

The Planning Commission met in regular session on December 9, 2021 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

|                      |                             |                             |
|----------------------|-----------------------------|-----------------------------|
| Ms. Karyn Adams      | A Ms. Tamara Boyer          | Mr. Louis Browning          |
| Mr. Richard Graf     | Mr. Logan Higgins           | Mr. Tim Hill                |
| Ms. Amy Midis        | Mr. Jim Nichols             | Mr. Chris Ooten             |
| Ms. Marité Pérez     | Mr. Patrick Phillips, Chair | Mr. Jeff Roth               |
| Mr. Nathaniel Shelso | Mr. Eddie Smith             | Mr. Scott Smith, Vice-Chair |

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

## 2. APPROVAL OF DECEMBER 9, 2021 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF NOVEMBER 10, 2021 MINUTES

-

**APPROVED ON CONSENT**

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

##### A. AUTOMATIC POSTPONEMENTS READ

##### B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909 requested that #14 be postponed for 30 days.

1. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO POSTPONE ITEM AS READ INCLUDING #14 FOR 30 DAYS UNTIL THE JANUARY 13, 2022 MEETING.**

**MOTION CARRIED 12-2 (NO GRAF, ADAMS).  
POSTPONED 30 DAYS**

##### C. WITHDRAWALS READ

Sharon Todd, 911 Mehaffey Rd., Powell, TN 37849 requested that Item #15 be withdrawn.

**MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO WITHDRAW ITEM AS READ INCLUDING ITEM #15.**

**MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN**

##### D. TABLED ITEMS

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. <b>INGLES MARKETS, INC. (REVISED)</b><br/>7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021)</li> <li>2. <b>VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY</b></li> </ol> | <p><b>12-D-20-UR</b></p> <p><b>8-SA-21-F</b></p> |
|---|--|

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

7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046  
(part of), Commission District 7. (Tabled date 8/12/2021)

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

*None*

**F. CONSENT ITEMS READ**

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918 requested that Items #7, #20 and #23 be removed from the Consent List.

Commissioner Midis requested that Item #24 be removed from the Consent List.

1. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #7, #20, #23 AND #24.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

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

There were no Level 1 Certificates of Appropriateness issued since the November 10, 2021 Planning Commission meeting.

**ALLEY OR STREET CLOSURES**

*None*

**STREET NAME CHANGES****5. ROY TRENTON PRIMM****12-A-21-SNC**

Change a portion of the street name of Venice Road between Laurel Hill Road and Sanders Road to Summer Bird Drive, Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the name change of the portion of Venice Road between Sanders Road and Laurel Hill Road to Summer Bird

**Item No.**

**File No.**

Drive to eliminate confusion stemming from recurring intersections of Venice Road and Sanders Road.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANS, STUDIES, REPORTS**

*None*

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

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**6. GEORGE W. HICKS 10-I-21-RZ**

6447 Rutledge Pike / Parcel ID 60 13113, Commission District 8.  
Rezoning from A (Agricultural) to CA (General Business).

**1. STAFF RECOMMENDATION**

Withdraw at the request of the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**7. VINIT SHARMA 11-E-21-RZ**

2106 Schaeffer Road/ Parcel ID 104 098, Commission District 6.  
Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) and TO (Technology Overlay) up to 4 du/ac.

Speaking today:

Vinit Sharma, 1126 Snyder Ridge Ln., Knoxville, TN 37932

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

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

Approve PR (Planned Residential) and TO (Technology Overlay) zoning up to 3 du/ac because it is consistent with surrounding development and the slope analysis.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**8. THUNDER MOUNTAIN PROPERTIES, LLC (REVISED)**

8802 Sevierville Pike and 0 Dry Hollow Road / Parcel ID 138 274 and 270 (part of), Commission District 9.

Commission allowed up to 10 minutes to both the applicant and opposition upon request. They then allotted another 5 minutes to both for a total of 15 minutes.

Speaking today:

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

Margie Grace, 8815 Sevierville Pk., Knoxville, TN 37920

Hilary Williams Burgin, Esq., 675 Morganton Square Drive, Maryville, TN 37801

Bradley Russell, 612 Dry Hollow Rd, Knoxville, TN 37920

Alan Childers, 8550 Kingston Pike, Knoxville, TN 37919

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****11-B-21-SP**

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

**1. STAFF RECOMMENDATION**

Approve the South County Sector Plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike because of the access and safety improvements of a major arterial, Chapman Highway, near the subject property. Approve the Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) for approximately 95 acres of a portion of parcel 138 274 because it is consistent with the slope analysis for this area. (See Exhibit A).

**2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION AND DUE TO CHANGES IN CONDITIONS AND TRENDS IN DEVELOPMENT.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****B. REZONING****11-F-21-RZ**

From A (Agricultural), CA (General Business), CB (Business and Manufacturing) and RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 3 du/ac for approximately 64 acres of parcel 138 270 and a portion of parcel 138 274 on the east side of Sevierville Pike because of the access and safety improvements of a major arterial, Chapman Highway. Approve PR (Planned Residential) zoning up to 1 du/ac for approximately 95 acres of a portion of parcel 138 274 because it is consistent with the slope analysis for this area. (See Exhibit A).

- 1. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2.5 DU/AC FOR APPROXIMATELY 64 ACRES OF PARCEL 138 270 AND A PORTION OF PARCEL 138 274 ON THE EAST SIDE OF SEVIERVILLE PIKE, APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 1.0 DU/AC FOR APPROXIMATELY 95 ACRES OF A PORTION OF PARCEL 138 274, SUBJECT TO ONE CONDITION: A TOTAL OF 255 UNITS ON THE TOTAL PROPERTY WITH DEVELOPMENT CONCENTRATED ON THE FLATTER PART OF THE PROPERTY.**

**MOTION CARRIED 10-4 (NO SHELSON, HIGGINS, ADAMS, GRAF). APPROVED****9. ESTATE OF CARSON H. WILKERSON****12-A-21-RZ**

0 East Emory Road / Parcel ID 47 09702 (part of), Commission District 7. Rezoning from A (Agricultural) to CB (Business and Manufacturing).

**1. STAFF RECOMMENDATION**

Approve CB (Business and Manufacturing) zoning because it is an extension of existing CB zoning on this property and adjacent properties and is consistent with the existing development along E. Emory Rd.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****10. BENCHMARK ASSOCIATES, INC.****12-B-21-RZ**

923 Valley Drive / Parcel ID 123 H G 006, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-family Residential Neighborhood) zoning because it is a minor extension and is compatible with existing development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**11. BENCHMARK ASSOCIATES, INC.****12-C-21-RZ**

1001 Cox Street / Parcel ID 107 D A 01000, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is compatible with the existing zoning and development pattern in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**12. BRUCE DUNCAN****12-E-21-RZ**

2309 Maryville Pike / Parcel ID 135 C C 001, Commission District 9. Rezoning from RB (General Residential) to T (Transition).

**1. STAFF RECOMMENDATION**

Approve T (Transition) zoning because it is consistent with the sector plan and because the property is located in a transition area between residential and commercial development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****13. JASON MCMAHAN****12-F-21-RZ**

3911 Gordon Smith Road / Parcel ID 28 O A 9, Commission District 7.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

Eric Arnold, 3954 Gordon Smith Rd Knoxville, TN 37938

Curtis Berkley, 3958 Gordon Smith Rd., Knoxville, TN 37938

**1. STAFF RECOMMENDATION**

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

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**14. ROBERT W. MONDAY**

0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****12-A-21-SP**

From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).

**1. STAFF RECOMMENDATION**

Approve the South County Sector Plan amendment to the MU-SD SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area) land use classification because it is a minor extension of the land use class and there have been major adjacent infrastructure improvements.

**POSTPONED 30 DAY EARLIER IN THE MEETING**

**B. REZONING****12-G-21-RZ**

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

**1. STAFF RECOMMENDATION**



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

Approve SC (Shopping Center) zoning because it is a minor extension of the existing zoning.

**POSTPONED 30 DAY EARLIER IN THE MEETING**

**15. SHARON B. TODD****12-H-21-RZ**

0 Bell Campground Road / Parcel ID 55 L B 00111, Commission District 7. Rezoning from RA (Low Density Residential) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Deny RB (General Residential) zoning because it is inconsistent with the existing development in the area.

**WITHDRAWN EARLIER IN THE MEETING**

**16. SAFE HARBOR RESIDENTIAL****12-I-21-RZ**

11636 Hardin Valley Road / Parcel ID 117 8 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

Commissioner Ooten recused himself.

Commission allowed up to 10 minutes to both the applicant and opposition upon request. They then added 1.5 minutes each to the remaining 5 speakers which will also be afforded to the applicant.

Commissioner E. Smith briefly left the meeting from 3:19 p.m. to 3:22 p.m. Commissioner Shelso briefly left the meeting from 3:41 p.m. to 3:45 p.m.

Speaking today:

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

Penny Wilkinson, 12109 Couch Mill Rd., Knoxville, TN 37932

Norm Anderson, 12331 Daisywood Drive, Knoxville, TN 37932

Kim Frazier, 11835 Couch Mill Rd., Knoxville, TN 37932

Mark Richey, 12141 Couch Mill Rd., Knoxville, TN 37932

Karen Leu, 2819 Williams Bend Rd., Knoxville, TN 37932

Rodney Griffin, 2520 Caspian Dr., Knoxville, TN 37932

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with Northwest County Sector Plan and the Growth Policy Plan.

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

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

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

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

**17. MARY GOODEN****12-J-21-RZ**

2412 Smithland Lane / Parcel ID 91 G A 019, Commission District 6.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is a minor extension and consistent with the Sector Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**18. BALL HOMES, LLC**

2205 West Gallaher Ferry Road / Parcel ID 129 035, Commission District 6.

Speaking today:

John Valliant, 800 S Gay St #1650, Knoxville, TN 37929

Ryan M. Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN 37922

Kim Frazier, 11835 Couch Mill Rd., Knoxville, TN 37932

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****12-B-21-SP**

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

1. **STAFF RECOMMENDATION**

Approve the Northwest County Sector Plan amendment to RR (Rural Residential) and HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**Item No.****File No.****B. REZONING****12-K-21-RZ**

From A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the Growth Policy Plan.

**2. MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****CONCEPTS / DEVELOPMENT PLANS**

(may include Uses on Review/Special Uses)

**19. ASHTON POINT SUBDIVISION****11-SC-21-C**

225 Vanosdale Road / Parcel ID 120 B F 030, Council District 2.

**1. STAFF RECOMMENDATION**

Approve the variance 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 6 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****20. AMBER RIDGE (FKA AMBER MEADOWS)**

Speaking today:

Chris Sharp, P.E., 11852 Kingston Pike, Knoxville, TN 37934

Kim Frazier, 11835 Couch Mill Rd., Knoxville, TN 37932

**A. CONCEPT SUBDIVISION PLAN****12-SA-21-C**

0 Buttermilk Road / Parcel ID 129 07702, Commission District 6.

**1. STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 9 conditions.

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

**MOTION CARRIED 12-2 (NO ADAMS, MIDIS). APPROVED**

**B. USE ON REVIEW****12-A-21-UR**

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

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 61 detached dwellings on individual lots, subject to 1 condition.

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

**MOTION CARRIED 12-2 (NO ADAMS, MIDIS). APPROVED**

**21. LONG/DONAHUE SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****12-SB-21-C**

12054, 12044 AND 11952 Hardin Valley Road and 0 English Ivy Lane (part of) / Parcel ID 129 12604, 12605, 12603 and 12601 (part of), Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the requested variance and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

Approve the Concept Plan subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. USE ON REVIEW****12-E-21-UR**

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

**2. STAFF RECOMMENDATION**

Approve the development plan for up to 46 detached dwellings on individual lots and the reduction of the peripheral setback from 35 ft to 25 ft on the southern boundary line, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**22. VINING MILL / UNIT 3****A. CONCEPT SUBDIVISION PLAN****12-SC-21-C**

0 English Ivy Lane (part of) / Parcel ID 129 12601 (part of),  
Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. USE ON REVIEW****12-F-21-UR**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for the 13 new (177 total) detached dwellings on individual lots and the reduction of the peripheral setback for Lots 108 and 109 from 35 ft to 15 ft, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING****23. BRIGGS STATION**

Speaking today:

Jared S. Garceau, 620 Market St., 5<sup>th</sup> floor, Knoxville, TN 37902

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

**A. CONCEPT SUBDIVISION PLAN****12-SD-21-C**

1928 Marietta Church Road / Parcel ID 129 128, Commission District 6.

**1. STAFF RECOMMENDATION**

Approve alternative design standards 1-6 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

**2. MOTION (E. SMITH) AND SECOND (MIDIS) WERE MADE TO APPROVE ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****3. MOTION (E. SMITH) AND SECOND (PEREZ) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****B. USE ON REVIEW****12-G-21-UR**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 188 detached dwellings on individual lots, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****24. PROSPERITY CROSSING****12-SE-21-C**

13115 and 0 El Camino Lane, 0 Everett Road, 13206 and 0 Buttermilk Road / Parcel ID 141 028, 02802, 02805, 02806, 033 and 03304, Commission District 6.

Speaking today:

Steve Maddox, 100 Dalton Place Way Suite 105, Knoxville, TN 37912  
Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

**1. STAFF RECOMMENDATION:**

Approve variances 1, 2, & 4 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard, and Deny variance #3.

Approve the Concept Plan for the construction and platting of the roads only, subject to 8 conditions.

**2. MOTION (E. SMITH) AND SECOND (PEREZ) WERE MADE TO APPROVE VARIANCES #1, 2 AND 4, AND TO DENY VARIANCE #3 PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-1 (NO MIDIS). APPROVED #1, 2 AND 4, DENIED #3.**

**3. MOTION (E. SMITH) AND SECOND (PEREZ) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-1 (NO MIDIS). APPROVED**

**USES ON REVIEW****25. KENNETH R. HAMILTON / GOOD GUYS CONSTRUCTION, INC.****12-B-21-UR**

932 Roderick Road / Parcel ID 105 N G 017. Proposed use: Living space over a detached garage in RA (Low Density Residential) District. Commission District 3.

**1. STAFF RECOMMENDATION**

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

APPROVE the development plan for a garage apartment in the RA (Low Density Residential) zone, subject to four conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**26. TOMMY HUNT / CALLOWAY-HUNT REAL ESTATE**

**12-D-21-UR**

3216 Johnson Road / Parcel ID 92 01201. Proposed use: Convenience store with a gas station and a restaurant with drive-through service in CN (Neighborhood Commercial) District. Commission District 6.

Commission granted an additional 2 minutes to the applicant and the opposition.

Speaking today:

Tommy Hunt, P.O. Box 6618, Maryville, TN 37802

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

Finley West, 3222 Johnson Road, Knoxville, TN 37931

Connie West, 3222 Johnson Road, Knoxville, TN 37931

**1. STAFF RECOMMENDATION**

APPROVE the request for a convenience store that is approximately 6,472 sq ft with an internal restaurant with a drive-through facility, and a fuel station with 16 gas pump stations, subject to 6 conditions.

**2. MOTION (HILL) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH ADDITIONAL CONDITIONS RELATED TO THE HANDOUT SUBMITTED BY MR. MURPHY AT THE MEETING: #7, INSTALLATION OF AN OPAQUE, 6 FT. FENCE; AND TO REQUIRE A LIGHTING PLAN TO BE SUBMITTED AT THE TIME OF PERMITTING THAT ADDRESSES #11 SUBITEMS A, B, C AND D:**

**A) HOUSE-SIDE SHIELDS BE INSTALLED ON LIGHTS DIRECTLY VISIBLE FROM ADJACENT RESIDENCES;**

**B) MAXIMUM VERTICAL ILLUMINANCE AT THE PROPERTY LINES BE NO MORE THAN 0.10 FOOTCANDLES AS CALCULATED ON VERTICAL PLANES RUNNING PARALLEL TO THE LIGHTING BOUNDARY, WITH THE NORMAL TO EACH PLANE ORIENTED TOWARD THE PROPERTY AND PERPENDICULAR TO THE LIGHTING BOUNDARY, EXTENDING FROM GRADE LEVEL TO 33 FEET (10 METERS) ABOVE THE HEIGHT OF THE HIGHEST LUMINAIRE;**



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

**C) MAXIMUM ALLOWABLE HORIZONTAL ILLUMINANCE LEVELS AT GRADE LEVEL AROUND THE PUMP ISLANDS AND UNDER FIELD CANOPIES TO NO MORE THAN 20 FOOTCANDLES;**

**D) MAXIMUM ALLOWABLE HORIZONTAL ILLUMINANCE LEVELS AT GRADE LEVELS FOR PARKING LOT AND OTHER AREAS TO NO MORE THAN 7.5 FOOTCANDLES.**

**MOTION CARRIED 10-4 (NO S. SMITH, ADAMS, GRAF, MIDIS). APPROVED**

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**SPECIAL USES**


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**27. HANNA BOYER****12-B-21-SU**

601 Lamar Street / Parcel ID 94 D K 019. Proposed use: Animal Care Facility - Small Animal in DK-E (Downtown Knoxville Edge Subdistrict) District. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the development plan for a small animal care facility in the DK-E zone, subject to four conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**FINAL SUBDIVISIONS**


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**28. FINAL PLAT OF THE BILL AND BRENDA JOHNSON PROPERTY****12-SA-21-F**

6521 Tecoy Quarry Lane / Parcel ID 79 J A 01803, Commission District 6.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to the January 13, 2022 meeting to allow planning staff to continue working with the County Codes office in forming a recommendation.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**29. IDLEWOOD RESUBDIVISION OF LOT 32****12-SB-21-F**

637 Idlewood Lane / Parcel ID 133 H A 032, Commission District 5.

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

1. Approve the variance for a reduction in the lot width from 20 ft to 18 ft to be consistent with the rest of the development.
2. Approve the final plat including the use of an Alternative Design Standard for Alternative Access via a Permanent Cross Access Easement as shown on plat since it is consistent with the rest of this development that has been under development since the 1970s.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**30. THE BECKHAM PROPERTY****12-SC-21-F**

1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4.

**1. STAFF RECOMMENDATION**

- Postpone request for 30 days until the January 13, 2022 Planning Commission meeting at the request of the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS****31. CITY OF KNOXVILLE****10-A-21-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9 – Uses, to add Airport as a Special Use in the Institutional (INST) District and to add Principal Use Standards for Airports.

**1. STAFF RECOMMENDATION**

- Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Article 9 – Uses, to add airport as a special use in the INST (Institutional) Zoning District and to add Principal Use Standards for Airports.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## 32. CITY OF KNOXVILLE

12-A-21-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9 – Uses, to add drug treatment clinics in the C-G (General Commercial) Zoning District, C-H (Highway Commercial) Zoning District and C-R (Regional Commercial) Zoning District as a permitted use and for minor amendments to 9.3.G, Principal Use Standards.

Speaking today:

Karen Pershing, 4930 Lyons View Pike, Knoxville, TN 37919

### 1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Article 9 – Uses, to add drug treatment clinics as a permitted use in the C-G (General Commercial), C-H (Highway Commercial), and C-R (Regional Commercial) Zoning Districts and to revise principal use standards for drug treatment clinics.

### 2. MOTION (MIDIS) AND SECOND (GRAF) WERE MADE TO APPROVE AMENDMENTS TO THE KNOXVILLE CITY CODE, APPENDIX B, ARTICLE 9 – USES, TO ADD DRUG TREATMENT CLINICS AS A SPECIAL USE IN THE C-G (GENERAL COMMERCIAL) ZONING DISTRICT AND AS A PERMITTED USE IN THE C-H (HIGHWAY COMMERCIAL) AND C-R (REGIONAL COMMERCIAL) ZONING DISTRICTS AND TO REVISE PRINCIPAL USE STANDARDS FOR DRUG TREATMENT CLINICS.

**MOTION FAILED 2-12 (NO HILL, S. SMITH, PHILLIPS, SHELSON, PEREZ, BROWNING, HIGGINS, ADAMS, NICHOLS, ROTH, E. SMITH, OOTEN).**

### 3. MOTION (HILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE AMENDMENTS TO THE KNOXVILLE CITY CODE, APPENDIX B, ARTICLE 9 – USES, TO ADD DRUG TREATMENT CLINICS AS A PERMITTED USE IN THE C-G (GENERAL COMMERCIAL), C-H (HIGHWAY COMMERCIAL), C-R (REGIONAL COMMERCIAL), O (OFFICE) AND OP (OFFICE PARK) ZONING DISTRICTS AND TO REVISE PRINCIPAL USE STANDARDS FOR DRUG TREATMENT CLINICS.

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

## OTHER BUSINESS

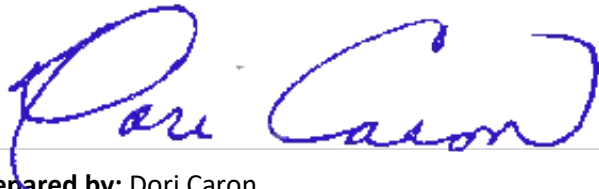
None

**Item No.**

**File No.**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY  
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 6:11  
P.M.



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**Prepared by:** Dori Caron



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**Approved by:** Secretary for the Commission



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**Approved by:** Chair

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