

The Planning Commission met in regular session on December 14, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF DECEMBER 14, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF NOVEMBER 9, 2023 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

Item No.**File No.****B. POSTPONEMENTS TO BE VOTED ON READ**

30 days

1. MOTION (OOTEN) AND SECOND (PÉREZ) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JANUARY 11, 2024 PLANING COMMISSION MEETING, INCLUDNG ITEM #34.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

60 days

2. MOTION (OOTEN) AND SECOND (PÉREZ) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTI THE FEBRUARY 8, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 60 DAYS**C. WITHDRAWALS READ**

1. MOTION (OOTEN) AND SECOND (PÉREZ) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN**D. TABLED ITEMS**

- | | |
|---|------------------|
| <ol style="list-style-type: none"> 1. KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023) | 8-A-22-OA |
| <ol style="list-style-type: none"> 2. WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | 4-A-23-SU |
| <ol style="list-style-type: none"> 3. CHAD WILHITE | 8-G-23-RZ |

Item No.**File No.**

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)

4. R. BENTLEY MARLOW**8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

5. WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN**7-SC-23-C**

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

B. DEVELOPMENT PLAN**7-A-23-DP**

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

6. MILLERTOWN VILLAS**9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Table date 11/9/2023)

7. R. BENTLEY MARLOW (REVISED)**8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.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. (Table date 11/9/2023)

E. ITEMS TO BE TABLED READ*None*

F. ITEMS TO BE REMOVED FROM THE TABLE READ

1. MOTION (OOTEN) AND SECOND (PÉREZ) WERE MADE TO REMOVE ITEMS FROM TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. UNTABLED

G. CONSENT ITEMS READ

Vice Chair Ooten recused himself from voting on the Consent List.

MOTION (PÉREZ) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #34, WHICH WAS POSTPONED EARLIER IN THE MEETING.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the November 9, 2023 Planning Commission meeting.

ORDINANCE AMENDMENTS

5. CITY OF KNOXVILLE

10-B-23-OA

Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 General Standards of Applicability to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Middle Housing Types, 4.6.B Middle Housing Uses, 4.6.C Middle Housing Dimensional Standards, 4.6.D Middle Housing Parking Standards, 4.6.E Middle Housing Design Standards, 4.6.F Middle Housing Conversion Standards, and 4.6.G Middle Housing Administrative Variations, minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, Article 9.3 Principal Use Standards.

Item No.**File No.**

Speaking today:

Cheryl Ball, 400 Main St., Knoxville, TN 37902
 Bob Whetsel, 1015 Luttrell St., Knoxville, TN 37917
 Deb Thomas, 428 E Burwell Ave., Knoxville, TN 37917
 Gordon Coker, 1000 Eleanor St., Knoxville, TN 37917
 Dustin Durham, 1422 Cornelia St. #2, Knoxville, TN 37917
 Cameron Bolin, 913 Maynard Ave., Knoxville, TN 37917
 Christina Bouler, 302 Douglas Ave., Knoxville, TN 37921
 Drew Harper, 4318 Washington Pike #101, Knoxville, TN 37917
 Teri O’Meara, 1405 Armstrong Ave. #1, Knoxville, TN 37917
 Hancen Sale, 609 Weisgarber Rd., Knoxville, TN 37919
 Randy Guignard, 5408 Fountain Gate Rd., Knoxville, TN 37918
 Caroline Cooley, 903 Windgate St., Knoxville, TN 37919
 Zoe Scott, 4013 Heather Ct., Knoxville, TN 37919
 R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Commissioner Boyer arrived at 2:23 P.M.

1. STAFF RECOMMENDATION

Approve amendments to Knoxville City Code, Appendix B, Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types, 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations, Variances, and Appeals; and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards.

2. MOTION (SHELSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE AMENDMENTS TO KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, MOVING ARTICLE 4.6 TO 4.7 AND INSERTING A NEW ARTICLE 4.6, MIDDLE HOUSING STANDARDS, WITH SUBSECTIONS 4.6.A TYPES, 4.6.B USES, 4.6.C DIMENSIONAL STANDARDS, 4.6.D PARKING STANDARDS, 4.6.E DESIGN STANDARDS, 4.6.F CONVERSION STANDARDS, AND 4.6.G ADMINISTRATIVE VARIATIONS, VARIANCES, AND APPEALS; AND MINOR REVISIONS TO ARTICLE 2.3 DEFINITIONS, ARTICLE 4.2 USES, ARTICLE 4.3 DIMENSIONAL STANDARDS, ARTICLE 4.6 GENERAL STANDARDS OF APPLICABILITY, ARTICLE 9.2 USE MATRIX, AND ARTICLE 9.3 PRINCIPAL USE STANDARDS, PERTAINING TO MIDDLE HOUSING STANDARDS.

MODIFY SUBSECTION 4.6.D PARKING STANDARDS BY INSERTING A NEW LINE 2, THE RENUMBERING OF SUBSEQUENT LINES, AND THE REVISION OF LINE 3 AS FOLLOWS: 2. NO OFF-STREET PARKING IS REQUIRED WITHIN ONE-FOURTH OF A MILE OF A TRANSIT ROUTE. 3. OFF-STREET VEHICLE PARKING: EACH DWELLING UNIT REQUIRES 0.7 SPACES.

Item No.

File No.

MODIFY SUBSECTION 4.6.G 1.A BY REVISING LINE II. AND THE ADDITION OF LINE IV. AS FOLLOWS: II. CORNER SIDE, SIDE, AND REAR SETBACKS: UP TO 20 PERCENT, PROVIDED THE REDUCTION RECEIVES APPROVAL FROM THE DEPARTMENT OF ENGINEERING; IV: FRONT SETBACKS: A DECREASE IN MINIMUM FRONT SETBACKS, UP TO 50 PERCENT, PROVIDED THE SETBACK IS CONSISTENT WITH THE NEIGHBORHOOD.

PLANNING STAFF IS DIRECTED TO ADD A PROGRESS REPORT OF MISSING MIDDLE HOUSING TO THE WORK PROGRAM UPON THE ANNIVERSARY OF THE FIRST MISSING MIDDLE HOUSING DEVELOPMENT APPROVAL.

MOTION CARRIED 11-2 (NO SMITH AND BOYER). APPROVED

6. 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.

Speaking today:

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

1. STAFF RECOMMENDATION

Recommend denial of amendments as proposed to the City of Knoxville Zoning Code, Article 5.

2. MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO POSTPONE FOR 90 DAYS TO THE MARCH 7, 2024 MEETING OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.

MOTION CARRIED 11-2 (NO MIDIS AND ADAMS). POSTPONED 90 DAYS

7. R. BENTLEY MARLOW

8-C-23-OA

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

Item No.**File No.**

Speaking today:

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

Aaron Jernigan, 529 Atlantic Ave., Knoxville, TN 37917

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

Commissioner Adams left the meeting at 3:24 P.M.

1. STAFF RECOMMENDATION

Recommend approval of amendments to Sections 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).

Recommend denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

- 2. MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE AMENDMENTS TO SECTIONS 10.3.B.2 (REMOVING THE OWNER-OCCUPIED REQUIREMENT IN TDR LAND USE AREAS), 10.3.B.3 (REMOVING REQUIREMENT THAT BUILDING OFFICIAL CERTIFY THE UTILITIES ARE ADEQUATE FOR AN ADU), PART OF 10.B.7 (REMOVING INTERIOR SIDE AND REAR SETBACKS SPECIFIC TO ADUS), 10.B.8 (REMOVING MAXIMUM GROSS FLOOR AREA REQUIREMENTS BASED ON LOT AREA). SECTION 10.3.B.2 MODIFIED TO REMOVE OWNER-OCCUPIED REQUIREMENT FROM ALL LAND USE AREAS. DENIAL OF AMENDMENTS TO SECTIONS 10.3.A.4 (REMOVING THE 18' HEIGHT REQUIREMENT FOR ACCESSORY STRUCTURES), 10.3.B.4 (REMOVING THE MINIMUM LOT AREA REQUIREMENT FOR AN ADU), PART OF 10.B.7 (ALLOWING ADUS IN FRONT AND CORNER SIDE YARDS), 10.3.B.9 (ADDING A NEW STANDARD BASED ON PRIMARY DWELLINGS SMALLER THAN 1,250 SQ. FT.), AND 10.3.B.11 (REMOVING THE PARKING SPACE REQUIREMENT).**

MOTION CARRIED 7-5 (NO OOTEN, BOYER, BIGGS, SMITH, MIDIS). APPROVED

8. CITY OF KNOXVILLE**12-A-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, Article 7.0.2.A., Common Approval Procedures, Summary of Review Authority Table: Reversed the order of the ARC (Administrative Review Committee) and Administrator columns to align more consistently with the order of review process as described in Article 7; and Article 7.0.G.2.1, the phrase "innovative, high quality" is recommended to be deleted because it is subjective language. The addition of "and non-prohibited uses" is also recommended to clarify that the Level III: Alternative Compliance Review process is intended to allow for uses that are not prohibited uses. References of the "Metropolitan Planning Commission" were corrected to "Knoxville-Knox County Planning" in several sections of 7.02.

1. STAFF RECOMMENDATION

Approve the amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 7.0.2.A., Common Approval Procedures, Summary of Review Authority Table, reversing the order of the ARC (Administrative Review Committee) and Administrator columns to align more consistently with the order of the review process as described in Article 7; Article 7.0.G.2.1, deleting the phrase "innovative, high quality" because it is subjective language, and adding the phrase "and non-prohibited uses" to clarify that the Level III: Alternative Compliance Review process is not intended to allow prohibited uses; and Article 7.02, to correct references of the "Metropolitan Planning Commission" to "Knoxville-Knox County Planning."

APPROVED ON CONSENT EARLIER IN THE MEETING**ALLEY OR STREET CLOSURES****9. GEORGE RAUDENBUSH****12-A-23-AC**

Request closure of unnamed alley between southeast corner of parcel 094BB003 and southwest corner of parcel 094BB002, Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close the unnamed alley between the southeast corner of parcel 094BB003 and southwest corner of parcel 094BB002, subject to retaining all easements, since closure would not adversely affect surrounding properties.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. CHEROKEE COUNTRY CLUB

12-A-23-SC

Request closure of Layden Dr. between southwest corner of 318 Layden Drive and Layden Drive's eastern terminus, Council District 2.

1. STAFF RECOMMENDATION

Approve the request to close Layden Drive from the southwest corner of 318 Layden Drive to its eastern terminus, subject to retaining all easements including one condition, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. KNOXVILLE’S COMMUNITY DEVELOPMENT CORPORATION

12-B-23-SC

Request closure of Bonnyman Dr. between Fort Promise Drive and Reed Street, Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close Bonnyman Drive from Fort Promise Drive to Reed Street, subject to retaining all easements including one condition, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. KNOXVILLE’S COMMUNITY DEVELOPMENT CORPORATION

12-C-23-SC

Request closure of Reed St. between Bonnyman Drive and W Oldham Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close Reed Street from Bonnyman Drive to W Oldham Avenue, subject to retaining all easements including one condition, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

13. SCHAAD COMPANIES, LLC

12-E-23-RZ

2000 Shoppers Lane / Parcel ID 93 F B 009 06, Council District 3.
Rezoning from I-MU (Industrial Mixed-Use) to C-H-1 (Highway Commercial).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the January 11, 2024 Planning Commission meeting, as the applicant has revised the rezoning request which now requires Sector Plan amendment and One Year Plan amendment.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. ERIKA AYALA MUNOZ

2812 Merchant Drive / Parcel ID 80 J B 018 01, Council District 5.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

12-C-23-SP

From LDR (Low Density Residential), NC (Neighborhood Commercial), HP (Hillside Protection) to LDR (Low Density Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the LDR (Low Density Residential) land use classification because it is a minor extension of this classification within the parcel. The HP (Hillside Protection) area would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

B. REZONING

12-I-23-RZ

From OP (Office Park), HP (Hillside Protection Overlay) to AG (General Agricultural), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the AG (Agricultural) district because it is a minor extension of zoning that is more compatible with the surrounding natural area. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

15. PEAK HILL AT WEST VIEW

12-SA-23-C

0, 512 and 600 Richmond Avenue / Parcel ID 094 H Q 002, 003 and 02601, Council District 3.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. NATHAN’S COVE

12-SB-23-C

4425 and 4501 Lonas Drive / Parcel ID 107 C B 035 and 034 01, Council District 6.

Speaking today:

Garrett Tucker, 7523 Taggart Ln., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum intersection separation between Nathan’s Cove Way and Shirley Way from 300 ft to 125 ft based on the following evidence of hardship.

- a. The reduction in the intersection separation is warranted due to the topography and location of the property. Providing access via Kim Watt Drive is challenging because of grade changes along the northern side of the property and a potential sight distance issue due to the horizontal curve of the local road.

Item No.**File No.**

b. The topography and location of the property with respect to the adjacent streets create a situation that is unique to the property. The farthest point of the property along Lonas Drive is less than 300' from Shirley Way, so it is impossible to meet the requirement.

c. Based on information submitted as part of the application, the purpose of this variance does not appear to be based exclusively upon a desire for financial gain but is the result of physical attributes of the property.

d. The proposed road layout will not be detrimental to public safety or welfare, or injurious to other property or improvements in the neighborhood because left turn conflicts are not anticipated due to the low traffic volumes of Shirley way and the anticipated low traffic volumes of this 14-lot subdivision.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

- 3. STAFF RECOMMENDATION**

Approve the requested alternative design standards based on the recommendations of the City of Knoxville Engineering Department.

- 4. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE THE REQUESTED ALTERNATIVE DESIGN STANDARDS BASED ON THE RECOMMENDATIONS OF THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

- 5. STAFF RECOMMENDATION**

Approve the concept plan subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.

File No.

SPECIAL USES

17. NELSON TALLENT (REVISED)

12-A-23-SU

1825 Kim Watt Drive / Parcel ID 107 C B 026 02. Proposed use: Duplex in the RN-1 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling development in the RN-1 zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. KAITY WOZEK / BATSON, HIMES, NORVELL & POE

12-B-23-SU

3330 W. Governor John Sevier Hwy. / Parcel ID 147 030. Proposed use: New driveway on Topside Road and expansion of existing right turn lane in RN-1(C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 1.

1. STAFF RECOMMENDATION

Postpone for 60 days to the February 8, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

19. KNOXVILLE MULTI-USE STADIUM DEVELOPMENT

12-A-23-PD

215 E. Florida St.; 0, 501, 601, 702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave / Parcel ID 095HB002, 095HB00201, 202, 203, 204, 205, 206; 095AK01801; 095AM015, 016, 018, 021.

Proposed use: Minor modifications to the approved Planned Development (11-A-21-PD) to add exceptions for flagpoles and signage in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) District. Council District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the application for 30 days to be heard at the January 11, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

20. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

12-A-23-OB

Consideration of proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove (C) designation for property located at 512, 600 & 0 Richmond Ave (parcels 094HQ002, 003, 02601). Council District 3)

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcels 094HQ02601, 094HQ002, and 094HQ003 to correct a map error.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

STREET NAME CHANGES

21. JIM SNOWDEN / KNOX COUNTY ENGINEERING AND PUBLIC WORKS

12-A-23-SNC

Change Topside Rd. to 'Scenic River Rd.' between Alcoa Highway and the new alignment of Topside Road on the west side of Alcoa Highway, Commission District 9.

1. STAFF RECOMMENDATION

Approve the name change from Topside Road to Scenic River Road as requested by the Knox County Engineering and Public Works.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

22. WILLIAM DALE RHOTON

3220 E Governor John Sevier Highway / Parcel ID 096 110 03 (part of),
Commission District 9.

Speaking today:

William Dale Rhoton, 4315 French Rd., Knoxville, TN 37920

Jan Dickens, 6428 Norwood Dr., Knoxville, TN 37914

Mark Sledziewski, 5241 Sinclair Drive, Knoxville, TN 37914

A. EAST COUNTY SECTOR PLAN AMENDMENT

12-A-23-SP

From OS (Other Open Space) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is compatible with surrounding development and is a minor extension of this classification.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. REZONING

12-A-23-RZ

From A (Agricultural), HZ (Historic Overlay) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is compatible with surrounding development, subject to 3 conditions. Deny the request to remove the HZ (Historic) overlay as recommended by the Historic Zoning Commission.

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

Item No.**File No.**

MOTION FAILED 3-9 (NO OOTEN, BOYER, HUBER, PÉREZ, LEVENSON, SMITH, MIDIS, OVERTON, HILL). FAILED

3. **MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE CA (GENERAL BUSINESS) AS SUBMITTED BY THE APPLICANT. THE HZ (HISTORIC) OVERLAY WILL BE REMOVED.**

MOTION CARRIED 9-3 (NO SHELSON, HIGGINS, BIGGS). APPROVED

23. DENNIS VAULTON**12-B-23-RZ**

2920 Mayberry Way / Parcel ID 055 L B 001 09, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

24. JENKINS BUILDERS**12-C-23-RZ**

7311 Old Clinton Pike / Parcel ID 67 148 (part of), Commission District 6.
Rezoning from A (Agricultural) to RB (General Residential).

1. STAFF RECOMMENDATION

Postpone this application until the January 11, 2024
Planning Commission meeting per the applicant's request

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. FRED E. TRAINER JR**12-D-23-RZ**

11308 Sam Lee Road / Parcel ID 103 063, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Postpone for 30 days to the January 11, 2024 Planning
Commission meeting per the applicant's request.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING****26. ARCIP HOROBET****12-F-23-RZ**

0 Pellissippi Parkway / Parcel ID 118 71, Commission District 3. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to PR (Planned Residential) up to 12 du/ac, TO (Technology Overlay).

Speaking today:

Katie Wozek, 4334 Papermill Dr., Knoxville, TN 37909

Beth Quinley, 1048 Blinken St., Knoxville, TN 37932

Melanie Davis, Maryville (no address given)

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

2. MOTION (HUBER) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****27. HEATHER KAISER FOCUS MINISTRIES**

112 Verton Drive / Parcel ID 057 H A 003, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

A. NORTH COUNTY SECTOR PLAN AMENDMENT**12-B-23-SP**

From GC (General Commercial) to O (Office).

1. STAFF RECOMMENDATION

Withdraw the sector plan amendment application at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING**B. REZONING****12-G-23-RZ**

From CA (General Business) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Item No.**File No.**

Withdraw the rezoning application at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

28. TONIA BURRESS**12-H-23-RZ**

10105 Dutchtown Road, 1009 Mabry Hood Road / Parcel ID 118 165, 168, Commission District 3. Rezoning from BP (Business and Technology Park), TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO (Technology Overlay).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

29. MISSION HILLS**1-SB-22-C**

12041 & 12119 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

1. STAFF RECOMMENDATION

Withdraw the concept plan application at the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

30. 0 OAK RIDGE HIGHWAY**A. CONCEPT SUBDIVISION PLAN****12-SC-23-C**

0 Oak Ridge Highway / Parcel ID 091 026 06, Commission District 6.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****12-C-23-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential), CA (General Business) District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 17 detached residential lots, and the reduction of the peripheral setback from 35-ft to 15-ft on the western boundary and 25-ft on the eastern boundary, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. FRETZ ROAD DEVELOPMENT**A. CONCEPT SUBDIVISION PLAN****12-SD-23-C**

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

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**12-D-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 46 detached dwellings on individual lots and reduction of the peripheral setback from 35 ft to 25 ft per condition #2, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. BOTEZAT PROPERTY - MILLERTOWN PIKE

A. CONCEPT SUBDIVISION PLAN

12-SE-23-C

5701, 5703, 5707 and 5709 Millertown Pike / Parcel ID 060
021,020,022,023, Commission District 8.

1. STAFF RECOMMENDATION

Postpone the concept plan application until the January 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

12-E-23-DP

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

1. STAFF RECOMMENDATION

Postpone the development plan application until the January 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

33. LANTERN PARK

A. CONCEPT SUBDIVISION PLAN

12-SF-23-C

Properties at the northwest side of Hardin Valley Road and the southwest side of Mission Hill Lane / Previously parcel IDs 116
06704, 06701, Commission District 6.

1. STAFF RECOMMENDATION

Deny the concept plan application based on not meeting the minimum intersection separation standard in Section 3.04.J. of the Subdivision Regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****12-G-23-DP**

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

1. STAFF RECOMMENDATION

Deny the development plan application based on the associated concept plan not meeting the standards of the Subdivision Regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING**34. BRADLEY LAKE LANE (FKA SPRING LAKE FARMS, PHASE 3)****A. CONCEPT SUBDIVISION PLAN****12-SG-23-C**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. DEVELOPMENT PLAN****12-G-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 13 detached dwellings on individual lots, as shown on the plan, subject to 2 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**CONCEPTS/USES ON REVIEW***None*

Item No.**File No.**DEVELOPMENT PLANS

35. DAVID L. TURNER, SR.**12-A-23-DP**

10701 Third Drive / Parcel ID 153 051. Proposed use: Owner is looking to resubdivide lot into two lots and give one lot to family member and build one single-family dwelling in PR (Planned Residential), HZ (Historical Overlay) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan for up to 2 detached residential lots and the reduction of the peripheral setback from 35 ft to 15 ft on the western boundary of lot 1 and the eastern boundary of lot 2, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. BRONZIE HARRIS**12-B-23-DP**

6949 Saint Croix Lane / Parcel ID 057 F G 016. Proposed use: Reduce periphery setback from 35' to 16' in order to build an addition to existing house in PR (Planned Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the peripheral setback from 35-ft to 16-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. IGOR CHEBAN**12-F-23-DP**

7519 Washington Pike / Parcel ID 031 P A 001. Proposed use: Requesting development of one single-family dwelling in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan to create an additional lot with a single family dwelling, for a total of 2 detached residential lots, and a reduction of the peripheral setback from 35 ft to 15 ft for the northern boundary of lot, 1 and the southern boundary of lot 2, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

38. JUSTIN SATTERFIELD**12-A-23-UR**

8117 River Drive / Parcel ID 076 J B 00201. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Postpone this application until the January 11, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. TOM GASS**12-B-23-UR**

513 N Cedar Bluff Road / Parcel ID 119 H F 014. Proposed use: Eating establishment with a drive-through facility in CN (Neighborhood Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the requested restaurant with a drive-through facility comprising approximately 1,820 square feet of floor area, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITH VARIANCES*None***FINAL SUBDIVISIONS / WITHOUT VARIANCES**

**40. FINAL PLAT OF CARTER RIDGE PHASE V,
LOTS 248 TO 269 AND LOTS 311 TO 321****11-SA-23-F**

0 Madison Oaks Road / Parcel ID 074 00205, Commission District 8.

1. STAFF RECOMMENDATION

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.

41. FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 2

12-SA-23-F

4714 W. Emory Road / Parcel ID 066 122, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 1A (FORMERLY KNOWN AS THE RIDGES OF HARDIN VALLEY PHASE 1A)

12-SB-23-F

12202 Couch Mill Road / Parcel ID 117 008 12, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. FINAL PLAT OF CHAPMAN TRACE

12-SC-23-F

9109 Chapman Highway / Parcel ID 150 020, Commission District 9.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.

File No.

OTHER BUSINESS

44. KNOXVILLE-KNOX COUNTY PLANNING

11-B-23-OB

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.

1. STAFF RECOMMENDATION

Postpone the consideration of amendments to the Knoxville-Knox County Subdivision Regulations for 60 days to the February 8, 2023 Planning Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

45. KNOXVILLE-KNOX COUNTY PLANNING

11-C-23-OB

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

1. STAFF RECOMMENDATION

Postpone the consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission for 30 days to the January 11, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

46. KNOXVILLE-KNOX COUNTY PLANNING

12-B-23-OB

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

1. STAFF RECOMMENDATION

Postpone the consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission for 30 days to the January 11, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

ADJOURNMENT

Item No.

File No.

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:56
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.