

FEBRUARY 14, 20191:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on February 14, 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**

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Mr. Charles F. Lomax, Jr
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 FEBRUARY 14, 2019 AGENDA

-

APPROVED ON CONSENT**3. APPROVAL OF JANUARY 10, 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 (ROTH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL MARCH 14, 2019.

MOTION CARRIED 15 - 0. POSTPONED 30 DAYS

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM #37 FOR 60 DAYS AS READ UNTIL APRIL 11, 2019.

MOTION CARRIED 15-0. POSTPONED 60 DAYS

C. ITEMS REQUESTED TO BE WITHDRAWN

1. MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO WITHDRAW ITEM #30 AS READ.

MOTION CARRIED 15-0. WITHDRAWN

D. TABLED ITEMS

1. GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

- a. Concept Subdivision Plan

4-SD-16-C

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

- b. USE ON REVIEW

4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

2. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

Item No.**File No.**

- a. **Concept Subdivision Plan** **1-SF-17-C**
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.
 - b. **USE ON REVIEW** **1-J-17-UR**
Proposed use: Detached residential in PR (Planned Residential) District.
- 3. **BULLARD FARM - EAGLE CDI, INC.**
- a. **Concept Subdivision Plan** **5-SA-18-C**
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
 - b. **USE ON REVIEW** **5-B-18-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.
- 4. **KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC**
- a. **Concept Subdivision Plan** **7-SA-18-C**
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.
 - b. **USE ON REVIEW** **7-C-18-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 5. **DOMINION DEVELOPMENT GROUP** **4-G-18-UR**
Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- 6. **GORDON SMITH** **8-B-18-AC**
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.
- 7. **WHITE'S ADDITION** **10-SC-18-F**
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.
- 8. **ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY** **12-SD-18-F**
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.
- 9. **DEBRA G. DAUGHERTY** **12-C-18-UR**
Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR

Item No.**File No.**

(Planned Residential) / TO (Technology Overlay) District.
Commission District 6.

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

None

G. CONSENT ITEMS**COMMISSIONERS SCOTT SMITH AND CHRIS OOTEN
RECUSED THEMSELVES.**

Items recommended for approval on consent are marked (*). They
will be considered under one motion to Approve.

1. **MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE
TO HEAR THE CONSENT ITEMS AS READ.**

MOTION CARRIED 13-0. APPROVED.

2. **MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE
TO APPROVE THE CONSENT ITEMS AS READ.**

MOTION CARRIED 13-0. APPROVED.

ORDINANCE AMENDMENTS

None

ALLEY OR STREET CLOSURES:**5. UNIVERSITY OF TENNESSEE****12-A-18-SC**

Request closure of a portion of Volunteer Boulevard between
Intersection of University of Tennessee Drive and Todd Helton Drive and
West Cumberland Avenue, Council District 1.

1. STAFF RECOMMENDATION

RECOMMEND postponement until the March 14, 2019
Planning Commission meeting, as per the applicant's
request.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING****6. UNIVERSITY OF TENNESSEE****12-B-18-SC**

Request closure of Todd Helton Drive between from intersection of Chamique Holdsclaw Drive and Pat Head Summit Street and Volunteer Blvd., Council District 1.

1. STAFF RECOMMENDATION

RECOMMEND postponement until the March 14, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**STREET OR SUBDIVISION NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***CONCEPTS / USES ON REVIEW****7. RE-SUBDIVISION OF THE COTTAGES AT GOVERNORS LANDING - KNOXVILLE INVESTMENT PARTNERS, LLC****A. CONCEPT SUBDIVISION PLAN****1-SB-19-C**

West side of E. Governor John Sevier Highway, north and south sides of Garden Cress Trail, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. USE ON REVIEW****1-E-19-UR**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the Development Plan for up to 55 detached residential units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS:**8. COTTINGTON COURT RESUBDIVISION OF LOT 25****12-SC-18-F**

North side of South Northshore Drive, southwest side of Cottingham Court, Commission District 4.

1. STAFF RECOMMENDATION

POSTPONE until the March 14, 2019 Planning Commission meeting, at the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

9. FIVE POINTS REDEVELOPMENT, PHASE 4**1-SC-19-F**

McConnell Street at Bethel Avenue, Council District 6.

1. STAFF RECOMMENDATION

APPROVE Variances 1-3. APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. ELY PARK, PHASE II, UNIT 3**2-SA-19-F**

At the platted terminus of Palace Green Road, southeast of Millertown Pike, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****11. RESUBDIVISION OF THE FINAL PLAT OF SUPREME COURT REDEVELOPMENT SITE****2-SB-19-F**

Between Henley Street, W. Church Avenue, Locust Street, and Cumberland Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve Variances 1-4. APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

12. HOPE SPRINGS**2-SC-19-F**

Southeast side of Yarnell Road, southwest of Yarnell Station Blvd., Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. WATERSTONE AT HARDIN VALLEY**2-SD-19-F**

South side of Hardin Valley Road, east of Westcott Blvd., Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R3R-1, 1R4R-1, AND 1R1R3R-1**2-SE-19-F**

Southeast side of S. Northshore Drive at intersection of Choto Road, Commission District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

POSTPONE until the March 14, 2019 Planning Commission meeting, at the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**15. JOHNSON ADDITION TO POWELL,
RESUBDIVISION OF P/O LOT 1****2-SF-19-F**

Northeast side of Collier Road at intersection of Paradise Drive,
Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE until the March 14, 2019 Planning Commission meeting, at the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**16. WEST LONSDALE RESUBDIVISION CLIFTON
ROAD & SANDERSON ROAD****2-SG-19-F**

Clifton Road at Sanderson Road, Council District 3.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. BOULDER POINT PHASE V**2-SH-19-F**

At the platted terminus of Poplar Grove Lane, northwest of Stanley Road, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****18. HAYDEN HILL, PHASE 2B****2-SI-19-F**

Northeast side of Sam Lee Road, northeast of Steele Road, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. BRICKEY VIEW (FORMERLY 360° SURVEYING + MAPPING)**2-SJ-19-F**

Northwest side of E. Emory Road, northeast of Morris Road, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. PENROSE TERRACE, RESUBDIVISION OF LOTS**2-SK-19-F**

At the intersection of Penrose Terrace Lane and Flowering Peach Lane. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**21. COTTAGES AT GOVERNORS LANDING
RESUBDIVISION OF LOTS 14-26, 51-90, AND
103-106****2-SL-19-F**

Northwest side of E. Governor John Sevier Highway at the intersection of Garden Cress Trail, Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**22. WALTERS LANDING NO. II****2-SM-19-F**

Southwest side of Keck Road, at the intersection of Lacy Road,
Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE until the March 14, 2019 Planning Commission
meeting, at the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**REZONINGS AND PLAN AMENDMENT/REZONINGS****23. CHRIS FORTUNE****11-C-18-RZ**

South side of Richmond Avenue, east of Richmond Hill Road and west of
McTeer Street, Council District 3. Rezoning from R-1A (Low Density
Residential) and R-2 (General Residential District) to RP-1 (Planned
Residential).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE RP-1 (Planned
Residential) zoning at a density up to 4 du/acre. (Applicant
requested 6 du/ac)

APPROVED ON CONSENT EARLIER IN THE MEETING**24. JOHN L. SANDERS, FAIA C/O SANDERS PACE
ARCHITECTURE, LLC****2-A-19-RZ**

West side of N. Broadway, south of Rider Avenue, Council District 5.
Rezoning from C-3 (General Commercial) & O-1 (Office, Medical, and
Related Services) / IH-1 (Infill Housing Overlay) to C-3 (General
Commercial) / H-1 (Historic Overlay) and Design Guidelines.

1. STAFF RECOMMENDATION

Item No.**File No.**

RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning with a H-1 (Historic) overlay and Design Guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. FARIS EID**2-B-19-RZ**

West side of Central Street and south side of Pruett Place, Council District 4. Rezoning from C-3 (General Commercial) to C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines.

1. STAFF RECOMMENDATION

RECOMMEND postponement until the March 14, 2019 Planning Commission meeting, as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. JOHN G. MOORE III**2-C-19-RZ**

South of Deane Hill Drive and Cheshire Drive, Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

Speaking today:

Bob Baker, 520 Prescott Way, Knoxville, TN, representing Cleveland Park Condominiums

Kay Munger, 501 Prescott Way, Knoxville, TN

Nancy Lofaro, 7014 Brickton Way, Knoxville, TN

John G. Moore, 540 Stone Pony Lane, Knoxville, TN

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 5.9 du/acre.

2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE RP-1 (PLANNED RESIDENTIAL) DISTRICT ZONING AT A DENSITY OF UP TO 5.9 DWELLING UNITS PER ACRE PER STAFF RECOMMENDATION.

MOTION CARRIED 15-0. APPROVED

27. 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.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**2-A-19-SP**

From A (Agriculture) to GC (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the plan amendment until the March 14, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**2-D-19-RZ**

From A (Agricultural) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the rezoning until the March 14, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. RML CONSTRUCTION LLP / RYAN M. HICKEY**2-E-19-RZ****COMMISSIONER SCOTT SMITH RECUSED HIMSELF.**

East of the intersection between Solway Road and Sam Lee Road, adjacent to Pellissippi Parkway, Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

Speaking today:

Dawn Walsh, 127 Glenn Road, Knoxville, TN

Ben Mullins, 550 W. Main Street, Knoxville, TN

Buddy Goodwin, 1914 Pinnacle Point, Knoxville, TN 3000

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

RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning, subject to one condition.

2. MOTION (CLANCY) AND SECOND (EASON) WERE MADE TO APPROVE OB (OFFICE, MEDICAL, AND RELATED SERVICES) / TO (TECHNOLOGY OVERLAY) DISTRICT ZONING SUBJECT TO ONE CONDITION PER STAFF RECOMMENDATION.

MOTION CARRIED 14-0. APPROVED

29. CHAD SMOCK**2-F-19-RZ**

East side of Coleman Road, south of Lonas Drive, Council District 2.
Rezoning from R-1 (Low Density Residential) to O-3 (Office Park).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE O-3 (Office Park) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW:**30. LAND DEVELOPMENT SOLUTIONS****11-C-18-UR**

East end of Lake Springs Road, north side of I-40.
Proposed use: RV Maintenance Facility in PC (Planned Commercial)
District. Commission District 8.

1. STAFF RECOMMENDATION

WITHDRAW the Use on Review application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

31. MICHAEL BRADY INC.**12-E-18-UR**

Northwest side of S. Northshore Drive, southwest side of Cottington Lane. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.

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

POSTPONE the Use on Review application until the March 14, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

32. SECURITY CENTRAL STORAGE**12-F-18-UR**

Southeast side of Westland Drive, northeast of I-140. Proposed use: Self Service Storage Facility in CA (General Business), OB (Office, Medical, and Related Services) pending and A (Agricultural) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the development plan for the self-service storage facility with approximately 122,200 square feet of storage area and an office and managers apartment with approximately 1,900 square feet, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. CANTRELL ENGINEERING & SURVEYING LLC**12-K-18-UR**

Northwest side of Black Oak Drive, west end of Third Lane. Proposed use: Church Parking Lot Expansion in R-1 (Low Density Residential) District. Council District 5.

1. STAFF RECOMMENDATION

APPROVE the parking lot expansion for Black Oak Heights Baptist Church as identified on the development plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. MACY RUDELL**2-A-19-UR**

Northeast side of Pellissippi Parkway, southeast side of Horseshoe Bend Lane. Proposed use: Church Operations Building in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

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

APPROVE the development plan for the two-story church operations building of approximately 29,050 square feet, subject to 6 conditions

APPROVED ON CONSENT EARLIER IN THE MEETING

35. CHRIS HARTY**2-B-19-UR**

West side of N. Cedar Bluff Road, south of Sherrill Blvd. Proposed use: Auto Service Facility in PC (Planned Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the development plan for a tire and auto service store with approximately 6,116 square feet, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. STERLING DEVELOPMENT**2-C-19-UR**

East side of Maynardville Pike, north side of Crippen Road. Proposed use: Indoor and outdoor self-storage facility in CA (General Business) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a self-storage facility that includes one 3-story indoor self-storage building, two 1-story outdoor self-storage buildings, and uncovered vehicle storage, as described in the staff comments below, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.**

WITHDRAWN PRIOR TO PUBLICATION**2-D-19-UR**

OTHER BUSINESS**37. CONSIDERATION OF AMENDMENT TO THE
KNOXVILLE-KNOX COUNTY****6-B-18-OB**

Minimum Subdivision Regulations to permit staff approval of final plats.

1. STAFF RECOMMENDATION

POSTPONE review until the April 11, 2019 Planning
Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

ADJOURNMENT

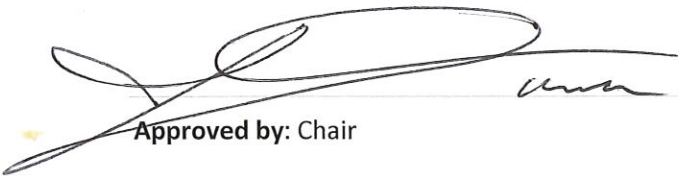
- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE
TO ADJOURN.**
- 3. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-
KNOX COUNTY PLANNING COMMISSION MEETING WAS
ADJOURNED IN ORDER AT 2:10 P.M.**



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.