMMENDATION

Approve EC (Employment Center) zone since the LI and I zones were replaced by the EC zone in the Rural Area of the Growth Policy Plan after it was adopted in 2001, allowing for additional public review and standards (Applicant requested LI).

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE EC (EMPLOYMENT CENTER) ZONING SINCE THE LI AND I ZONES WERE REPLACED BY THE EC ZONE IN THE RURAL AREA OF THE GROWTH POLICY PLAN AFTER IT WAS ADOPTED IN 2001, ALLOWING FOR ADDITIONAL PUBLIC REVIEW AND STANDARDS.

MOTION CARRIED 13-0. APPROVED

13. JOSEPH AND REBECCA LONGMIRE

9901 E. Emory Road and 9853 E. Emory Road / Parcel ID 15 004 and 00401, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**12-A-19-SP**

From SFR (Single Family Residential) and AG/FOR/VAC (Agricultural/Forestry/Vacant) to RR (Rural Residential).

1. STAFF RECOMMENDATION

Postpone the sector plan amendment request for 30 days to the January 9, 2020 meeting per the applicant's request.

POSTPONED 30 DAYS EARILER IN THE MEETING

B. REZONING**12-A-19-RZ**

From A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the rezoning request for 30 days to the January 9, 2020 meeting per the applicant's request.

POSTPONED 30 DAYS EARILER IN THE MEETING

14. PRIMOS LAND COMPANY, LLC

12-B-19-RZ

0 Oak Ridge Highway / Parcel ID 91 02608 (part of), Commission District 6. Rezoning from CA (General Business) to PR (Planned Residential).

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 5 du/ac because it is an extension of the existing PR zoning on the property and is consistent with the LDR (Low Density Residential) sector plan land use classification.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. SHEILA PROFFITT

12-C-19-RZ

2739 Mineral Springs Avenue / Parcel ID 69 E B 03102, Council District 4. Rezoning from O-1 (Office, Medical, and Related Services) & RP-1 (Planned Residential) to O (Office) in City's new zoning ordinance.

Commissioner Ooten left the meeting at 2:22 p.m. returning at 2:26 p.m.

Speaking today:

Matthew Higdon, 2811 Mineral Springs Ave., Knoxville, TN
Dan Crum, 1919 Emma Lane, Knoxville, TN

1. STAFF RECOMMENDATION

Deny Office District zoning because it does not meet the location criteria for office zones based on the sector plan's description of that criteria and because it is not compatible with the adjacent residential uses and could have potential negative impacts on the neighborhood.

2. MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO DENY OFFICE DISTRICT ZONING BECAUSE IT DOES NOT MEET THE LOCATION CRITERIA FOR OFFICE ZONES BASED ON THE SECTOR PLAN'S DESCRIPTION OF THAT RITERIA AND BECAUSE IT IS NOT COMPATIBLE WITH THE ADJACENT RESIDENTIAL USES AND COULD HAVE POTENTIAL NEGATIVE IMPACTS ON THE NEIGHBORHOOD.

MOTION CARRIED 13-0. DENIED

16. MESANA INVESTMENTS, LLC

921 Fretz Road / Parcel ID 130 069, Commission District 6.

Speaking today:

Drew Staten, P.O. Box 11315, Knoxville, TN 37939

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

12-B-19-SP

From AG (Agricultural) / LDR (Low Density Residential) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Adopt resolution #12-B-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) and HP (Hillside Protection) land use designation due to trends in population growth in the sector, per attached resolution, Exhibit A.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADOPT RESOLUTION #12-B-19-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) AND HP (HILLSIDE PROTECTION) LAND USE DESIGNATION DUE TO TRENDS IN POPULATION GROWTH IN THE SECTOR, PER ATTACHED RESOLUTION, EXHIBIT A.

MOTION CARRIED 13-0. APPROVED

B. REZONING

12-D-19-RZ

From PR (Planned Residential) & A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 4 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning (Applicant requested up to 5 du/ac).

2. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 4 DU/AC, WHICH IS CONSISTENT WITH THE REQUESTED LDR (LOW DENSITY RESIDENTIAL) SECTOR PLAN DESIGNATION AND THE SURROUNDING ZONING (APPLICANT REQUESTED UP TO 5 DU/AC).

MOTION CARRIED 13-0. APPROVED**17. RANDY GUIGNARD / CAFÉ INTERNATIONAL, LLC****12-E-19-RZ**

0 Beverly Road and 0 New Beverly Baptist Church Road / Parcel ID 59 002 and 59 00201, Commission District 2. Rezoning from I (Industrial), RB (General Residential) & F (Floodway) to PR (Planned Residential).

Speaking today:

Charles Taylor, 4801 Tazewell Pike, Knoxville, TN
John King, P.O. 2425, Knoxville, TN 37901

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with a density of 2.53 du/ac because it is consistent with the North City Sector Plan's LDR designation and because the proposed development meets the intent of PR zoning.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING, AND F (FLOODWAY) WITH A DENSITY OF 3.5 DU/AC NOT TO EXCEED 210 TOTAL UNITS BECAUSE IT IS CONSISTENT WITH THE NORTH CITY SECTOR PLAN'S LDR DESIGNATION AND BECAUSE THE PROPOSED DEVELOPMENT MEETS THE INTENT OF PR ZONING.

3. AMENDED MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING, AND F (FLOODWAY), NOT TO EXCEED 210 TOTAL DWELLING UNITS BECAUSE IT IS CONSISTENT WITH THE NORTH CITY SECTOR PLAN'S LDR DESIGNATION AND BECAUSE THE PROPOSED DEVELOPMENT MEETS THE INTENT OF PR ZONING.

MOTION CARRIED 13-0. APPROVED

At 3:09 p.m. the Commission took a short recess to 3:24 p.m.

18. MESANA INVESTMENTS, LLC**12-F-19-RZ**

8813 Ball Camp Pike / Parcel ID 104 06901, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Lisa Kear, 8657 Ball Camp Pike, Knoxville, TN
Drew Staten, P.O. Box 11315, Knoxville, TN 37939

Item No.**File No.**

Aaron Smith, Knox County Engineering and Public Works, 205 Baxter Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac which is consistent with the sector plan designation of LDR for this area.

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC WHICH IS CONSISTENT WITH THE SECTOR PLAN DESIGNATION OF LDR FOR THIS AREA.**MOTION CARRIED 13-0. APPROVED****19. ARTURO GOLARZA****12-G-19-RZ**

0 Marvin Shafer Way / Parcel ID 105 14502, Commission District 3.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the LDR (Low Density Residential) sector plan designation.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPTS / DEVELOPMENT PLANS**

(may include Uses on Review)

20. THE HIGHLANDS AT COPELAND (FKA COPELAND HEIGHTS S/D, PHASE II)**A. CONCEPT SUBDIVISION PLAN****12-SA-19-C**

1015 E. Copeland Road / Parcel ID 37 025, Commission District 7.

Speaking today:

Johnny Temple, 1324 Grand Colony Lane, Knoxville, TN

Josh Sanderson, 4909 Ball Road, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision

Item No.**File No.**

Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 9 conditions.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES 1-3 BECAUSE TOPOGRAPHIC CONSTRAINTS AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.**

MOTION CARRIED 13-0. APPROVED

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

MOTION CARRIED 13-0. APPROVED

B. USE ON REVIEW

12-B-19-UR

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

1. **STAFF RECOMMENDATION**

APPROVE the request for up to 148 detached dwellings on individual lots and a reduction of the peripheral setback to 25' for lots 79-100, subject to 1 condition.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE REQUEST FOR UP TO 148 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERAL SETBACK TO 25' FOR LOTS 79-100, SUBJECT TO 1 CONDITION.**

MOTION CARRIED 13-0. APPROVED

21. KARNS / OAK RIDGE HIGHWAY DEVELOPMENT - PRIMOS LAND COMPANY, LLC

A. CONCEPT SUBDIVISION PLAN

12-SB-19-C

0 Oak Ridge Highway / Parcel ID 91 02608 (Part of), Commission District 6.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

POSTPONE the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**12-C-19-UR**

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

1. STAFF RECOMMENDATION

POSTPONE the Use on Review application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. 2213 LOVELL ROAD PROPERTY - SCOTT WILLIAMS

A. CONCEPT SUBDIVISION PLAN**12-SC-19-C**

2213 & 2211 Lovell Road / Parcel ID 104 17010, 17011, Commission District 6.

1. STAFF RECOMMENDATION

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

APPROVE the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**12-E-19-UR**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the development plan for up to 9 detached dwellings on individual lots and a reduction of the peripheral setback to 20', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. B & B BUILDERS - EMORY ROAD - B & B BUILDERS**A. CONCEPT SUBDIVISION PLAN****12-SD-19-C**

0 E. Emory Road / Parcel ID 29 090, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**12-F-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 65 attached and detached dwellings on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. CASCADE VILLAS, PHASE 3D - CASCADE FALLS, LLC**A. CONCEPT SUBDIVISION PLAN****12-SE-19-C**

8337 Tumbled Stone Way / Parcel ID 91 J B 018, Commission District 6.

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

POSTPONE the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**12-G-19-UR**

Proposed use: Single residence on a lot originally designated as common area in PR (Planned Residential) District.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS**12-SF-19-C**

331 Harriett Tubman Street, 231 S. Bell Street, 1205 Old Vine Avenue, 0 S. Bell Street, 1124 West New Street / Parcel ID 95 A H 025, 095AJ007, 095GA013 & 014, 095HC001, 002 & 003, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW**26. JAMES ALLEN****12-A-19-UR**

9341 N. Ruggles Ferry Pike / Parcel ID 53 07303 (part of). Proposed use: Wedding / Event Facility in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the development plan for the rural retreat with an event facility building with approximately 1,400 square feet and a maximum capacity of 100 persons, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. GREGORY DEE**12-D-19-UR**

4509, 4517 and 4523 E. Emory Road / Parcel ID 38 117, 118 & 119.
Proposed use: Self storage facility in CA (General Business) & F (Floodway) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the development plan for a self-service storage facility with approximately 81,850 square feet of building area, 18 covered vehicle spaces, and associated office, subject to 9 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A SELF-SERVICE STORAGE FACILITY WITH APPROXIMATELY 81,850 SQUARE FEET OF BUILDING AREA, 18 COVERED VEHICLE SPACES, AND ASSOCIATED OFFICE, SUBJECT TO 9 CONDITIONS.

MOTION CARRIED 13-0. APPROVED

28. MARK RANDOLPH / RANDOLPH ARCHITECTURE**12-H-19-UR**

1114, 1110, 1104, 1100 Clinch Avenue / Parcel ID 094 M G 007, 008, 010, 011 and 0 Eleventh Street / Parcel ID 94 M G 012. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Council District 1.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.**

FINAL SUBDIVISIONS

29. JONES HEIRS RESUB OF LOT 7**12-SA-19-F**

700 Phillips Avenue / Parcel ID 95 P D 012, Council District 1.

Speaking today:

Patricia Berrier, 807 Phillips Ave., Knoxville, TN

Greg Huddy, 133 West Jackson Ave., Knoxville, TN

1. STAFF RECOMMENDATION

Approve Variance

APPROVE Final Plat

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE FINAL PLAT PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO GRAF). APPROVED**

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

30. KNOXVILLE-KNOX COUNTY PLANNING**12-A-19-OA**

Consideration of minor amendments to the newly adopted City of Knoxville Zoning Ordinance to clarify review of special uses, appointments to Design Review Board, application of sign standards, and minimum size for Institutional District zoning.

1. STAFF RECOMMENDATION

Planning staff recommends postponement to the January 9, 2020 Planning Commission meeting of the draft ordinance amendment making minor revisions to the new City of Knoxville Zoning Ordinance.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

31. KNOXVILLE-KNOX COUNTY PLANNING**11-F-19-OB**

Consideration of amendments to the Knoxville-Knox County Planning's Administrative Rules and Procedures.

1. STAFF RECOMMENDATION

POSTPONE consideration of amendments to the Knoxville-Knox County Planning's Administrative Rules and Procedures for 30 days to the January 9, 2020 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

32. KNOXVILLE-KNOX COUNTY PLANNING**11-I-19-OB**

Consideration of an amendment to section 1.4 of the newly adopted City of Knoxville Zoning Ordinance to address the application of the Downtown Design Review Guidelines.

1. STAFF RECOMMENDATION

WITHDRAW

WITHDRAWN EARLIER IN THE MEETING

33. KNOXVILLE-KNOX COUNTY PLANNING**12-A-19-OB**

Consideration of election of Knoxville-Knox County Planning Commission Officers for Calendar Year 2020.

Gayle Bustin stated that during the November 2019 Planning Commission meeting, the Nominating Committee recommended that Commissioner Janice Torcher be elected as Chair for the calendar year 2020, and that Commissioner Phillips was nominated from the floor for the office of Vice Chair.

Commissioner Phillips thanked Commissioner Graf, and seconded Commissioner Hill, for that nomination but declined the nomination for Chair and would like his name removed from the list of candidates for Chair.

There were no other nominations from the floor.

1. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO CEASE NOMINATIONS.

Item No.**File No.****MOTION CARRIED 13-0. NOMINATIONS CEASED**

2. **WITHOUT OBJECTION A VOTE WAS TAKEN BY A SHOW OF HANDS.**

COMMISSIONER JANICE TOCHER IS UNANIMOUSLY ELECTED AS CHAIR (12-0)

Gayle Bustin stated that during the November 2019 Planning Commission meeting, the Nominating Committee recommended that Commissioner Pat Phillips be elected as Vice Chair for the calendar year 2020.

There were no other nominations from the floor.

3. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO CEASE NOMINATIONS.**

MOTION CARRIED 13-0. NOMINATIONS CEASED

4. **WITHOUT OBJECTION A VOTE WAS TAKEN BY A SHOW OF HANDS.**

COMMISSIONER PAT PHILLIPS IS UNANIMOUSLY ELECTED AS VICE CHAIR (12-0)**ADJOURNMENT**

1. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADJOURN.**
1. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:11 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.