

The Planning Commission met in regular session on February 13, 2025, at 1:37 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

| Commissioner | Present | Absent | Arrive late/left early |
|------------------------|---------|--------|------------------------|
| John Huber, Vice-Chair | ✓ | | |
| Louis Browning | ✓ | | |
| Rich Levenson | ✓ | | |
| Tamara Boyer | ✓ | | Left at 5:30 p.m. |
| Nancy Barger | ✓ | | |
| Katie Overton | ✓ | | |
| Marité Pérez | ✓ | | |
| Matt Anderson | ✓ | | |
| Logan Higgins | ✓ | | |
| Miles Biggs | ✓ | | |
| Kara Daley | ✓ | | |
| Nick Gill | ✓ | | Left at 5:31 p.m. |
| Amy Midis | ✓ | | |
| Karyn Adams | ✓ | | |
| Tim Hill, Chair | ✓ | | |

2. APPROVAL OF FEBRUARY 13, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JANUARY 9, 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 (LEVENSON) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS AS READ, WITH THE ADDITION OF ITEM #19, FOR 30 DAYS UNTIL THE MARCH 13, 2025 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS

60 Days

None

90 Days

None

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- 1. 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

Item No.**File No.**

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

2. LANTERN PARK

(Tabled date 3/7/2024)

A. CONCEPT SUBDIVISION PLAN

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

12-SF-23-C**B. DEVELOPMENT PLAN**

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

12-G-23-DP**3. BENJAMIN C. MULLINS**

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. (Tabled 3/7/2024)

2-B-24-DP**4. R. BENTLEY MARLOW**

Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial
and Office Districts Dimensional Standards, to amend
minimum corner side and rear setbacks in the C-N zoning
district. (Tabled 3/7/2024)

8-B-23-OA**5. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**

0, 10205, 10211 Westland Drive / Parcel ID 153DA02701,
027 02, 027. Proposed use: Two duplexes in RA (Low Density
Residential) District. Commission District 5. (Tabled
7/11/2024)

6-A-24-UR**6. LEAH METCALF**

0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601,
002 and 003. Proposed use: Duplex development in RN-2
(Single-Family Residential Neighborhood), HP (Hillside
Protection Overlay) Districts. Council District 3. (Tabled
7/11/2024)

5-C-24-SU**7. KNOXVILLE-KNOX COUNTY PLANNING**

Consideration of an amendment to Appendix H of the
Comprehensive Plan, Place Types and Zoning Matrix. (Tabled
8/8/2024)

8-A-24-CP**8. ANDREW THOMAS**

1210 W Parkway Avenue / Parcel ID 069AD01101, Council
District 5. (Tabled 10/3/2024)

A. NORTH CITY SECTOR PLAN AMENDMENT

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

7-G-24-SP

Item No.**File No.****B. ONE YEAR PLAN****7-G-24-PA**

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

B. REZONING**7-P-24-RZ**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

- | | |
|---|-------------------|
| 9. FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 & 5A-1 | 11-SD-24-F |
| 0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1. (Tabled 12/12/2024) | |
| 10. CAR CONNEXION COMPLETE AUTO REPAIR | 9-A-24-SU |
| 0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1. (Tabled 12/12/2024) | |
| 11. FINAL PLAT OF ISABEL ESTATES PHASE 2 | 12-SA-24-F |
| 0 Moonbeam Lane, 0 Night Shade Lane / Parcel ID 020KB068, 069, 070, 071, Commission District 8. (Tabled 1/9/2025) | |

F. ITEMS TO BE TABLED READ

1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 15-0. TABLED

G. ITEMS TO BE REMOVED FROM THE TABLE READ

1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 15-0. REMOVED FROM TABLE

H. CONSENT ITEMS READ

1. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #11 AND #37.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS

5. FINAL PLAT FOR RIALTO SUBDIVISION

2-SA-25-F

1108 E Beaver Creek Drive / Parcel ID 047 233, Commission District 7.

1. STAFF RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 1/12/2023 as Planning Case File # 1-SE-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. FINAL PLAT OF CRUZ LANDING

2-SB-25-F

0 Hardin Valley Road / Parcel ID 117 034 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on June 8, 2023 as Planning Case File # 6-SB-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. FINAL PLAT OF STRAWBERRY HILLS SUBDIVISION PHASE IIIA

2-SC-25-F

521 Brakebill Road / Parcel ID 072 267 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Item No.

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Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on April 11, 2024 as Planning Case File # 4-SB-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. MESANA INVESTMENTS, LLC

1-I-25-RZ

6930 Shady Lane, 2748 Cunningham Road / Parcel ID 048 027 (part of), 028 (part of), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking: Wayne Klein, 445 S Gay St., Knoxville, TN 37902
Scott Davis, P.O. Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding area.

2. MOTION (LEVENSON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

Item No.**File No.****9. MESANA INVESTMENTS, LLC****2-A-25-RZ**

0 E Governor John Sevier Highway / Parcel ID 125 00508, Commission District 9. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 6 du/ac.

1. STAFF RECOMMENDATION

Withdraw this request as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

10. BT DAVIS ENTERPRISES, LLC**2-B-25-RZ**

7009 Wright Road / Parcel ID 078JB03602, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4.5 du/ac.

Speaking: George Laggis, 7000 Wright Rd., Knoxville, TN 37939
Brian Davis, 318 Hawthorne Oaks Way, Powell, TN 37849

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 4.5 du/ac because the property is inconsistent with the PR zone's intent.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO POSTPONE THE APPLICATION FOR 60 DAYS TO THE APRIL 10 MEETING OF THE PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 60 DAYS

11. RANDY GUIGNARD**2-C-25-RZ**

0 Rifle Range Drive / Parcel ID 048 070, Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 10 du/ac.

Speaking: Kelly Scott, 3009 Rifle Range Dr., Knoxville, TN 37918
Randy Guignard, 5408 Fountain Gate Dr., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 10 du/ac because it provides a transition of residential intensity that is consistent with the Comprehensive Plan.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

12. AMY SHERRILL

2-D-25-RZ

7420 Ledgerwood Road / Parcel ID 28 M E 026 , Commission District 7. Rezoning from CA (General Business) to RB (General Residential).

- 1. **STAFF RECOMMENDATION**
Approve the RB (General Residential) zone because it is consistent with the Knox County Comprehensive Plan.
- 2. **MOTION (HIGGINS) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

13. ANDREW BAKER

2-E-25-RZ

8509 Heiskell Road / Parcel ID 046 06701, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) with up to 1.5 du/ac.

- 1. **STAFF RECOMMENDATION**
Postpone the application for 30 days to be heard at the March 13, 2025 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. TAYLOR D. FORRESTER

2-F-25-RZ

0 Hall Drive / Parcel ID 118 185, Commission District 3. Rezoning from A (Agricultural), CA (General Business) to PR (Planned Residential) up to 8.5 du/ac.

- 1. **STAFF RECOMMENDATION**
Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and amenities, and it acknowledges environmental constraints on the site.

POSTPONED 30 DAYS EARLIER IN THE MEETING

15. BENJAMIN C. MULLINS

0, 3110 Gray Hendrix Road / Parcel ID 091 018, 019, Commission District 6.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT

2-A-25-PA

From RC (Rural Conservation) to TN (Traditional Neighborhood) for the portion of the parcel 091 018 designated as RC (Rural Conservation).

1. STAFF RECOMMENDATION

Postpone for 30 days to the March 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

2-H-25-RZ

From CA (General Business), A (Agricultural) to RB (General Residential) for the entire parcel(s).

1. STAFF RECOMMENDATION

Postpone for 30 days to the March 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

16. BENJAMIN C. MULLINS

2-I-25-RZ

2520 W Beaver Creek Drive / Parcel ID 067 057, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. ADRIAN PERJU

2-J-25-RZ

0 Sharp Road / Parcel ID 056FE030, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking: Adrian Perju, 148 Utsesti Way, Loudon, TN 37774

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

18. THE RIDGE AT NEALS LANDING

A. CONCEPT SUBDIVISION PLAN

11-SD-24-C

0 Limelight Lane / Parcel ID 061 071, Commission District 8.

1. STAFF RECOMMENDATION

Postpone the concept plan 30 days until the March 13, 2025 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-F-24-DP

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

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the March 13, 2025 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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19. COPPER BRANCH PLACE

2-SA-25-C

0 Mont Richer Avenue / Parcel ID 049 00906, Commission District 8.

1. STAFF RECOMMENDATION

Approve the concept plan, subject to 6 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

20. FESUK PROPERTY

A. CONCEPT SUBDIVISION PLAN

2-SB-25-C

7404 Willow Fork Lane / Parcel ID 038 122, Commission District 7.

1. STAFF RECOMMENDATION

Postpone the concept plan until the March 13, 2025 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

2-B-25-DP

Proposed use: Detached residential subdivision in A (Agricultural), PR (Planned Residential) up to 6 du/ac Districts.

11. STAFF RECOMMENDATION

Postpone the development plan until the March 13, 2025 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. 7514 MILLERTOWN SUBDIVISION

Speaking: Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918
Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN 37922

A. CONCEPT SUBDIVISION PLAN

2-SC-25-C

7514 Millertown Pike / Parcel ID 050 199, Commission District 8.

Item No.

File No.

1. 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.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

3. STAFF RECOMMENDATION

Approve the Concept Plan, subject to 7 conditions.

4. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION WITH THE MODIFICATION OF CONDITION #5 TO READ:

“IF DURING DESIGN PLAN APPROVAL OR CONSTRUCTION OF THE DEVELOPMENT, IT IS DISCOVERED THAT UNFORESEEN OFF-SITE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY ARE NECESSARY AS CAUSED BY THIS DEVELOPMENT, THE DEVELOPER WILL EITHER ENTER AN (MEMORANDUM OF UNDERSTANDING) MOU WITH THE COUNTY FOR THESE IMPROVEMENTS OR REIMBURSE THE COUNTY FOR THEIR DIRECT EXPENSES (IF COMPETED BY COUNTY CREWS) TO MAKE CORRECTIONS DEEMED NECESSARY.”

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. DEVELOPMENT PLAN

2-E-25-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 56 attached houses on individual lots as shown on the development plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

22. 0 DRY GAP PIKE

A. CONCEPT SUBDIVISION PLAN

2-SD-25-C

0 Dry Gap Pike / Parcel ID 057 12515, Commission District 7.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value of road 'A' from 25 to 20 at PVI station 0+28.10, based on the following evidence of hardships.

A. The property is encumbered by a 75-ft drainage easement and 150-ft TVA powerline easement which substantially reduce the effective developable area of the property.

B. The easements are unique to the property and the shallowness and slope of the developable area makes it challenging to meet the K value requirement.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight-distance issues on Dry Gap Pike and no through connectivity via this private road.

2. MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

3. STAFF RECOMMENDATION

Approve the variance to reduce the minimum right-of-way width of private road 'B' from 50 ft to 33.4 ft where the right-of-way abuts the public right-of-way of Dry Gap Pike.

A. The property is encumbered by a 75-ft drainage easement and 150-ft TVA powerline easement which substantially reduce the effective developable area of the property.

B. The easements are unique to the property and the shallowness of the developable area makes it challenging to meet the required width.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as the requested location is at the terminus of this dead-end private road.

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- 4. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

- 5. **STAFF RECOMMENDATION**

Approve the requested alternative design standards as recommended by the Knox County Engineering and Public Works Department.

- 6. **MOTION (ANDERSON) AND SECOND (HUBER) WERE MADE TO APPROVE THE FIRST REQUESTED ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

- 7. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE SECOND REQUESTED ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

- 8. **STAFF RECOMMENDATION**

Approve the concept plan, subject to 6 conditions.

- 9. **MOTION (ANDERSON) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. DEVELOPMENT PLAN

2-F-25-DP

Proposed use: 7-lot attached dwelling subdivision in PR (Planned Residential) up to 5 du/ac District.

- 1. **STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision of up to 6 attached dwelling units in the PR zone, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

23. BLACK RIDGE POINTE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

2-SE-25-C

0, 11912 Black Road / Parcel ID 130 05805, 05810, Commission District 6.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value of Road A from 25 to 20 at PVI station 1+12.00, based on the following evidence of hardships.

A. This property slopes down by approximately 62 ft from the edge of Black Road to the rear boundary. There is a 28.8-ft elevation change along the right-of-way of Road A from its intersection at Black Road to the approximate middle of Road A at station 4+00.

B. The topography is unique to the property. Approval of this variance will result in less disturbance within the HP area designated on this property.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight distance issues on Black Road and no through connectivity via Road A.

2. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

3. STAFF RECOMMENDATION

Approve the requested alternative design standard to reduce the street frontage of the lots identified since the development meets the applicable requirements of Article 3.03.B.2 of the Subdivision Regulations and it is supported by Knox County Engineering and Public Works.

4. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

5. STAFF RECOMMENDATION

Approve the concept plan subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. DEVELOPMENT PLAN

2-G-25-DP

Proposed use: Revision of Black Ridge Pointe Subdivision (Unit 2) for up to 24 dwelling units in PR (Planned Residential) up to 2.99 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision of attached dwelling units in the PR zone, and a peripheral setback reduction from 35 ft to 15 ft along the western and eastern boundaries, as shown on the site plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

24. JAVONTE COTNER

2-A-25-DP

11122 Hardin Valley Road / Parcel ID 103 11008. Proposed use: Two single-family lots in PR (Planned Residential) up to 1 du/ac District. Commission District 6.

Speaking: Greg Wanderman 2239 Berrywood Dr., Knoxville, TN 37932
J.B. Turnmire, 2111 Woodson Dr., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the development plan for 2 single family lots, subject to 6 conditions.

- 2. **MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS UNTIL THE MARCH 13 PLANNING COMMISSION MEETING.**

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS****25. MIKE WATSON****2-D-25-DP**

7610 Dupree Road / Parcel ID 137IA025. Proposed use: Reduce setback from 25 ft to 23 ft. in PR (Planned Residential) up to 5 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the peripheral setback from 25 ft to 23 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**26. SOLWAY PARK PROPERTIES, LLC****2-H-25-DP**

3208, 3210 Solway Road / Parcel ID 089 127, 12701. Proposed use: Duplexes in PR (Planned Residential) up to 3.75 du/ac District. Commission District 6

1. STAFF RECOMMENDATION

Approve the development plan for three duplexes as shown on the attached plans, and the reduction of the peripheral setback from 35 ft to 15 ft for the external boundary of the development except for the southwest boundary that shall comply with condition #3, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**27. JOHN CHANDLER****2-I-25-DP**

7531 Willow Springs Drive / Parcel ID 038GG007. Proposed use: Garage apartment in PR (Planned Residential) up to 4 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for a garage apartment with approximately 728 sqft of floor area, as depicted on the attached plans, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

28. DONALD EPPERLY, JDK PROPERTIES**10-A-24-UR**

0 Cahaba / Parcel ID 072 107. Proposed use: Commercial mulching operation in CA (General Business) District. Commission District 8

1. STAFF RECOMMENDATION

Table the application as requested by the applicant.

TABLED EARLIER IN THE MEETING

29. JUDY STOKES**2-A-25-UR**

8501 Bailey Farm Drive (formerly known as Ball Camp Pike) / Parcel ID 091 114. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for a garage apartment with approximately 575 sqft of floor area, as shown in the development plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. VENTURE AT LASTER FARMS LLC

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

A. USE ON REVIEW**2-B-25-UR**

Proposed use: Multi-dwelling development in OB (Office, Medical, and Related Services) District.

1. STAFF RECOMMENDATION

Approve the use on review for a multi-dwelling development with up to 320 units and a maximum building height of 52 ft for the 4-story structures as shown in the development plan, subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

B. DEVELOPMENT PLAN

2-C-25-DP

Multi-dwelling development in OB (Office, Medical, and Related Services) District.

1. STAFF RECOMMENDATION

Approve the development plan for a multi-dwelling development with up to 320 units as shown in the development plan, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

31. KNOX COUNTY MAYOR’S OFFICE/ MANDI BENEDICT

2-A-25-OA

Consideration of amendments to the Knox County Code, Appendix B, Zoning Code, Articles 2.20, 4.91, 5.11, 5.12, 5.13, 5.22, 5.31, 5.32, 5.33, 5.34, 5.36, 5.37, 5.38, 5.40, 5.41, 5.42, 5.50, and 5.51, regarding childcare facilities.

Speaking: Jonathan Harris, 1009 Olive Rd., Knoxville, TN 37934
Mandi Benedict, 400 Main St., Knoxville, TN 37902
Amy Nolan, 17 Market Square, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the proposed childcare zoning ordinance amendments because these changes are consistent with Knox County Comprehensive Plan Implementation Policies and State Department of Human Services (DHS) licensure regulations for childcare facilities.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

OTHER BUSINESS

None

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 9, 2025 Planning Commission meeting.

FINAL SUBDIVISIONS

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

32. LYNCH BUS LINES, LLC

552 N Burns Road / Parcel ID 071IB01901, Council District 6.

Speaking: Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902
Candice Jones, 402 Burns Rd., Knoxville, TN 37914

A. EAST CITY SECTOR PLAN AMENDMENT

1-C-25-SP

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

2. MOTION (MIDIS) AND SECOND (BARGER) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

Item No.

File No.

B. ONE YEAR PLAN AMENDMENT

1-C-25-PA

From LDR (Low Density Residential), HP (Hillside Protection) to LI (Light Industrial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the LI (Light Industrial) land use classification because it is incompatible with surrounding residential development. The HP (Hillside Protection) area would be retained.

2. MOTION (MIDIS) AND SECOND (BARGER) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

C. REZONING

1-C-25-RZ

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to I-G (General Industrial), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the I-G (General Industrial) district because it could have adverse impacts on the surrounding neighborhood. The HP (Hillside Protection Overlay) would be retained.

2. MOTION (MIDIS) AND SECOND (BARGER) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

33. PARKER BARTHOLOMEW

11-H-24-RZ

912 W Emerald Avenue / Parcel ID 081OL006, Council District 6.
Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

Speaking: Parker Bartholomew, 342 Troy Cr., Knoxville, TN 37919
Peter Ahrens, 400 Main St., Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the RN-4 (General Residential Neighborhood) district because it is inconsistent with the intent of the zoning ordinance.

2. MOTION (OVERTON) AND SECOND (GILL) WERE MADE TO TABLE THE APPLICATION.

MOTION CARRIED UNANIMOUSLY 15-0. TABLED

34. BENJAMIN C. MULLINS

2-G-25-RZ

6200 Papermill Drive / Parcel ID 107PC005, Council District 2. Rezoning from C-G-3 (General Commercial) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

Approve the C-H-2 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

None

SPECIAL USES

35. IURA BORDEI

2-A-25-SU

4918 Kingman Drive / Parcel ID 080JB005. Proposed use: Single-family home in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 5.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the March 13, 2025 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

36. KNOXVILLE MULTI-USE STADIUM DEVELOPMENT

2-B-25-SU

500 E Jackson Avenue; 122 Stadium Way; 433 Willow Avenue; 0, 215, 311 Florida Street / Parcel ID 095HB002, 095HB00201 - 00206. Proposed use: Master Sign Plan for Knoxville Multi-Use Stadium Development in I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) District. Council District 6.

Commissioner Boyer left the meeting at 5:30 p.m.

Commissioner Gill left the meeting at 5:31 p.m.

Item No.

File No.

Speaking: Joyce Feld, 1540 Agawela Ave., Knoxville, TN 37919
Mila Berry, 402 S Gay St. Ste 201, Knoxville, TN 37902
Peter Ahrens, 400 Main St., Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the master sign plan for the Knoxville Multi-Use Stadium Development as submitted, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

37. MILLARD BEETS DEVELOPMENT LLC

2-C-25-SU

0 Millard Beets Road / Parcel ID 093NB00701, 00703, 00704, 00705.
Proposed use: Removal of the previously approved planned district designation (C) in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 2.

Speaking: David Pressley, 705 Gate Lane, Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the request to remove the previously approved planned district (C) designation.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

38. REALIGN WELLNESS, LLC

2-D-25-SU

900 E Woodland Avenue / Parcel ID 081EL004. Proposed use: Drug/Alcohol/Mental Health Treatment Facility, Residential in O (Office), IH (Infill Housing Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Withdraw per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****39. JEFF WILLIAMS****2-E-25-SU**

1208 Cedar Lane / Parcel ID 069AC015. Proposed use: Two duplexes on a proposed 2-lot subdivision in RN-2 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for two two-family dwellings in the RN-2 (Single-Family Residential Neighborhood) district, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

40. HEYOH DESIGN & DEVELOPMENT**12-A-24-PD**

2805 Delrose Drive, 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

11. STAFF RECOMMENDATION

Postpone for 30 days to the March 13, 2025 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

41. R. BENTLEY MARLOW**8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12 Landscape.

1. STAFF RECOMMENDATION

Planning recommends approval of the amendment to the City of Knoxville Zoning Code, Article 12 Landscape, Table 12-2, Buffer Yard Requirements, which eliminates the requirement for a residential use in a nonresidential district to install a Class B Buffer when it abuts a residential district.

Planning recommends denial of all other proposed amendments.

Item No.

File No.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

42. HEYOH DESIGN & DEVELOPMENT

1-B-25-OB

Consideration of Level III Review in the SW-3 (South Waterfront District - Sevier Avenue) district for a proposed single-family dwelling with a non-compliant front-loaded garage.

Commissioner Higgins recused himself from discussing or voting on this item.

Speaking: Savanna Reyes Dixon, 133 S. Gay St. Ste. C, Knoxville, TN 37902
Peter Ahrens, 400 Main St., Knoxville, TN 37902

1. STAFF ADMINISTRATIVE DECISION

Per Article 7.0.2.G.6.c, Planning defers to the Zoning Administrator's recommendation.

2. MOTION (OVERTON) AND SECOND (ADAMS) WERE MADE TO DENY THE APPLICATION.

MOTION CARRIED UNANIMOUSLY 12-0. DENIED

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:04 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.*