

The Planning Commission met in regular session on February 8, 2024, 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	Mr. Miles Biggs
* Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
A Ms. Amy Midis	A Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting, ** Left early in the meeting, A – Absent from the meeting

2. APPROVAL OF FEBRUARY 8, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JANUARY 11, 2024 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 days

- 1. **MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE MARCH 7, 2024 PLANING COMMISSION MEETING.**

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

60 days

None

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- 1. **KNOXVILLE-KNOX COUNTY PLANNING** **8-A-22-OA**
 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)

- 2. **WILLIAM MAYS** **4-A-23-SU**
 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)

Item No.

File No.

8744 Chapman Highway / Parcel ID 138 104 (part of),
Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac. (Tabled date 1/11/2024)

9. THUNDER MOUNTAIN PROPERTIES

8744 Chapman Highway / Parcel ID 138 104 (part of),
Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

1-G-24-SP

From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)

B. REZONING

1-L-24-RZ

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

10. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)

A. CONCEPT SUBDIVISION PLAN 12-SG-23-C

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

B. DEVELOPMENT PLAN 12-H-23-DP

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

F. ITEMS TO BE TABLED READ

None

G. ITEMS TO BE REMOVED FROM THE TABLE READ

None

H. CONSENT ITEMS READ

MOTION (SMITH) AND SECOND (PEREZ) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.

File No.

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the January 11, 2024 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. CITY OF KNOXVILLE

2-A-24-AC

Request closure of Unnamed alley between the south side of W Fourth Ave. (closed right-of-way) and its southern terminus, Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close the unnamed alley from its southern terminus to the south side of W Fourth Avenue, subject to two conditions, since closure will not adversely impact surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. CITY OF KNOXVILLE

2-A-24-SC

Request closure of Arthur St. between the southwest corner of parcel 094FF008 and its northern terminus at the east side of May Ave., Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close Arthur Street from the southeast side of May Avenue to the northeast side of Marion Street, since closure will not adversely impact surrounding properties, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. CITY OF KNOXVILLE

2-B-24-SC

Request closure of Clark St. between its intersection with Richards St. and its terminus at May Ave., Council District 6.

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the request to close Clark Street from its intersection with Richards Street to its southern terminus since the closure would not adversely affect the surrounding properties, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. CITY OF KNOXVILLE

2-C-24-SC

Request closure of Richards St. between the southeast side of May Ave. and its southern terminus at W Fifth Ave., Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close Richards Street from the southeast side of May Avenue to W Fifth Avenue since closure would not adversely affect surrounding properties, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. BELVAN PROPERTIES LLC

2-D-24-SC

Request closure of Barber St. between Gertrude Avenue and Susanne Avenue, Council District 1.

1. STAFF RECOMMENDATION

Approve the request to close the southern right-of-way of Barber Street between Gertrude Avenue and Susanne Avenue since closure would not adversely affect surrounding properties, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

Item No.

File No.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

10. TAYLOR D FORRESTER

2805 Delrose Drive / Parcel ID 82 M C 037, Council District 6.

Speaking today:

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

Corina Buffalo, 2701 Delrose Dr., Knoxville, TN 37914

A. EAST CITY SECTOR PLAN

1-E-24-SP

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area. The HP (Hillside Protection) area would be retained.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

1-C-24-PA

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area. The HP (Hillside Protection) area would be retained.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.

File No.

C. REZONING

1-I-24-RZ

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and is more compatible with surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

11. DAVID VARNER

2-A-24-RZ

0 Parkview Avenue / Parcel ID 082 O M 013, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. MICHAEL WILLIAMS

2-B-24-RZ

0 Jefferson Avenue / Parcel ID 82 P E 001, Council District 6. Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve the I-MU (Industrial Mixed-Use) district because it is consistent with the sector plan and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

13. ANGELA WILSON

2-G-24-RZ

5121 Kohlmer Road / Parcel ID 80 B J 013 01, Council District 5.
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

Approve the AG (General Agriculture) District because it is consistent with the sector plan. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

None

SPECIAL USES

14. 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 on W Governor John Sevier Highway in RN-1 (C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone for 30 days to the March 7, 2024 Planning Commission meeting to allow additional time for review and response to the transportation impact study.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

15. JOSH BRADEN

2-A-24-SU

3351 Lay Avenue / Parcel ID 82 E K 015. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

Item No.

File No.

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

APPROVED ON CONSENT EARLIER IN THE MEETING

16. JOSE MARTINEZ (REVISED)

2-B-24-SU

5836 Windtree Lane / Parcel ID 92 M B 013 22. Proposed use: Reduction of peripheral setback in the former RP-1 district from 25 ft to 19.5 ft in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for a reduction of the peripheral setback in the former RP-1 district from 25 ft to 19.5 ft for the subject property, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. SLENA CABLE

2-C-24-SU

1904 Piney Grove Church Road / Parcel ID 106 B A 004. Proposed use: Manufactured house - multi sectional in AG (General Agricultural), HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

Withdraw the application at the recommendation of the City's Zoning Administrator.

WITHDRAWN EARLIER IN THE MEETING

18. JOSHUA D. WRIGHT

2-D-24-SU

2429 Anita Drive / Parcel ID 095 O D 006 03. Proposed use: Multi-family dwellings up to 49 units in up to two buildings in RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for up to 49 multi-family dwelling units, subject to 3 conditions.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. DEBORAH W. ROSSI

2-E-24-SU

1201 E Moody Avenue / Parcel ID 109 B F 026. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

20. KNOXVILLE FIRST CHURCH OF GOD

2-F-24-SU

6708 Westland Drive / Parcel ID 121 P B 022. Proposed use: Construction of an open pavilion in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for an open pavilion at a place of worship in the RN-1 (Single-Family Residential) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. MAPLE LANE HOMES LLC

2-G-24-SU

0 Westridge Drive / Parcel ID 106 N K 017 01. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

Speaking today:

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

Matt Davis, 7405 Westridge Dr., Knoxville, TN 37909

Dale Brotherton, 7404 Westridge Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

Item No.

File No.

- 2. **MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Commissioner Tamara Boyer arrived at 2:11 p.m.

FINAL SUBDIVISIONS

22. FINAL PLAT OF THE HIGHLANDS AT CLEAR SPRING, UNIT 3

1-SC-24-F

2175 Glen Creek Road / Parcel ID 060 H E 103 01, Council District 4.

1. STAFF RECOMMENDATION

Staff is recommending postponement for 30 days until the March 7, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

KNOX COUNTY

STREET NAME CHANGES

23. KNOXVILLE-KNOX COUNTY PLANNING

2-A-24-SNC

Change Old Tazewell Pk. to 'Memory Hill Ln.' between Murphy Road and a point 70 ft north of the southeast corner of parcel 039 257, Commission District 8.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve the name change from Old Tazewell Pike to Memory Hill Lane as requested by the Addressing Department of Knoxville-Knox County Planning.

Item No.

File No.

- 2. **MOTION (SHELSON) AND SECOND (ADAMS) WERE MADE TO CHANGE THE NAME OF OLD TAZEWELL PIKE TO CORINTH CHURCH LANE.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

PLANS, STUDIES, REPORTS

24. KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

2-A-24-CP

Consideration of the Knox County Comprehensive Land Use and Transportation Plan.

1. STAFF RECOMMENDATION

Postpone for 30 days as requested by the applicant to the March 7, 2024 meeting of the Knoxville-Knox County Planning Commission.

POSTONED 30 DAYS EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

25. DANIEL LEVY

2-D-24-SP

0 Roscoe Lane / Parcel ID 072 450 01, Commission District 9. East County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with the intent and location criteria of the classification.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

26. ROBERT GREGORY, GREGORY LAND DEVELOPMENT, LLC

8721 Heiskell Road / Parcel ID 046 044, Commission District 7.

Speaking today:

Item No.**File No.**

Benjamin C. Mullins, 550 W Main St. Ste 500, Knoxville, TN 37902
 Stefan Claar, 11543 Kingston Pike, Knoxville, TN 37934

A. NORTH COUNTY SECTOR PLAN AMENDMENT**1-A-24-SP**

From AG (Agricultural), LDR (Low Density Residential), HP (Hillside Protection) to LDR (Low Density Residential), HP (Hillside Protection) partial

1. STAFF RECOMMENDATION

Approve the LDR (Low Density Residential) land use classification for the AG (Agricultural) designated portion of the parcel because it is compatible with surrounding development and is an extension of this classification. The HP (Hillside Protection) designation would be retained.

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

Commissioner Nancy Barger arrived at 2:46 p.m.

B. REZONING**1-B-24-RZ**

From A (Agricultural) to PR (Planned Residential) up to 3.0 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the recommended LDR land use, adopted plans, and surrounding development.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 3 DU/AC, WITH THE CONDITION THAT DEVELOPMENT BE LIMITED TO THE DISTURBED AREA AS SHOWN ON THE 2020 KGIS AERIAL IMAGE FROM THE SOUTHERN EDGE OF THE DISTURBANCE TO THE NORTHERN PROPERTY LINE AT HEISKELL ROAD.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****27. BEN MULLINS**

0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3.

Item No.**File No.**

Speaking today:

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

Wayne Klein, PO Box 869, Knoxville, TN 37901

Zach Varnell, 8720 Sandhurst Dr., Knoxville, TN 37923

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**1-B-24-SP**

From LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection) to LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the O (Office) and LDR (Low Density Residential) land use classifications, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****1-D-24-RZ**

From RAE (Exclusive Residential), PC (Planned Commercial), PR (Planned Residential) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical and Related Services) zone and the PR (Planned Residential) zone up to 5 du/ac, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****28. KENDRA ATES****2-C-24-RZ**

1715 Ellistown Road / Parcel ID 051 109 09, Commission District 8.

Rezoning from A (Agricultural) to RA (Low Density Residential).

Item No.

File No.

Speaking today:
Kendra Ates

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 1.5 du/ac because it is consistent with the sector plan and appropriate given the environmental constraints on the property.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

29. JUSTIN BREINER

0, 11912 Black Road / Parcel ID 130 058 05, 058 10. Commission District 6.

Speaking today:

Justin Breiner, 11912 Black Rd., Knoxville, TN 37932

Robert Brylawski, 1290 Loggerhead Ln., Knoxville, TN 37932

Clinton Thommen, 1229 Loggerhead Ln., Knoxville, TN 37932

Bill Broughton, 1295 Loggerhead Ln., Knoxville, TN 37932

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

2-A-24-SP

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential), and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the RR (Rural Residential) land use classification because is consistent with the surrounding area. The HP (Hillside Protection) area would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING

2-D-24-RZ

From A (Agricultural) to PR (Planned Residential) up to 2.99 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 2.99 du/ac because it is consistent with the surrounding area.

Item No.

File No.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

30. BENJAMIN C. MULLINS

2600 W Gallaher Ferry Road / Parcel ID 116 020, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

2-B-24-SP

From AG (Agricultural), HP (Hillside Protection), SP (Stream Protection) to RR (Rural Residential), HP (Hillside Protection), SP (Stream Protection).

1. STAFF RECOMMENDATION

Postpone for 30 days to the March 7, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

2-E-24-RZ

From A (Agricultural) to PR (Planned Residential) 2 du/ac.

1. STAFF RECOMMENDATION

Postpone for 30 days to the March 7, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

31. MILLSTONE VENTURES LLC

11471 Outlet Drive / Parcel ID 130 175, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

2-C-24-SP

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is not warranted with the current PR (Planned Residential)

Item No.

File No.

up to 12 du/ac zoning. The HP (Hillside Protection) area would be retained.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

2-F-24-RZ

From PR (Planned Residential) up to 12 du/ac to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Deny the OB (Office, Medical, and Related Services) zone because it is inconsistent with the surrounding area and sector plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

32. WALLACE MCCLURE

2-H-24-RZ

0 Dutchtown Road / Parcel ID 118 171 (part of), Commission District 3. Rezoning from A (Agricultural), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).

1. STAFF RECOMMENDATION

Approve the CA (General Commercial) zone because it is consistent with the sector plan and surrounding development. The TO (Technology Overlay) zone would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. RALPH SMITH, PROFESSIONAL LAND SYSTEMS

2-I-24-RZ

0 Pedigo Road / Parcel ID 37 100, 037 100 01, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zone up to 3 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. SMITHBILT HOMES

6701 Roberts Road / Parcel ID 22 005 14, Commission District 8.

Speaking today:

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

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

Brad Trueblood, 6542 Colossal Ln., Corryton, TN 37721

Adam Thompson, (no address given)

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**2-E-24-SP**

From AG (Agricultural) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

Deny the LDR (Low Density Residential) land use classifications because it would be out of character with the surrounding agricultural and rural residential area.

2. MOTION (HUBER) AND SECOND (SMITH) WERE MADE APPROVE THE RR (RURAL RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE IT IS IN CHARACTER WITH THE SURROUNDING AGRICULTURAL AND RURAL RESIDENTIAL AREA.

MOTION CARRIED 7-6 (NO BOYER, SHELSON, PEREZ, HIGGINS, BIGGS, ADAMS). APPROVED

B. REZONING**2-J-24-RZ**

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone, up to 1 du/ac, because it will be consistent with the surrounding development and a minor extension of the zone.

2. MOTION (SHELSON) WAS MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 1.5 DU/AC.

MOTION FAILED DUE TO LACK OF SECOND.

3. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION FAILED 5-8 (NO BOYER, HUBER, BROWNING, LEVENSON, BARGER, SMITH, OVERTON, HILL). FAILED

Item No.

File No.

- 4. **MOTION (HUBER) AND SECOND (SMITH) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 2 DU/AC BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT AND A MINOR EXTENSION OF THE ZONE.**

MOTION CARRIED 10-3 (NO SHELSON, HIGGINS, ADAMS). APPROVED

35. MESANA INVESTMENTS, LLC

2-K-24-RZ

0 Night Time Drive / Parcel ID 78 A B 044, Commission District 6.
Rezoning from PR (Planned Residential), A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Deny the request for PR (Planned Residential) up to 4 du/ac for the subject lot because it will make the platted Dorchester Subdivision non-compliant with the approved zoning density.

- 2. **MOTION () AND SECOND () WERE MADE TO DENY PER STAFF RECOMMENDATION.**

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

36. BOTEZAT PROPERTY – MILLERTOWN PIKE

A. CONCEPT SUBDIVISION PLAN

12-SE-23-C

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

1. STAFF RECOMMENDATION

Approve the alternative design standards based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 16 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

B. DEVELOPMENT PLAN

12-E-23-DP

Proposed use: Detached residential subdivision in PR(k) (Planned Residential) up to 2.75 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 90 detached dwellings on individual lots and a reduction of the peripheral setback from 35 ft to 25 ft along the western boundary of the development and to 20 ft on the eastern boundary lines of lots 3 and 4, as shown on the concept plan, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. LANTERN PARK

A. CONCEPT SUBDIVISION PLAN

12-SF-23-C

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

1. STAFF RECOMMENDATION

Postpone the concept plan to the March 7, 2024 Planning Commission meeting as requested by the applicant.

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

Postpone the development plan to the March 7, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

38. JENKINS BUILDERS - OLD CLINTON PIKE

A. CONCEPT SUBDIVISION PLAN

2-SA-24-C

0, 7311, 7321 Old Clinton Pike / Parcel ID 67 147, 148 01, part of 148, Commission District 6.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

2-A-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 55 attached houses on individual lots and a peripheral setback reduction as described in the staff comments and shown on the development plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. MORNING RIDGE

2-SB-24-C

0 Ball Road / Parcel ID 91 770 01, Commission District 6.

Speaking today:

Chris Gallier, 2160 Lakeside Center Way, Knoxville, TN 37922

Coleman Sullivan, 11543 Kingston Pike Knoxville, TN 37934

Olvin Jackson, 6905 Ball Rd., Knoxville, TN 37931

Dr. Gwen Jackson, 6905 Ball Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum intersection separation between Road "A" and Bakertown

Item No.**File No.**

Rd from 300' to 150' based on the following evidence of hardship.

- a. Reduction of the distance between the intersections was requested based on topographical and geometric constraints. Because of the location of the property and its proximity to the Bakertown Rd intersection, a 300' separation cannot be achieved. Positioning the proposed road in the proposed location minimizes the impact to the neighboring properties during intersection construction and provides optimal geometry for the road.
- b. The unique shape and topography of the property and its distance to the Bakertown Rd intersection is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the requested variance to reduce the vertical curve K value from 25 to 15 Road "A" at VPI STA 0+38.48 based on the following evidence of hardship.

- a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 15.
- b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

Item No.**File No.**

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

4. MOTION (HUBER) AND SECOND (SHELSON) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. STAFF RECOMMENDATION

Approve the requested variance to reduce the vertical curve K value from 25 to 20 Road "A" at VPI STA 1+51.40 based on the following evidence of hardship.

a. Reduction of the vertical curve value on Road "A" was requested based on topographical and geometric constraints. The county is requiring the entrance road grades to accommodate future sidewalks along the frontage. In order to provide the required 1.00% grade at the entrance, as well as cross the existing creek near the entrance without impacting the adjacent property owners, the road profile indicated the need for a K value of 20.

b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).

c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

6. MOTION (HUBER) AND SECOND (SHELSON) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. STAFF RECOMMENDATION

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

8. MOTION (HUBER) AND SECOND (SHELSON) WERE MADE TO APPROVE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****9. STAFF RECOMMENDATION**

Approve the concept plan, subject to 8 conditions.

- 10. MOTION (HUBER) AND SECOND (ADAMS) WERE MADE APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION THAT THE APPLICANT INSTALL A TYPE B LANDSCAPE SCREENING BUFFER ALONG THE WESTERN BOUNDARY OF THE PARCEL. THE APPLICANT MUST SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**40. SOUTH CREEK DEVELOPMENT****A. CONCEPT SUBDIVISION PLAN****2-SC-24-C**

0 Sweetwater Lane / Parcel ID 137 331, Commission District 9.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum vertical curve K value from 25 to 20 on Sweetwater Way at VPI STA 7+09.58.

- a. The request to reduce the vertical curve K value is due to the rolling ridges with steep slopes and exposed shallow rock. The reduced K value will allow the road to crest the ridge section in a quicker transition to limit the disturbance of the steep slopes.
- b. The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****3. STAFF RECOMMENDATION**

Approve the requested variance to reduce the minimum broken back curve tangent from 150 ft to 85 ft on Sweetwater Way at STA 5+61.66.

- a. The request to reduce the broken back curve tangent is due to the rolling ridges with steep slopes and exposed shallow rock. The reduction of the tangent length is needed to keep the road aligned closely with the southern property line to prevent the road from being pushed drastically into the steep terrain.
- b. The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

4. MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****5. STAFF RECOMMENDATION**

Approve the requested variance to allow a square cul-de-sac in place of a traditional cul-de-sac at the end of Sweetwater Way and Crystal Clear Way.

- a. The request for square cul-de-sacs is due to the geometric and topographic constraints and the need to cluster dwelling units to limit disturbance. The square design will allow all units and driveways to face perpendicular to the right-of-way, eliminating curved driveways and complicated property lines.
- b. The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other

Item No.**File No.**

properties and improvements in the neighborhood because the turning area within the square cul-de-sac is the same as a traditional cul-de-sac.

- 6. MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**7. STAFF RECOMMENDATION**

Approve the requested variance to reduce the cul-de-sac transition radii from 75 ft to 25 ft on Sweetwater Way and Crystal Clear Way.

a. The request to reduce the cul-de-sac transition radii is due to a 75 ft radius not physically fitting within a square geometry of the cul-de-sac without increasing the overall footprint of the turnaround.

b. The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.

c. The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.

d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

- 8. MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**9. STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 7 conditions.

- 10. MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

- 11. **MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

2-C-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 91 attached houses on individual lots, subject to 3 conditions.

- 2. **MOTION (BARGER) AND SECOND (BOYER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

41. TWIN OAK LANDING

A. CONCEPT SUBDIVISION PLAN

2-SD-24-C

7615, 7718 Twin Oak Lane / Parcel ID 21 001, 013 049, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum intersection spacing along Twin Oak Lane, between the centerlines of Road 'V' and Road 'W', from 125 ft to 81.96 ft, based on the following evidence of hardship.

- a. The irregular shape and width of the property do not allow for the required spacing without negatively impacting the internal road connectivity.
- b. The unique condition is that Twin Oak Lane cannot be realigned to make aligning the intersections more feasible because of the existing houses on the north side of the road.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain.

Item No.**File No.**

d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located because both streets will have low traffic volumes, stop conditions at the Twin Oaks Lane intersection, and the required sight distance will be available in both directions.

2. **MOTION (ADAMS) AND SECOND (SHELSON) WERE MADE TO APPROVE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the alternative design standards based on the recommendation of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

4. **MOTION (ADAMS) AND SECOND (SHELSON) WERE MADE TO APPROVE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. **MOTION (ADAMS) AND SECOND (SHELSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. DEVELOPMENT PLAN****2-D-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 111 detached houses on individual lots and a reduction of the periphery boundary setback from 35 ft to 20 ft for lots 1, 15, 16, 28, and 29, and to 25 ft for the remainder of the development, as shown, subject to 1 condition.

2. **MOTION (ADAMS) AND SECOND (SHELSON) WERE MADE TO APPROVE THE DEVELOPMENT PER STAFF RECOMMENDATION.**

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

42. BENJAMIN C MULLINS

2-B-24-DP

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5.

1. STAFF RECOMMENDATION

Deny the request because it is not consistent with the development policies of the Knoxville-Knox County General Plan, as noted in the staff report.

POSTPONED 30 DAYS EARLIER IN THE MEETING

43. SHINING STAR PROPERTIES LLC

2-E-24-DP

2834 Barnard Road / Parcel ID 92 22. Proposed use: Reference Plat submission; File #7-OO-23 in PR (Planned Residential) up to 4.5 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for an additional 4 lots, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. UPLAND SOUTH CONSTRUCTION

2-F-24-DP

0, 5511, 5513 Tazewell Pike / Parcel ID 49 C J 001,002,003 Proposed use: Attached residential development in PR (Planned Residential) up to 5 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for a 9-unit townhome development, subject to 6 conditions.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

None

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

45. FINAL PLAT OF HUNTERS GLEN PHASE 2

2-SA-24-F

0 Bronze Way / Parcel ID 133 N D 001, Commission District 4.

1. STAFF RECOMMENDATION

Staff is requesting the withdrawal of the final plat.

WITHDRAWN EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

46. KNOXVILLE-KNOX COUNTY PLANNING

11-B-23-OB

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

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1 with an effective date of April 1, 2024.

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 5:37 P.M.

Item No.

File No.

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.*