

The Planning Commission met in regular session on February 10, 2022 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	A 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 FEBRUARY 10, 2022 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JANUARY 13, 2022 MINUTES

-

APPROVED ON CONSENT

Commissioner Jim Nichols joined the meeting at this time prior to any voting.

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Commissioner Chris Ooten recused himself from the postponement for 30 days vote.

Charles Taylor, 4801 Tazewell Pike, Knoxville, TN 37918 requested that Item #7 be removed from the postponement list.

Shelly Wilson, 5011 Dovewood Way, Knoxville, TN 37918 requested that Item #7 be removed from the postponement list.

Postponements for 30 days:

1. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE MARCH 10, 2022 MEETING.

**MOTION CARRIED 8-4 (NO SHELSON, ADAMS, NICHOLS, GRAF).
POSTPONED 30 DAYS**

Postponements for 60 days:

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE APRIL 14, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

C. WITHDRAWALS READ

None

D. TABLED ITEMS READ

1. INGLES MARKETS, INC. (REVISED)

12-D-20-UR

7220 Norris Freeway, 7340 and 7366 Norris Freeway /
Parcel ID 38 08902 (part of), 08903 (part of) and 08901

Item No.**File No.**

(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)

2. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY

8-SA-21-F

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

3. 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). (Tabled date 1/13/2022)

B. REZONING

12-G-21-RZ

From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)

4. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

Commissioner Scott Smith recused from the consent vote.

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the January 13, 2022 Planning Commission meeting.

Item No.

File No.

ALLEY OR STREET CLOSURES

None

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

5. HUBER PROPERTIES, LLC

2115 and 2111 Andes Road / Parcel ID 91 123, Commission District 6.

Speaking today:

John Huber, P.O. Box 23038, Knoxville, TN 37933

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-A-21-SP

From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR (Medium Density Residential) because it is a minor extension of an existing area zoned for medium density residential uses.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****11-C-21-RZ**

From PR (Planned Residential) up to 7 du/ac to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 7 du/ac because it is a minor extension of the existing zone's residential density.

2. MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 12 DU/AC.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****6. CARTER MILLER****1-F-22-RZ**

4517 and 4519 Sevierville Pike / Parcel ID 109 L D 007 and 008, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone the rezoning for 60 days to the April 14, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING**7. PERRY SMITH DEVELOPMENT**

4605 Tazewell Pike and 0 Shannondale Road / Parcel ID 49 02403 and 02404, Commission District 2.

A. NORTH CITY SECTOR PLAN AMENDMENT**1-D-22-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

Item No.

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1. STAFF RECOMMENDATION

Postpone this request for 30 days until the March 10, 2022 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

1-K-22-RZ

From RA (Low Density Residential) to RB (General Residential).

1. STAFF RECOMMENDATION

Postpone this request for 30 days until the March 10, 2022 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. TURNER HOMES, LLC

1925 Andes Road and 8531 Troutman Lane / Parcel ID 105 A A 017 and 002, Commission District 6.

Speaking today:

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

1-E-22-SP

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection) (HP on 8531 Troutman Lane only).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to MDR (Medium Density Residential) because it is not compatible with the surrounding development.

2. MOTION (MIDIS) AND SECOND (ADAMS) WERE MADE TO DENY THE SECTOR PLAN AMENDMENT TO MDR (MEDIUM DENSITY RESIDENTIAL) PER STAFF RECOMMENDATION.

MOTION FAILED 4-9 (NO HILL, SHELSON, PEREZ, BROWNING, HIGGINS, NICHOLS, ROTH, GRAF, OOTEN).

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- 3. **MOTION (NICHOLS) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO MDR (MEDIUM DENSITY RESIDENTIAL) AND HP (HILLSIDE PROTECTION) [HP ON 8531 TROUTMAN LANE ONLY] BECAUSE OF THE NEED FOR MORE HOUSING IN THE COUNTY.**

MOTION CARRIED 11-2 (NO MIDIS, ADAMS). APPROVED

B. REZONING

1-N-22-RZ

From A (Agricultural) to PR (Planned Residential) up to 7 du/ac.

- 1. **STAFF RECOMMENDATION**
Approve PR (Planned Residential) zoning up to 5 du/ac because it is compatible with the surrounding development.
- 2. **MOTION (SHELSON) AND SECOND (S. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 7 DU/AC PER ACRE.**

MOTION CARRIED 11-2 (NO MIDIS, ADAMS). APPROVED

9. ELLIOTT JETTON

2-A-22-RZ

8821 Gleason Drive / Parcel ID 132 061 (part of), Commission District 3.
Rezoning from PR (Planned Residential) less than 4 du/ac to RA (Low Density Residential).

Speaking today:

Elliott Jetton, 917 Corning Rd., Knoxville, TN 37923

Susan Pannell, 8740 Heathwood Bend, Knoxville, TN 37923

- 1. **STAFF RECOMMENDATION**
Approve RA (Low Density Residential) zoning because it is consistent with the Southwest County Sector Plan and existing residential development in the area.
- 2. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****10. ADAM WILSON****2-B-22-RZ**

9821 Dutchtown Road / Parcel ID 118 158, Commission District 3.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Adam Wilson, 9505 Carry Back Lane, Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 3 du/ac because it is consistent with the Northwest County Sector Plan and existing residential development in the area.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING WITH UP TO 5 DU/AC.

**MOTION CARRIED 11-2 (NO ADAMS, PHILLIPS).
APPROVED**

11. RON HODGE**2-C-22-RZ**

837 Murray Drive / Parcel ID 68 J A 010, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northwest City Sector Plan and surrounding residential development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. OMID SOHRAB**2-D-22-RZ**

5000 Jim Jones Lane / Parcel ID 89 04201, Commission District 6.
Rezoning from PC (Planned Commercial) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

Approve CB (Business and Manufacturing) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. DAN AMANNS, JR. / STORE SAFE STORAGE

325 Murray Drive / Parcel ID 68 088, Commission District 7.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**2-A-22-SP**

From LDR (Low Density Residential) to GC (General Commercial).

1. STAFF RECOMMENDATION

Postpone for 30-days to March 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**2-E-22-RZ**

From A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Postpone for 30-days to March 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. WARD LAND SURVEYING, LLC (REVISED)**2-F-22-RZ**

3802 Knox Lane / Parcel ID 59 O A 012, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) (C) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****CONCEPTS / DEVELOPMENT PLANS**

(may include Uses on Review/Special Uses)

15. BROWN PROPERTY- COUCH MILL ROAD**A. CONCEPT SUBDIVISION PLAN****1-SA-22-C**

11636 Hardin Valley Road / Parcel ID 117 008 (part of),
Commission District 6.

1. STAFF RECOMMENDATION

Postpone the application to the March 10, 2022 Planning
Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. USE ON REVIEW****1-D-22-UR**

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

1. STAFF RECOMMENDATION

Postpone the application to the March 10, 2022 Planning
Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**16. MISSION HILLS**

Commissioner Scott Smith recused himself.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN 37902
Wayne Kline, 617 Main St., Knoxville, TN 37902

A. CONCEPT SUBDIVISION PLAN**1-SB-22-C**

12041 and 12119 Hardin Valley Rd. / Parcel ID 116 06704,
Commission District 6.

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

Approve variances 1-3 based on the justifications provided by the applicant and 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 10 conditions.

2. MOTION (HILL) AND SECOND (ROTH) WERE MADE TO APPROVE THE VARIANCES PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****3. MOTION (HILL) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS, OMITTING CONDITION #5.****MOTION CARRIED 12-1 (NO SHELSON). APPROVED****B. USE ON REVIEW****1-G-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 26 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 1 and 21, and to 20-ft for lots 22-26, subject to 1 condition.

1. MOTION (HILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****17. STERCHI VILLAGE****A. CONCEPT SUBDIVISION PLAN****2-SA-22-C**

6585 Fountain City Road / Parcel ID 57 12515, Commission District 7.

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

Approve the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**2-B-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for 33 detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Lots 1 and 5-7, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. TAZEWELL PIKE DEVELOPMENT

Speaking today:

Josh Sanderson, 4909 Ball Rd., Knoxville, TN 37931

Alan Chase, 7824 Staley Rd., Corryton TN 37721

A. CONCEPT SUBDIVISION PLAN**2-SB-22-C**

8107 and 0 Tazewell Pike / Parcel ID 13 127 and 11501,
Commission District 8.

1. STAFF RECOMMENDATION

Approve alternative design standards 1-3 based on the justifications provided by the applicant and 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 16 conditions.

2. MOTION (ROTH) AND SECOND (PEREZ) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

- 3. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION, AMENDING CONDITION #7 TO READ: PROVIDING 2 TO 3 CONTIGUOUS LOTS ON THE FINAL PLAT AS RESERVED FOR FUTURE RIGHT-OF-WAY FOR ACCESS TO THE PROPERTY TO THE NORTH (PARCEL 013 01003) PER SECTION 3.04.C.2.B. OF THE SUBDIVISION REGULATIONS. IF A CONCEPT PLAN IS NOT APPROVED FOR THE SUBJECT PROPERTY OR THE ADJACENT PROPERTY TO THE NORTH UTILIZING THIS RIGHT-OF-WAY WITHIN FIVE (5) YEARS OF THIS APPROVAL, THE RESERVATION SHALL EXPIRE AND THE LOTS ABLE TO BE BUILT UPON. THIS CONDITION SHALL BE INCLUDED ON THE FINAL PLAT.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW

2-D-22-UR

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

- 1. **STAFF RECOMMENDATION**
Approve the development plan for up to 143 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for the eastern boundaries of Lots 1 and 113, subject to 2 conditions.
- 2. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

19. LOY FARMS

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Gary Verhoek, 1628 Choto Meadows Lane, Knoxville, TN 37922

A. CONCEPT SUBDIVISION PLAN

2-SC-22-C

12320 S. Northshore Drive / Parcel ID 162 062, Commission District 5.

- 1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve variance 1 & 3 as recommended by staff and alternative design standards 1-4 based 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. [Modified 2/7/2022]

Deny variance 2 based on the recommendations of the Knox County Department of Engineering and Public Works. [Added 2/7/2022]

Approve the Concept Plan subject to 14 conditions.

2. **MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION [INCLUDES DENIAL OF VARIANCE #2].**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW**2-E-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 57 attached and detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft along the S. Northshore Drive frontage, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

20. BENJAMIN C. MULLINS**1-C-22-UR**

1308 Lovell Road / Parcel ID 118HC004, 1304 Lovell Road / Parcel ID 118HC00301, 1232 Lovell Road / Parcel ID 118HC002, 0 Lovell Road / Parcel ID 118HC001, 0 High Meadow Drive / Parcel ID 118IF00201 and 0 Lovell Road / Parcel ID 118 066. Proposed use: Self-storage facility in PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection) District.

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the March 10, 2022 Planning Commission meeting to give the applicant more time to work on development plans.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. WESLEY HICKS**1-F-22-UR**

7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Postpone the request until the March 10, 2022 Planning Commission meeting as recommended by staff.

TABLED EARLIER IN THE MEETING

22. GEORGES BRANDAN**2-A-22-UR**

801 Bob Kirby Road / Parcel ID 118 150. Proposed use: Attached residential dwellings in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the request to develop 5 duplexes on the property, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. ROD PARTON

2-C-22-UR

806 E. 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.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. POWER SOLUTIONS HOLDINGS

2-F-22-UR

1035 Data Lane / Parcel ID 118 17318. Proposed use: Expansion of the existing office/warehouse facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request to expand this office-warehouse development in the BP zone subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. LEXINGTON SIMMONS, LLC

2-G-22-UR

10505 Murdock Drive (previously 10401 Dutchtown Road) and 10533 Murdock Drive / Parcel ID 118 117312 (part of) and 118 173. Proposed use: Warehouse Buildings in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to the following conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****SPECIAL USES**

26. CHRISTINA FEHR**1-B-22-SU**

747 E. Red Bud Road / Parcel ID 109 K F 05001 (part of). Proposed use: Townhomes in RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the development plan for up to 24 townhouse units, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. RANDOLPH ARCHITECTURE**2-A-22-SU**

0, 326, 356, 364 and 380 Lovell Road / Parcel ID 131 05701 - 05705. Proposed use: Master Sign Plan in C-H-2 (Highway Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the master sign plan for unified developments, as proposed, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

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

1. Approve the variance to reduce the private right-of-way width to 27.97 feet at the front property line, tapering out to 40 ft as space allows.

2. Approve the final plat since it is in compliance with the zoning and consistent with surrounding development.

2. MOTION () AND SECOND () WERE MADE TO APPROVE PER

Item No.

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APPROVED ON CONSENT EARLIER IN THE MEETING

29. THE BECKHAM PROPERTY

12-SC-21-F

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

1. STAFF RECOMMENDATION

Table the application per request of the applicant.

TABLED EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

30. KNOXVILLE-KNOX COUNTY PLANNING

2-A-22-OB

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

1. STAFF RECOMMENDATION

Staff recommends approval of minor amendments to the Planning Commission Bylaws Article III, Section 2; Article IV, Section 8, Section 9; and Article V.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. KNOXVILLE-KNOX COUNTY PLANNING

2-B-22-OB

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 3802 Knox Lane.

Item No.

File No.

Speaking today:

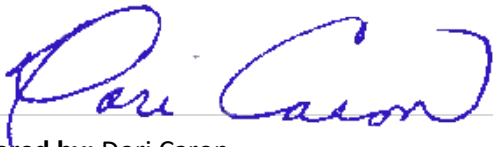
1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission under section 3.2.C of the City of Knoxville Zoning Ordinance remove the (C) designation for parcel 0590A012 to correct the error, as evidenced on the attached map.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:30 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.