

February 11, 2021

1:30 P.M. | Telemeeting via ZOOM

The Planning Commission met in regular session on February 11, 2021 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

A Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Ms. Karyn Adams	A Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Scott Smith, Vice-Chair	Mr. Tim Hill	A Mr. Eddie Smith

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

MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

2. APPROVAL OF FEBRUARY 11, 2021 AGENDA

- 1. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE FEBRUARY 11, 2021 AGENDA**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. APPROVAL OF JANUARY 14, 2021 MINUTES

-

APPROVED ON CONSENT EARLIER IN THE MEETING

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Chair Phillips noted there were requests for 30-day postponements from:

John King, 620 Market Street, Fifth Floor, Knoxville, TN 37902 for Item #19

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN for Items #6 and #24

And for a 60-day postponement from:

John Cox, 110 W. 1st Ave., Easley, SC 29640 for Item #20

1. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEMS #6, #19 AND #24 AND EXCLUDING ITEM #20 FOR 30 DAYS UNTIL THE MARCH 11, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 30 DAYS**

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEM #20 FOR 60 DAYS UNTIL THE APRIL 8, 2021 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED 60 DAYS**

C. WITHDRAWALS

Chair Pat Phillips stated that the applicant for Item #22 has requested withdrawal of his application.

1. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO WITHDRAW ITEMS AS READ INCLUDING ITEM #22.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
WITHDRAWN**

D. TABLED ITEMS

- | | |
|---|------------------|
| 1. CHRISTINE DUNCAN
2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020) | 3-C-20-SU |
| 2. ROCK POINTE DEVELOPMENT, LLC
325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) | 5-SB-20-C |

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

None

G. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

H. CONSENT ITEMS

Commissioner Korbely asked to remove Item #18 from Consent.

MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #18.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Michelle Portier gave a brief report of Level I COA's issued since January 1, 2021

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. RONNIE WELCH (REVISED)

2910, 2912 and 3000 Greenway Drive / Parcel ID 59 P D 010 & 59 P D 011, Council District 4

Item No.**File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****1-C-21-SP**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Withdraw the request for a plan amendment to the HDR (High Density Residential) designation per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****1-C-21-PA**

From MDR (Medium Density Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

2. STAFF RECOMMENDATION

Withdraw the request for a plan amendment to the HDR (High Density Residential) designation per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING**C. REZONING****11-G-20-RZ**

From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

3. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING**6. TAYLOR FORRESTER O/B/O NORTHSORE MARKET INVESTOR, LLC****12-B-20-RZ**

2002 Thunderhead Road / Parcel ID 154 09813, Council District 2.
Rezoning from C-R-2 (Regional Commercial) to C-G-3 (General Commercial).

1. STAFF RECOMMENDATION

Approve C-G-3 (General Commercial) zoning because it would allow development more consistent with the surrounding area.

POSTPONED 30 DAYS EARLIER IN THE MEETING

7. BENJAMIN C. MULLINS O/B/O HILTON CAPITAL GROUP

2400 and 2600 Merchant Drive and 5291 Oakhill Drive / Parcel ID 80 J B 024, 021 & 023, Council District 5.

Speaking today:

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

Connie Holland, 2004 McClain Dr., Knoxville, TN 37912

David Hamilton, 1810 Merchant Drive, Knoxville, TN 37912

Debbie Phillips, 1307 Michaels Lane, Knoxville, TN 37912

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**1-E-21-SP**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve MDR (Medium Density Residential) / HP (Hillside Protection) because it is compatible with the surrounding development.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE THIS APPLICATION FOR 30 DAYS.

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED FOR 30 DAYS**

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-E-21-PA**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve MDR (Medium Density Residential) / HP (Hillside Protection) because it is compatible with the surrounding development.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE THIS APPLICATION FOR 30 DAYS.

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED FOR 30 DAYS**

C. REZONING**1-C-21-RZ**

From C-N (Neighborhood Commercial) and AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2400 Merchant Dr. and from AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2600 Merchant Dr. and 5291 Oakhill Dr., Council District 5, Northwest City Sector.

1. STAFF RECOMMENDATION

Approve RN-3 (General Residential Neighborhood Zoning District) / HP (Hillside Protection) because it is consistent with the surrounding development.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE THIS APPLICATION FOR 30 DAYS.

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.
POSTPONED FOR 30 DAYS**

8. S & E PROPERTIES

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

Speaking today:

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

Commissioner Scott Smith recused himself.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

1-G-21-SP

From RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) to LDR (Low Density Residential) / HP (Hillside Protection) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny LDR (Low Density Residential) because it is not in compliance with the Rural Area of the Knoxville-Knox County Growth Policy Plan and the surrounding development is consistent with the existing RR (Rural Residential) / HP (Hillside Protection) / SP (Stream Protection) land use designation.

2. MOTION (KORBELIK) AND SECOND (GRAF) WERE MADE TO DENY PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

B. REZONING

1-G-21-RZ

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

3. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with the surrounding development and the adjacent residential densities, as well as the slope analysis.

1. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC.

A roll-call vote was taken.

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MOTION CARRIED 8-3 (NO EASON, ADAMS, KORBELIK). APPROVED

9. JOSH SANDERSON / PRIMOS LAND COMPANY

2-A-21-RZ

8520 West Emory Road / Parcel ID 77 098, Commission District 6.
Rezoning from A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway) up to 3 du/ac.

Speaking today:

Josh Sanderson, 4909 Ball Road, Knoxville, TN 37932

Linda Absher, 3508 Oak Villa Way, Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential) and SP (Stream Protection) for this area.

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

A roll-call vote was taken.

MOTION CARRIED 10-2 (NO DENT, ADAMS). APPROVED

10. JOAN NEWMAN

2-B-21-RZ

622 and 624 Dry Gap Pike / Parcel ID 57 M A 020, Council District 5.
Rezoning from AG (Agricultural) to RN-1 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-1 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****11. VAULTON FAMILY HOLDING COMPANY, LLC****2-C-21-RZ**

8014 Asheville Highway / Parcel ID 62 165 (part of), Commission District 8. Rezoning from A (Agricultural) to OA (Office Park).

Speaking today:

1. STAFF RECOMMENDATION

Approve OA (Office Park) zoning for the portion of the parcel requested because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. AXIOM PROPERTIES**2-D-21-RZ**

0 Asheville Highway / Parcel ID 62 166 & 16601, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 4.5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. ERICK GARCIA SALAS**2-E-21-RZ**

4821 North Broadway / Parcel ID 58 N D 042, Council District 5. Rezoning from C-G-2 (General Commercial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Postpone this item for 30 days to be heard at the March 11, 2021 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***CONCEPTS / DEVELOPMENT PLANS***(may include Uses on Review)***14. HATMAKER LN. SUBDIVISION**

Speaking today:

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

Commissioner Scott Smith recused himself.

A. CONCEPT SUBDIVISION PLAN**12-SB-20-C**

0 Everett Road, 0 Pine Creek Road and 0 Hatmaker Lane / Parcel ID 141 082, 08203 and 129 16413, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-2, and alternative design standards 1-3 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 will not create a traffic hazard.

2. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**3. KORBELIK WITHDREW HER SECOND.****4. REVISED MOTION (ROTH) AND SECOND (HILL) WERE MADE TO APPROVE VARIANCE 1, ELIMINATE VARIANCE 2, AND APPROVE ALTERNATIVE DESIGN STANDARDS 1-3 DUE TO THE ELEVATION OF THE PROPERTY AND THE INTERSTATE ON THE BACK OF THE PROPERTY.**

A roll-call vote was taken.

MOTION CARRIED 6-5 (NO EASON, BUSTIN, DENT, ADAMS, KORBELIK). APPROVED

APPROVE the Concept Plan subject to 9 conditions.

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5. **MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**
6. **AMENDED MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION ELIMINATING CONDITION #3.**

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**B. USE ON REVIEW****12-C-20-UR**

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

7. **STAFF RECOMMENDATION**
APPROVE the Development Plan for up to 155 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 20' for Lot 155, subject to 1 condition.
8. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**15. LOBETTI LANDING****A. CONCEPT SUBDIVISION PLAN****1-SA-21-C**

3208 and 0 Lobetti Road / Parcel ID 91 20402 and 202 (part of), Commission District 6.

1. **STAFF RECOMMENDATION**
APPROVE variance 1-3 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 13 conditions.

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B. USE ON REVIEW**1-A-21-UR**

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

2. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 119 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', excluding the western boundary line for lots 41-47 and 102-106, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. THE RESERVE AT PENROSE FARM

A. CONCEPT SUBDIVISION PLAN**1-SB-21-C**

8116, 8108, 8106 and 8104 Nubbin Ridge Road / Parcel ID 133 07402, 07404, 07403 and 073, Commission District 4.

1. STAFF RECOMMENDATION

APPROVE variances 1-3 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 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**1-E-21-UR**

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

2. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 18 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for all external boundary lines except a 15' peripheral for the east lot line for Lot 8,

Item No.**File No.**

the north lot line of Lot 9, and the south lot line of Lot 19, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. BEELER FARM

A. CONCEPT SUBDIVISION PLAN**2-SA-21-C**

6848 and 6900 Beeler Rd. / Parcel ID 20 21401 & 21201, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**2-B-21-UR**

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 53 detached dwelling units on individual lots and the reduction of the peripheral setback for the north property line of Lot 1 from 35 feet to 15 feet, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. CAMP FOX

Speaking today:

Scott Williams, 4530 Annalee Way, Knoxville, TN 37921

A. CONCEPT SUBDIVISION PLAN**2-SB-21-C**

0 Bays Mountain Road / Parcel ID 126 13803, Commission District 9.

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

APPROVE the Concept Plan subject to 7 conditions.

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

A roll-call vote was taken.

**MOTION CARRIED 10-2 (NO GRAF, KORBELIK).
APPROVED**

B. USE ON REVIEW**2-D-21-UR**

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 9 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet, subject to 1 condition.

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

A roll-call vote was taken.

**MOTION CARRIED 10-2 (NO GRAF, KORBELIK).
APPROVED**

USES ON REVIEW**19. HUBER PROPERTIES, LLC - CLEAR
WATER PARTNERS, LLC****12-B-20-UR**

0 Emory Church Road / Parcel ID 144 02016 & 02009. Proposed use: Multi-dwelling development in PR (Planned Residential) (k) / F (Floodway) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the development plan for a multi-dwelling development with up to 96 apartment units and a reduction

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of the peripheral setback from 35 feet to 20 feet along the southwestern boundary and 30 feet along the southern boundary, as shown, subject to 11 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**20. INGLES MARKETS, INC.****12-D-20-UR**

7220 Norris Freeway / Parcel ID 38 08902 (part of) & 08901 (part of).
Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE the application to the March 11, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING**21. AMERCO REAL ESTATE COMPANY****1-D-21-UR**

6905 and 6909 Maynardville Pike / Parcel ID 38 K D 014, 012 and 01102.
Proposed use: Indoor & outdoor self-storage in CA (General Business) & PC (Planned Commercial) District. Commission District 7.

Speaking today:

Gurnoor Kaur, 2727 N. Central Ave., Phoenix, AZ 85004

1. STAFF RECOMMENDATION

DENY the request for the outdoor self-storage facility use because it is not compatible within an established shopping center.

2. MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO DENY PER STAFF RECOMMENDATION.

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. DENIED

APPROVE the request for an indoor self-storage facility with approximately 80,000 square feet, subject to 7 conditions.

3. MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

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A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**22. ROD PARTON****2-A-21-UR**

806 East Governor John Sevier Highway / Parcel ID 125 I A 010.
Proposed use: Craft Distillery in PC (Planned Commercial) District.
Commission District 9.

1. STAFF RECOMMENDATION

APPROVE the request for a craft distillery with a production floor area of approximately 2,000 sqft and total business floor area of approximately 2,400 sqft, including retail sales and tasting room, subject to 3 conditions.

WITHDRAWN EARLIER IN THE MEETING**23. MARKETS AT CHOTO / HUBER PROPERTIES, LLC****2-C-21-UR**

12344 South Northshore Drive / Parcel ID 162 M B 00105. Proposed use:
Add up to 5,000 sqft. of Restaurant Uses in a mixed use building in CN (Neighborhood Commercial) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the request for the Restaurant use for up to 5,000 sqft of floor area within the existing building on this site, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**SPECIAL USES****24. TAYLOR D. FORRESTER O/B/O
NORTHSHORE MARKET INVESTOR LLC****12-C-20-SU**

2002 Thunderhead Road/Parcel ID 154 09813. Request to remove a previously approved planned district designation. Council District 2, Southwest County Sector.

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

Approve the request to remove the previously approved planned district designation from this parcel, subject to 2 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. ACRE KINGSTON PK, T5, LLC**1-D-21-SU**

8002 Kingston Pike / Parcel ID 120 J A 008. Proposed use: Vehicle Repair / Service Business (oil change) and Drive-Through Facility (coffee shop) in C-G-1 (General Commercial) pending District. Council District 2.

1. STAFF RECOMMENDATION

POSTPONE the application to the March 11, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS**26. SOUTH WATER FRONT LAKESIDE CO INC. PROPERTY****1-SA-21-F**

1536 Island Home Avenue / Parcel ID 95 O D 006, Council District 1.

1. STAFF RECOMMENDATION

Approve Variance

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

Item No.**File No.****ORDINANCE AMENDMENTS**

27. KNOXVILLE-KNOX COUNTY PLANNING**1-A-21-OA**

Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add a social service center as a special use in the Downtown Knoxville (DK) Zoning District, General Commercial (C-G) Zoning District and Regional Commercial (C-R) Zoning District.

1. STAFF RECOMMENDATION

Staff recommends approval of an amendment to the City of Knoxville Zoning Code, Article 9.2, Table 9-1: Use Matrix to add social service center as a special use in the General Commercial (C-G), Regional Commercial (C-R), and Downtown Knoxville Edge Subdistrict (DK-E) Zoning Districts.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:34 P.M.

Item No.

File No.

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.*