

The Planning Commission met in regular session on February 9, 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	Ms. Nancy Barger	A Ms. Tamara Boyer
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. Marité Pérez	A Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	A Mr. Eddie Smith

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

2. APPROVAL OF FEBRUARY 9, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JANUARY 12, 2023 MINUTES

-

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

1. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE MARCH 9, 2023 MEETING.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS READ

None

- | | |
|--|-------------------|
| <ol style="list-style-type: none"> 1. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
| <ol style="list-style-type: none"> 2. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | 12-SC-21-F |
| <ol style="list-style-type: none"> 3. 5117 LONAS DRIVE SUBDIVISION
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022) | 4-SB-22-C |
| <ol style="list-style-type: none"> 4. TERRY E. ROMANS | |

Item No.**File No.**

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From AG (Agricultural) to RR (Rural Residential).

5-A-22-SP

B. REZONING
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

5-A-22-RZ

5. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3

7-SE-22-F

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)

6. DKLEVY

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)

A. NORTHWEST CITY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

7-H-22-SP

B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

7-C-22-PA

C. REZONING
From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

7-P-22-RZ

7. GABRIEL W. RATCLIFFE

11-A-22-RZ

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

E. ITEM TO BE REMOVED FROM THE TABLE READ

None

F. CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the January 12, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. EAST TENNESSEE CHILDREN’S HOSPITAL

10-A-22-SC

Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1.

- 1. STAFF RECOMMENDATION

Withdraw closure as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

6. HUBER PROPERTIES, LLC (REVISED)**10-R-21-RZ**

0 and 1817 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

Commissioner Huber recused himself.

Speaking today:

Theresa Ledbetter, 6316 Creekhead Dr., Knoxville, TN 37909

John King, One Centre Square, 620 Market Street, Fifth Floor, Knoxville, TN 37902

1. STAFF RECOMMENDATION

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

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

7. VICTOR JERNIGAN**1-D-23-RZ**

4614 Washington Pike / Parcel ID 070 C D 023, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone for 30-days to the March 9, 2023 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. VICTOR JERNIGAN**1-E-23-RZ**

4628 Washington Pike / Parcel ID 070 C D 025, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone for 30-days to the March 9, 2023 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

9. SETH SCHWEITZER

2-A-23-RZ

308 South Gay Street / Parcel ID 095 I A 044, Council District 6. Rezoning from DK-H (Downtown Knoxville District, Historic Core Subdistrict) to DK-G (Downtown Knoxville District, Grid Subdistrict).

1. STAFF RECOMMENDATION

Approve DK-G (Downtown Knoxville District, Grid Subdistrict) zoning because it is compatible with existing zoning in the area, including the requirement to meet standards in the City's Downtown Design Guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

10. BUFFAT MILL ESTATES

A. CONCEPT SUBDIVISION PLAN

2-SB-23-C

5233 McIntyre Road and O Monte Vista Road / Parcel ID 060 P A 025 and 02501, Council District 4.

1. STAFF RECOMMENDATION

Postpone the Concept Plan to the March 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN/SPECIAL USE/USE ON REVIEW

2-C-23-SU

Proposed use: Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Postpone the Special Use to the March 9, 2023 Planning Commission meeting as requested by the applicant.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING****SPECIAL USES**

11. AMY SHERRILL**2-A-23-SU**

428 East Scott Avenue / Parcel ID 081 L Q 01501. Proposed use: Neighborhood nonresidential re-use for office and personal services uses in RN-5 (General Residential Neighborhood), H (Historic Overlay) Districts. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for a neighborhood nonresidential reuse for office and personal service uses in the RN-5 (General Residential Neighborhood) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. BYRON GILMORE**2-B-23-SU**

3840 Skyline Drive / Parcel ID 083 A F 024. Proposed use: Request to build a duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. SETH SCHWEITZER**2-D-23-SU**

600 and 610 Lamar Street / Parcel ID 094 D K 009 and 010. Proposed use: Vehicle wrapping, support spaces, and business office in C-G-2 (General Commercial) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the Special Use for a vehicle wrap facility with one (1) service bay in the C-G-2 zone, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

FINAL SUBDIVISIONS

**14. RESUBDIVISION OF HAZENS ADDITION
BLOCK 19 PART OF LOTS 164 AND 165**

2-SB-23-F

2323 East Glenwood Avenue / Parcel ID 082 J W 013, Council District 6.

1. STAFF RECOMMENDATION

Approve the variance to plat the property as shown leaving the remainder of lot 165R without the benefit of a survey because the applicant does not own the adjoining property and has no authority to survey it, and because the plat would update the City Ward Map and property ownership records.

Approve the proposed plat because it otherwise meets the Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

15. LOGAN HIGGINS

2-A-23-PD

4333 Galbraith School Road / Parcel ID 109 K G 023 Proposed use: Planned Development - Preliminary plan in RN-1 (Single-Family Residential Neighborhood) District. Council District 1

Commissioner Higgins recused himself.

Speaking today:

Janice Tocher, 326 Taylor Rd., Knoxville, TN 37920

Melody Moneymaker, 620 Busbee Rd., Knoxville, TN 37920

Tony Allen, 133 Gay St., Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the preliminary plan for the Galbraith School Adaptive Reuse planned development, including approval of the requested exceptions to the underlying zoning’s dimensional and use standards, subject to 6 conditions.

1. Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Planning Commission. The final plan shall be in substantial compliance with the approved preliminary plan as established in Article 16.7.3.E.

Item No.**File No.**

2. Meeting all aspects of the City of Knoxville Zoning Ordinance, including the Principal Use Standards of section 9.3, unless an exception has been approved through the planned development process outlined in Article 16.7.
 3. Limiting the use of steel, aluminum and metal sidings (per Article 9.3.1.5.b.ii) to 25%.
 4. Confirming sight distance at the driveway access points during the final plan phase.
 5. Meeting all other requirements of the City of Knoxville Engineering Department.
 6. Meeting all applicable requirements of the City of Knoxville Fire Prevention Bureau.
2. **MOTION (SHELSON) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH CONDITION #3 BEING MODIFIED TO READ "LIMITING THE USE OF STEEL, ALUMINUM AND METAL SIDINGS (PER ARTICLE 9.3.1.5.B.II) TO 40% ON THE NEW STRUCTURE ONLY".**
 3. **AMENDED MOTION (SHELSON) AND SECOND (BROWNING) WERE MADE TO FURTHER ADD THAT A MINOR MODIFICATION WOULD BE UP TO A 10% INCREASE OVER THE 40%, AND ANYTHING EXCEEDING 10% OF THAT 40% WOULD BE A MAJOR MODIFICATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**ORDINANCE AMENDMENTS***None***OTHER BUSINESS***None***KNOX COUNTY****STREET NAME CHANGES***None***PLANS, STUDIES, REPORTS***Heard with City requests.***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None*

 REZONINGS AND PLAN AMENDMENT/REZONINGS

16. ROBERT T. WHITEHEAD**2-B-23-RZ**

5913 Nature Lane / Parcel ID 057 M A 016, Commission District 7.
 Rezoning from PR (Planned Residential) and A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

17. GRAHAM CORPORATION

0 and 2430 Callahan Drive, 6580 and 6600 Clinton Highway and 1829 Cherrybrook Drive / Parcel ID 067 26105, 067LB00903, 067 26103, 067LB00902 and 067LA105. Commission District 7.

Speaking today:

Tim Graham, PO Box 12489, Knoxville, TN 37912

Michelle Garren, 1613 Cherrybrook Drive, Knoxville, TN 37912

Allen Toole, 1612 Cherrybrook Drive, Knoxville, TN 37912

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**2-A-23-SP**

From MDR/O (Medium Density Residential/Office), CC (Community Commercial) and LDR (Low Density Residential) to CC (Community Commercial).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to CC (Community Commercial) because it is a logical extension of the development pattern.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****B. REZONING****2-C-23-RZ**

From PC (Planned Commercial), C-H-2 (Highway Commercial), PR (Planned Residential), RB (General Residential) and CA (General Business) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the PC (Planned Commercial) zone because it is an extension of the zone district and requires development plan review to ensure the highest quality site design.

2. MOTION (SHELSON) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****18. ABIT USA, INC.**

9700 and 9710 Thorn Grove Pike / Parcel ID 074 109 and 110 (part of), Commission District 8.

Speaking today:

Chad B. Tindell, 249 N. Peters Rd., Suite 101, Knoxville, TN 37923

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

A. EAST COUNTY SECTOR PLAN AMENDMENT**2-B-23-SP**

From GC (General Commercial) and HP (Hillside Protection) to BP (Business Park) Type 1 and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to BP (Business Park) Type 1 and HP (Hillside Protection) because it is a minor extension at an existing business park.

2. MOTION (ROTH) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. REZONING****2-D-23-RZ**

From A (Agricultural) to EC (Employment Center).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the EC (Employment Center) zone because it is a minor extension of an existing business park and is consistent with the sector plan.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

19. LEO COOPER**2-E-23-RZ**

0 Brown Gap Road / Parcel ID 039 03015, 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

CONCEPT AND DEVELOPMENT PLANS

20. SCOTT CAMPBELL SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****12-SA-22-C**

0 E Governor John Sevier Highway / Parcel ID 124 M A 010,
Commission District 9.

1. STAFF RECOMMENDATION

Approve the variances and alternative design standard based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**12-A-22-DP**

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

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

Approve the development plan for up to 37 attached residential houses on individual lots and the peripheral setback reduction from 35-ft to 15-ft along the western boundary of lots 34-37 and to 20-ft along the northern boundary of lot 37 (Sevierville Pike frontage), subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. THE PRESERVE AT WHITES CREEK

Speaking today:

Charles Taylor, 4801 Tazewell Pike, Knoxville, TN 37918

Randy Guignard, 5408 Fountain Gate Rd, Knoxville, TN 37918

A. CONCEPT SUBDIVISION PLAN**12-SC-22-C**

4760 Beverly Road and 0 New Beverly Baptist Church Road / Parcel ID 059 00201 and 002, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN**12-C-22-DP**

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) and F (Floodway) District.

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

Approve the development plan for an attached and detached residential subdivision with up to 196 dwellings on individual lots, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

22. BEELER ROAD SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****1-SF-23-C**

0 Beeler Road / Parcel ID 029 18803, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 14 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**1-E-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 87 attached dwellings and 3 detached dwellings and reduction of the 35-ft peripheral setback to 25-ft for lots 23, 69-72, and the Beeler Road frontage of lots 88-90, as shown on the plan, subject to 2 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

23. THOMPSON CREEK (FKA THOMPSON MEADOWS)

Speaking today:

Item No.**File No.**

Taylor Forrester, 1111 N. Northshore Dr., Suite S-700, Knoxville, TN
37919

A. CONCEPT SUBDIVISION PLAN**1-SG-23-C**

7921 and 7923 Thompson School Road / Parcel ID 012 209,
Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 13 conditions.

2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE THE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. DEVELOPMENT PLAN****1-F-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for an attached and detached residential subdivision with up to 297 dwellings on individual lots, subject to 3 conditions.

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

24. CARTER RIDGE SUBDIVISION (PHASE VI – VIII)

A. CONCEPT SUBDIVISION PLAN

1-SH-23-C

9124 Carter Mill Road / Parcel ID 074 002, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

1-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 127 detached dwellings, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. DAVID CHEBAN SUBDIVISION - JENKINS ROAD

A. CONCEPT SUBDIVISION PLAN

2-SA-23-C

7701 Jenkins Road / Parcel ID 105 142, Commission District 3.

1. STAFF RECOMMENDATION

Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****2-A-23-DP**

Proposed use: Attached and detached residential subdivision in A (Agricultural) and RA (Low Density Residential) Districts.

1. STAFF RECOMMENDATION

APPROVE the development plan for 8 single family detached lots and the reduction of the peripheral setback along lots 7 and 8 from 35' to 25', subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. LOY FARMS**A. CONCEPT SUBDIVISION PLAN****2-SC-23-C**

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

1. STAFF RECOMMENDATION

Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 15 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**2-B-23-DP**

Proposed use: Attached and detached 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 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

27. GISELE BAAKLINI**2-C-23-DP**

10710 Virginia Pine Way / Parcel ID 103 12014 Proposed use: New office-warehouse building in an existing office development in PC(k) (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Withdraw this request since the applicant received use on review approval in 2020.

WITHDRAWN EARLIER IN THE MEETING**USES ON REVIEW**

28. TAYLOR D. FORRESTER**1-A-23-UR**

0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun/ rifle shooting range in A (Agricultural) District. Commission District 9.

1. STAFF RECOMMENDATION

Postpone the use on review request until the March 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**FINAL SUBDIVISIONS**

29. FINAL PLAT OF ARCADIA PENINSULA - PHASE 3B**2-SA-23-F**

0 Arcadia Peninsula Way / Parcel ID 163 02869 and 02872, Commission District 5.

1. STAFF RECOMMENDATION

Approve the variance to reduce the required horizontal radius from 250 ft to 100 ft at station 64+50.

Approve the subdivision plat because the Knox County Department of Engineering and Public Works is in support of the request and the plat is otherwise in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. RESUBDIVISION OF THE TRACY AND JANET HAYES PROPERTY

2-SC-23-F

1306 North East End Road / Parcel ID 053 10404, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to allow the remainder of the adjacent property to the northwest to be left without the benefit of a survey because the adjacent property is under separate ownership and the applicant does not have the authority to have the property surveyed.

Approve the subdivision plat because it is otherwise in compliance with the Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

31. KNOXVILLE-KNOX COUNTY PLANNING

2-A-23-OB

Consideration of a minor amendment to the Knoxville-Knox County Subdivision Regulations.

1. STAFF RECOMMENDATION

Staff recommends postponing this request for 30 days until the March 9, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

32. KNOXVILLE-KNOX COUNTY PLANNING

2-B-23-OB

Consideration of an amendment to the FY 22-23 Knoxville-Knox County Planning budget.

1. STAFF RECOMMENDATION

Item No.

File No.

The Knoxville-Knox County Planning Commission Executive Committee recommends approval of a FY 2023 budget amendment to add a contractual expense line item for “Plat Review Services” in the amount of \$50,000 to assist staff in review of plats filed with Knoxville Knox County Planning.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

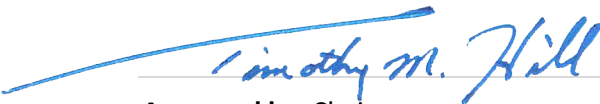
THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:17 P.M.



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.