

JANUARY 10, 20191:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on January 10, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.**File No.****1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**

Ms. Tamara Boyer	Ms. Gayle Bustin	A Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
** Mr. Mac Goodwin	Mr. Richard Graf	Mr. Charles F. Lomax, Jr
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
** Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF JANUARY 10, 2019 AGENDA

-

APPROVED ON CONSENT**3. APPROVAL OF DECEMBER 13, 2018 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

- 1. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL FEBRUARY 14, 2019.

MOTION CARRIED 14-0. POSTPONED 30 DAYS

- 2. MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ UNTIL APRIL 11, 2019.

MOTION CARRIED 14-0. POSTPONED 90 DAYS

C. ITEMS REQUESTED TO BE WITHDRAWN

NONE

D. TABLED ITEMS

- 1. GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

- a. Concept Subdivision Plan

4-SD-16-C

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

- b. USE ON REVIEW

4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

- 2. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

- a. Concept Subdivision Plan

1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

No.	File No.
<p>b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.</p>	1-J-17-UR
<p>3. BULLARD FARM - EAGLE CDI, INC.</p>	
<p>a. Concept Subdivision Plan East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.</p>	5-SA-18-C
<p>b. USE ON REVIEW Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.</p>	5-B-18-UR
<p>4. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC</p>	
<p>a. Concept Subdivision Plan Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.</p>	7-SA-18-C
<p>b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p>	7-C-18-UR
<p>5. DOMINION DEVELOPMENT GROUP Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.</p>	4-G-18-UR
<p>6. GORDON SMITH Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.</p>	8-B-18-AC
<p>7. WHITE'S ADDITION At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.</p>	10-SC-18-F
<p>8. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.</p>	12-SD-18-F

E. ITEMS REQUESTED TO BE TABLED

1. MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO TABLE ITEM #35.

MOTION CARRIED 14-0. TABLED.

F. ITEMS REQUESTED TO BE UNTABLED

None

G. CONSENT ITEMS

Items recommended for approval on consent are marked (*). They will be considered under one motion to Approve.

Item 9 was removed from consent

Item 29 was removed from consent

1. MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS 9 AND 29.

MOTION CARRIED 14-0. APPROVED.

2. MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS 9 AND 29.

MOTION CARRIED 14-0. APPROVED.

ORDINANCE AMENDMENTS

5. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**11-A-18-OA**

Consideration of the comprehensive update of the City of Knoxville Zoning Ordinance.

1. SPEAKING TODAY:

Jim Golden, 4139 Skyline Drive, Knoxville, TN

Jamie Rowe, 4215 Tazewell Pike, Knoxville, TN

Arthur Seymour, Jr., 550 West Main Street, Knoxville, TN on behalf of Mr. Tim Graham

Item No.**File No.**

Tim Graham, 2300 Old Callahan Drive, Knoxville, TN

Joyce Feld, 1540 Agawela Avenue, Knoxville, TN

John King, P.O. Box 2425, Knoxville, TN

Danny Kirby, 3035 Port Royal Lane, Knoxville, TN

David Nix, 2413 East Fifth Avenue, Knoxville, TN 10445

2. STAFF RECOMMENDATION

Approve the comprehensive update of the City of Knoxville Zoning Ordinance.

3. MOTION (GRAF) AND SECOND (ROTH) WERE MADE TO POSTPONE FOR 60 DAYS.

**VOICE VOTE WAS TAKEN YES-4 NO-10
MOTION FAILED**

4. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO RECOMMEND THAT CITY COUNCIL APPROVE THE UPDATE WITH ANY REVISIONS THEY FEEL APPROPRIATE.

**MOTION CARRIED 12-2 (NO. ROTH, GRAF).
APPROVED**

ALLEY OR STREET CLOSURES:

6. CITY OF KNOXVILLE**1-A-19-SC**

Request closure of a portion of Locust Street between the northern line of Cumberland Avenue and the southern line of West Church Street, Council District 6.

1. STAFF RECOMMENDATION

Recommend that City Council Approve the requested closure of a portion of Locust Street between the northern line of Cumberland Avenue and the southern line of West Church Street.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

7. CITY OF KNOXVILLE**1-B-19-SC**

Request closure of W. Church Ave between portion from western line of Locust St. and eastern line of Henley St., Council District 6.

1. STAFF RECOMMENDATION

Recommend that City Council Approve the requested closure of a portion of Church Ave. from the western line of Locust St. to the eastern line of Henley St.

APPROVED ON CONSENT EARLIER IN THE MEETING**STREET OR SUBDIVISION NAME CHANGES***None***PLANS, STUDIES, REPORTS***None***CONCEPTS / USES ON REVIEW**

8. SPRING LAKE FARMS – JIM SULLIVAN

A. CONCEPT SUBDIVISION PLAN**12-SC-18-C**

Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike., Commission District 3.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**12-J-18-UR**

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

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 119 detached dwelling units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

COMMISSIONER GOODWIN LEFT THE MEETING AT 3:05 PM

9. WESTLAND OAKS – UNIT 2 (FKA: HERITAGE WOODS) – JIM SULLIVAN**1. SPEAKING TODAY:**

Courtney Scholard, 10004 Meadow Vista Circle, Knoxville, TN

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

B. CONCEPT SUBDIVISION PLAN**12-SD-18-C**

South end of Heritage Lake Blvd., south of Westland Dr., Commission District 5.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 10 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED 13-0. APPROVED

C. USE ON REVIEW**12-L-18-UR**

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

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 133 detached dwelling units on individual lots, subject to 1 condition.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED 13-0. APPROVED****10. THE MOODY PROPERTY – JRG DEVELOPMENT, LLC**

STEVE WISE LEFT THE MEETING AT 3:23 PM

1. SPEAKING TODAY:

Arthur Seymour, Jr., 550 West Main Street, Knoxville, TN

Marshall Wilkens, 801 Bennet Place, Knoxville, TN

Lee Hume, 6902 Hammerhill Drive, Knoxville, TN

Stella Thistlewaite, 8320 Alexander Cabot Drive, Knoxville, TN

B. CONCEPT SUBDIVISION PLAN**1-SA-19-C**

Southeast side of Broome Rd., south of Middlebrook Pike, Council District 2.

1. STAFF RECOMMENDATION

Approve variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE VARIANCES PER STAFF RECOMMENDATION.**

MOTION CARRIED 13-0. APPROVED.

3. **STAFF RECOMMENDATION**
Approve the Concept Plan subject to 12 conditions.
4. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED 13-0. APPROVED

C. USE ON REVIEW**1-D-19-UR**

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

1. **STAFF RECOMMENDATION**
Approve the Development Plan for up to 30 detached residential units on individual lots, subject to 2 conditions.
2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED 13-0. APPROVED

STEVE WISE RETURNED TO THE MEETING AT 3:53 PM.

11. RE-SUBDIVISION OF THE COTTAGES AT GOVERNORS LANDING - KNOXVILLE INVESTMENT PARTNERS, LLC**A. CONCEPT SUBDIVISION PLAN****1-SB-19-C**

West side of E. Governor John Sevier Hwy, north and south sides of Garden Cress Trl., Commission District 8.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Postpone the Concept Plan application until the February 14, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**1-E-19-UR**

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

1. STAFF RECOMMENDATION

Postpone the Use on Review application until the February 14, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

12. GARRISON HEIGHTS – SMITHBUILT HOMES, LLC**1. SPEAKING TODAY:**

Carolyn Greenwood, 3224 Boomerang Rd., Knoxville, TN

Josh Sanderson, 4909 Ball Road, Knoxville, TN

Jim Snowden, 205 Baxter Avenue, Knoxville, TN

B. CONCEPT SUBDIVISION PLAN**1-SC-19-C**

West side of Karns Valley Dr., south side of Oak Ridge Hwy., west end of Production Ln., Commission District 6.

1. STAFF RECOMMENDATION

Approve variances 1-5 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

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

Item No.**File No.****MOTION CARRIED 13-0. APPROVED****3. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 14 conditions.

4. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED 13-0. APPROVED****C. USE ON REVIEW****1-F-19-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 191 detached dwelling units on individual lots and the reduction of the peripheral setback for lots 1, 9 through 14, 135 and 145 as shown on the concept plan, subject to 2 conditions.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED 13-0. APPROVED****13. CASCADE FALLS, LLC ON LOBETTI ROAD****1-SD-19-C**

Southwest side of Lobetti Rd., northwest of Ball Camp Pike.,
Commission District 6.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 12 conditions with a revision to the previously approved (12/14/2017) Condition #9.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. ELITE CONSTRUCTION ON MILLERTOWN PIKE – ELITE CONSTRUCTION

1. SPEAKING TODAY:

Byron Collins, 8024 Millertown Pike, Knoxville, TN

Dave Harbin, 4334 Bakersville Drive, Knoxville, TN 24700

B. CONCEPT SUBDIVISION PLAN

1-SE-19-C

Southeast side of Millertown Pike, southwest of Ely Park Ln.,
Commission District 8.

1. STAFF RECOMMENDATION

Approve variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

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

MOTION CARRIED 12-1 (NO GRAF). APPROVED

3. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions.

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

MOTION CARRIED 12-1 (NO GRAF). APPROVED

C. USE ON REVIEW

1-G-19-UR

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

1. STAFF RECOMMENDATION

Approve the Development Plan for up to 9 detached dwelling units on individual lots and the reduction of the

Item No.**File No.**

peripheral setback from 35' to 25' as shown on the plan,
subject to 1 condition.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE
TO APPROVE THE DEVELOPMENT PLAN PER STAFF
RECOMMENDATION.**

MOTION CARRIED 13-0. APPROVED

FINAL SUBDIVISIONS:

15. WOODSON TRAIL, PHASE 4A**10-SE-18-F**

South of Woodson Dr, east of Spring Creek Rd, Council District 1.

1. **STAFF RECOMMENDATION**

POSTPONE Final Plat.

POSTPONED 90 DAYS EARLIER IN THE MEETING

**16. COTTINGTON COURT RESUBDIVISION OF
LOT 25****12-SC-18-F**

North side of S Northshore Dr. southwest side of Cottingham Ct.,
Commission District 4.

1. **STAFF RECOMMENDATION**

POSTPONE Final Plat.

POSTPONED 30 DAYS EARLIER IN THE MEETING

17. JOHNSTONE, UNIT 3**1-SA-19-F**

North of Calvert LN, southeast of Beverly Oaks, Commission District 2.

1. **STAFF RECOMMENDATION**

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****18. ROBERTS PROPERTY RESUBDIVISION OF LOTS 1-3****1-SB-19-F**

South side of Bluegrass Rd, west of Maplegreen Ln., Commission District 4.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. FIVE POINTS REDEVELOPMENT, PHASE 4**1-SC-19-F**

McConnell St. @ Bethel Ave, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE Final Plat.

POSTPONED 30 DAYS EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS**20. CHRIS FORTUNE****11-C-18-RZ**

South side of Richmond Ave., east of Richmond Hill Rd and west of McTeer St., Commission District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).

1. STAFF RECOMMENDATION

POSTPONE until the February 14th MPC meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. CITY COUNCIL/LECONTE HOLDINGS

Southeast side Westland Dr., northeast side I-140, Council District 2.

Item No.**File No.****1. SPEAKING TODAY:**

John King, P.O. 2425, Knoxville, TN

Jack Woodall, 9520 Westland Drive, Knoxville, TN

B. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**1-B-19-SP**

From LDR (Low Density Residential) to O (Office).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #1-B-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) SECTOR PLAN DESIGNATION PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1 (NO EASON). APPROVED.

C. ONE YEAR PLAN AMENDMENT**10-A-18-PA**

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

1. STAFF RECOMMENDATION

RECOMMEND that City Council Approve GC (General Commercial) designation.

2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) ONE YEAR PLAN DESIGNATION PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1(NO EASON). APPROVED.

D. REZONING**10-B-18-RZ**

From A-1 (General Agricultural) to C-4 (Highway and Arterial Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

RECOMMEND that City Council APPROVE C-4 (Highway and Arterial Commercial) with two conditions.

2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE C-4 (HIGHWAY AND ARTERIAL COMMERCIAL) DISTRICT ZONING WITH TWO CONDITIONS, PER STAFF RECOMMENDATION.**
3. **A VOICE VOTE WAS TAKEN.**

MOTION CARRIED 10-3 (NO LOMAX, EASON, ROTH). APPROVED.

MOTION (GRAF) AND SECOND () WERE MADE TO RE-HEAR AGENDA ITEM #21. MOTION FAILS FOR LACK OF A SECOND.

22. STEVE SMITH

Southeast of Cedar Ln., southwest of Pratt Rd., Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

1-A-19-SP

From MU-SD (Mixed Use Special District) to GC (General Commercial).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION # 1-A-19-SP, amending the North City Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

1-A-19-PA

From MU-SD (Mixed Use Special District) to GC (General Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

RECOMMEND that City Council APPROVE GC (General Commercial) as the One Year Plan land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**1-A-19-RZ**

From C-1 (Neighborhood Commercial) to C-3 (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-3 (General Commercial) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. DAVID NEELY**1-B-19-RZ**

East side of Ghiradelli Rd, south of Beaver Creek Drive, north of Wrens Creek Lane, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE RA (Low Density Residential) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. ROGER TOOLE**1-C-19-RZ**

West side of Asbury Road, south of Archie Weigel Lane, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural) district zoning.

COMMISSIONER SCOTT SMITH LEFT THE MEETING AT 5:01 P.M.

MIKE CROWDER LEFT THE MEETING AT 5:00 P.M. RETURNING 5:05 P.M.

1. SPEAKING TODAY:

Brian D. Liss, 2350 Asbury Road, Knoxville, TN

Item No.**File No.**

Roger Toole, 2305 Asbury Road, Knoxville, TN

Sean Payne, Knox County Codes, 400 Main Street, Suite 547,
Knoxville, TN

2. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE A (Agricultural)
district zoning.

**3. MOTION (CLANCY) AND SECOND () WERE MADE TO
APPROVE A (AGRICULTURAL) ZONING PER STAFF
RECOMMENDATION.****MOTION FAILS FOR LACK OF A SECOND.****4. MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO
DENY A (AGRICULTURE) ZONING.****MOTION CARRIED 12-0. DENIED**

**25. JOHN L. SANDERS, FAIA C/O SANDERS PACE
ARCHITECTURE LLC**

SW side of N. Central Street, NW side of W. Quincy Ave, Council District
5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-D-19-SP**

From from MU-SD (Mixed Use Special District) to LI (Light
Industrial).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION # 1-D-19-SP, amending the Central City
Sector Plan to LI (Light Industrial) designation and
recommend that City Council also adopt the sector plan
amendment. (See attached Resolution, Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.**

B. ONE YEAR PLAN AMENDMENT**1-C-19-PA**

From MU-SD (Mixed Use Special District) to LI (Light Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE LI (Light Industrial District) as the One Year Plan land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**1-D-19-RZ**

From C-6 (General Commercial Park) to I-3 (General Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE I-3 (General Industrial District) zoning, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. KATHLEEN MCGOVERN**1-E-19-RZ**

South side of Cate Road, east of Black Ferry Road, Commission District 6.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE RA (Low Density Residential) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. CRAIG ALLEN

Southeast side of Westland Drive, southwest of Treymour Way,
Commission District 5.

Item No.**File No.****A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****1-E-19-SP**

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

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #1-E-19-SP, amending the Southwest County Sector Plan to GC (General Commercial) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**1-F-19-RZ**

From A (Agricultural) and OA (Office Park) to CA (General Business) and OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CA (General Business) and OB (Office, Medical, and Related Services) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. PYA WALTMAN CAPITAL**1-G-19-RZ**

East side of Ebenezer Road, east of Highbridge Drive, Commission District 4. Rezoning from A (Agricultural) to T (Transition).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE T (Transition) district zoning with one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. MARK BIALIK GBS ENGINEERING

North side of Hardin Valley Rd., North of Windflower Way, Commission District 6.

1. SPEAKING TODAY:

Mark Bialik, 1313 Calmia Road, Knoxville, TN

Mike McCullough, 10038 Highgate Circle, Knoxville, TN

B. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

1-F-19-SP

From O (Office) / STPA (Stream Protection Area) to GC (General Commercial) / STPA (Stream Protection Area).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION # 1-F-19-SP, amending the Northwest County Sector Plan to GC (General Commercial) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) / STPA (STREAM PROTECTION AREA) SECTOR PLAN DESIGNATION PER STAFF RECOMMENDATION.

**MOTION CARRIED 10-2 (NO LOMAX, ROTH).
APPROVED**

C. REZONING

1-H-19-RZ

From PR (Planned Residential) & F (Floodway) to PC (Planned Commercial) & F (Floodway).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PC (Planned Commercial) and F (Floodway) zoning.

Item No.**File No.**

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) AND F (FLOODWAY) DISTRICT ZONING PER STAFF RECOMMENDATION.

**MOTION CARRIED 10-2 (NO LOMAX, ROTH).
APPROVED.**

30. LOCKHART PROPERTIES

Northeast corner of Whittle Springs Rd. and White Oak Ln., Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT

1-G-19-SP

From O (Office) to MDR (Medium Density Residential).

1. **STAFF RECOMMENDATION**

ADOPT RESOLUTION # 1-G-19-SP, amending the East City Sector Plan to MDR (Medium Density Residential) designation and recommend that City Council also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

1-D-19-PA

From O (Office) to MDR (Medium Density Residential).

1. **STAFF RECOMMENDATION**

RECOMMEND that City Council APPROVE MDR (Medium Density Residential) as the One Year Plan land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****1-I-19-RZ**

From O-1 (Office, Medical, and Related Services) to RP-1 (Planned Residential) district zoning.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE RP-1 (Planned Residential) district zoning up to 20 du/ac.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. RBH GROUP

Southwest corner of Atlantic Ave. and Coram St., Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-H-19-SP**

From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION # 1-H-19-SP, amending the Central City Sector Plan to TDR (Traditional Neighborhood Residential) designation and recommend that City Council also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**1-E-19-PA**

From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE TDR (Traditional Neighborhood Residential) as the One Year Plan land use designation.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

C. REZONING**1-J-19-RZ**

From I-3 (General Industrial) to R-2 (General Residential) / IH-1 (Infill Housing Overlay) district zoning.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE R-2 (General Residential) / IH-1 (Infill Housing Overlay) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

32. LAND DEVELOPMENT SOLUTIONS**1-C-19-SP**

Fort Sanders, various properties, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

From O, CI, MU-UC, and MU-SD to MU-SD (Mixed Use Special District).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION # 1-C-19-SP, amending the Central City Sector Plan to MU-SD (Mixed Use Special District) CC-22 designation and recommend that City Council also adopt the sector plan amendment. (See attached Resolution, Exhibit A).

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE MU-SD (MIXED USE SPECIAL DISTRICT) CC-22 SECTOR PLAN DESIGNATION PER STAFF RECOMMENDATION**MOTION CARRIED 12-0. APPROVED**

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-B-19-PA**

From O, CI, MU-UC, and MU-SD to MU-SD (Mixed Use Special District).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE MU-SD (Mixed Use Special District) CC-22 as the One Year Plan land use designation.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE MU-SD (MIXED USE SPECIAL DISTRICT) CC-22 PLAN DESIGNATION PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. APPROVED

WIRELESS COMMUNICATION FACILITIES:**33. VERIZON WIRELESS PARTNERSHIP****1-A-19-WCF**

Located along Wimpole Avenue on the Knoxville Botanical Gardens and Arboretum site, west of the existing cell tower Proposed facility: Level II review needed to seek waiver of spacing requirement in A (Agricultural), R-1, and R-2 District. Council District 6.

1. STAFF RECOMMENDATION

APPROVE the Wireless Communication Facilities (WCF) application for a new 120 foot type 1 monopole, subject to Waiver #1 and meeting City Engineering standards.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW:**34. LAND DEVELOPMENT SOLUTIONS****11-C-18-UR**

East end of Lake Springs Rd., north side of I-40. Proposed use: RV Maintenance Facility in PC (Planned Commercial) District. Commission District 8.

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

POSTPONE the Use on Review application until the February 14, 2019 MPC meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

35. DEBRA G. DAUGHERTY**12-C-18-UR**

Southeast side of Lovell Rd., southwest of Thompson Rd.
Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

TABLE the Use on Review application as requested by the applicant.

TABLED EARLIER IN THE MEETING

36. MICHAEL BRADY INC.**12-E-18-UR**

Northwest side of S. Northshore Dr., southwest side of Cottingham Ln.
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review application until the February 14, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

37. TONY WILSON**1-A-19-UR**

East side of Luwana Rd, north of Valley View Dr. Proposed use: 294 sqft addition to existing accessory structure (total 1,494 sqft) in R-1 (Low Density Residential) District. Council District 4.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE a 294 square foot addition to the existing 1,200 square foot detached garage in the R-1 zone, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. SERTOMA CENTER, INC.**1-B-19-UR**

South side of Boyds Bridge Pike, west side of Holston Hills Rd.
Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.

1. STAFF RECOMMENDATION

APPROVE the development plan for the proposed duplex for the Sertoma Center in the R-1 zoning district, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. MORNINGSTAR PROPERTIES, LLC**1-C-19-UR**

Southwest side of Western Ave., northwest of Hinton Dr.
Proposed use: Expansion of existing self-storage facility in C-4 (Highway and Arterial Commercial) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for an expansion of the existing self-storage facility with approximately 23,700 square feet of floor area, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. BERNARDO HOLDING, LLC**1-H-19-UR**

Southwest side of Knoxville Center Dr., north side of North Mall Rd.
Proposed use: Change of use from retail to warehouse facility in PC-2 (Retail and Distribution Park) District. Council District 4.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the use of the existing building (approximately 46,000 square feet) for a warehouse /distribution business, and the associated development plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. SPD PROPERTIES, LLC**1-I-19-UR**

Stratford Park Subdivision, a total of 14 lots within Units 2 & 3.
Proposed use: Reduction of front yard setback to 15' for 14 lots. in RP-1 (Planned Residential) District. Council District 5.

1. STAFF RECOMMENDATION

APPROVE the reduction in the required front yard setback for 14 lots within units 2 and 3 of the Subdivision (as identified in the narrative submitted with the application), from 25' to 20' for 9 lots and 25' to 15' for 5 lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. CEDAR BLUFF COMPANY**1-J-19-UR**

South side of Kingston Pike, west of S. Cedar Bluff Rd. Proposed use: 2,400 sqft retail building in SC (Shopping Center) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the development plan for a free standing retail building of approximately 2,400 square foot at the Cedar Springs Shopping Center, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

OTHER BUSINESS

**43. CONSIDERATION OF AMENDMENT TO THE
KNOXVILLE-KNOX COUNTY**

6-B-18-OB

Minimum Subdivision Regulations to permit staff approval of final plats.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**44. CONSIDERATION OF APPOINTMENT OF
EXECUTIVE COMMITTEE MEMBERS.**

1-A-19-OB

Chair Janice Tocher announced that the Executive Committee members for 2019 are Vice Chair Pat Phillips, Gayle Bustin, Jeff Roth and Mac Goodwin.

45. ADJOURNMENT

1. MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO ADJOURN.
2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:42 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.