

The Planning Commission met in regular session on January 13, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Tamara Boyer	Mr. Louis Browning
Mr. Richard Graf	Mr. Logan Higgins	Mr. Tim Hill
A Ms. Amy Midis	Mr. Jim Nichols	A Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Nathaniel Shelso	A Mr. Eddie Smith	A Mr. Scott Smith, Vice-Chair

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

2. APPROVAL OF JANUARY 13, 2022 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF DECEMBER 9, 2021 MINUTES

-

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

Stefan Claar, 11543 Kingston Pike, Knoxville, TN 37934 requested that Item #23 be postponed 30 days.

Shelly Wilson, 900 S. Gay St. #800, Knoxville, TN 37902 requested that Item #20 be heard.

Benjamin C. Mullins, 550 W. Main St., Knoxville, TN 37902 noted they are fine with Item #20 being heard but will still be requesting postponement for 30 days.

George Ewart, 404 Bearden Park Circle, Knoxville, TN 37919 requested that Item #33 be postponed 30 days.

1. **MOTION (ROTH) AND SECOND (NICHOLS) WERSE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEMS #23 AND #33 FOR 30 DAYS UNTIL THE FEBRUARY 10, 2022 MEETING.**

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

None

D. TABLED ITEMS READ

- | | |
|---|-------------------|
| <ol style="list-style-type: none"> 1. INGLES MARKETS, INC. (REVISED)
7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021) | 12-D-20-UR |
| <ol style="list-style-type: none"> 2. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021) | 8-SA-21-F |

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- 3. **MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO TABLE ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 11-0. TABLED

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the December 9, 2021 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. CITY OF KNOXVILLE

1-A-22-SC

Request closure of a sliver of the western side of the Florida Street right-of-way between E. Jackson Avenue and Willow Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of a sliver of the western side of the Florida Street right-of-way between E. Jackson Avenue and Willow Avenue since it is needed for the multi-use stadium/mixed use planned development, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****6. CITY OF KNOXVILLE****1-B-22-SC**

Request closure of a sliver of the southern side of the E. Jackson Avenue right-of-way between Patton Street and Florida Street, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of a sliver of the southern side of the E. Jackson Avenue right-of-way between Patton Street and Florida Street, since it is needed for the multi-use stadium/mixed use planned development, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. CITY OF KNOXVILLE**1-C-22-SC**

Request closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southeastern corner of Parcel 095AM017 and a point located 239.76 feet to the west, since it is needed for the multi-use stadium/mixed use planned development, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. CITY OF KNOXVILLE**1-D-22-SC**

Request closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of a sliver of the northern side of the E. Jackson Avenue right-of-way between the southwestern corner of Parcel 095AM016 and a point located 217.59 feet to the east, since it is needed for the multi-use

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stadium/mixed use planned development, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. ROBERT W. MONDAY

0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

12-A-21-SP

From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).

1. STAFF RECOMMENDATION

Approve the South County Sector Plan amendment to the MU-SD SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area) land use classification because it is a minor extension of the land use class and there have been major adjacent infrastructure improvements.

Item No.**File No.****TABLED EARLIER IN THE MEETING****B. REZONING****12-G-21-RZ**

From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

1. STAFF RECOMMENDATION

Approve SC (Shopping Center) zoning because it is a minor extension of the existing zoning.

TABLED EARLIER IN THE MEETING**10. KYLE HOHMAN**

0 Zoe Way / Parcel ID 107 I B 01303, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**1-A-22-SP**

From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection)

1. STAFF RECOMMENDATION

Approve the Northwest City Sector Plan amendment to the LDR (Low Density Residential) and HP (Hillside Protection) land use classification because it is an extension of that land use class and is compatible with the surrounding development.

2. MOTION (GRAF) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****1-A-22-PA**

From O (Office) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the LDR (Low Density Residential) and HP (Hillside Protection) land use

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classification because it is an extension of that land use class and is compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**1-A-22-RZ**

From OP (Office Park) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. **STAFF RECOMMENDATION**

Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is an extension of zoning, and is compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

11. PHYLLIS GEORGE**1-B-22-RZ**

7729 and 0 Maynardville Pike / Parcel ID 29 015 (part of) and 01501 (part of), Commission District 7. Rezoning from CA (General Business), A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).

1. **STAFF RECOMMENDATION**

Approve CA (General Business) and F (Floodway) zoning because it is an extension of CA zoning and is consistent with existing development along Maynardville Pike.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. ROBERT CAMPBELL**1-C-22-RZ**

4608 Harrell Lane / Parcel ID 28 26301, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

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

Approve RA (Low Density Residential) zoning because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. ZARAH G. BATES**1-D-22-RZ**

7040 Elna Marie Drive / Parcel ID 61 K B 003, Commission District 8.
Rezoning from RA (Low Density Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is an extension of zoning and is consistent with the sector plan's LDR (Low Density Residential) land use classification.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. BENJAMIN C. MULLINS**1-E-22-RZ**

0 E. Emory Road / Parcel ID 21 066, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN 37902
Adam Thomason, 7423 Earl Gray Way, Corryton, TN 37721

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 9 du/ac because of the infrastructure improvements in the area and it is consistent with the Northeast County Sector Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

15. CARTER MILLER**1-F-22-RZ**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING**16. MARK RIDENOUR / VETERINARY CENTER DEVELOPMENT GROUP**

0 Lake Heritage Way / Parcel ID 144 O A 003, Commission District 5.

Speaking today:

Mitch Rosenwieg, 10808 Thornton Dr., Knoxville, TN 37934

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**1-B-22-SP**

From O (Office) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the Southwest County Sector Plan Amendment to MU-SD SWCO-2 (Mixed Use Special District, South side of Westland Drive, West of I-140) because it provides for a more cohesive district at this intersection.

2. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****B. REZONING****1-G-22-RZ**

From OB (Office, Medical, and Related Services) to CA (General Business).

1. STAFF RECOMMENDATION

Approve PC (Planned Commercial) zoning because it complies with the recommended amendment to the sector plan and requires development plan review to ensure consistency within the district.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****17. TAYLOR D. FORRESTER****1-H-22-RZ**

4824 Harvest Mill Way / Parcel ID 58 M A 01703 (part of), Council District 4. Rezoning from O (Office) to C-G-2 (General Commercial) (only portion with GC sector and OYP designation).

1. STAFF RECOMMENDATION

Approve C-G-2 (General Commercial) zoning because it is consistent with the sector plan and the One Year Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING**18. STEPHEN E. BURGIN****1-I-22-RZ**

0 Perry Road / Parcel ID 84 118, Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Commissioner Perez left the meeting at this time.

19. SANDERS PACE ARCHITECTURE

2126 Forest Avenue / Parcel ID 94 N R 013, Council District 1.

Speaking today:

John Sanders, 514 West Jackson Ave., Knoxville, TN 37902

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-C-22-SP**

From NC (Neighborhood Commercial) to MU-SD, MU-CC16 (Mixed Use Special District).

1. STAFF RECOMMENDATION

Approve the Central City Sector Plan amendment to MU-SD, MU-CC16 (Mixed Use Special District) because it is an extension of the land use classification and is compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**1-B-22-PA**

From NC (Neighborhood Commercial) to MU SD, MU-CC16 (Mixed Use Special District).

1. **STAFF RECOMMENDATION**

Approve the One Year Plan amendment to the MU-SD, MU-CC16 (Mixed Use Special District) land use classification because it is an extension of that land use classification and is compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

C. REZONING**1-J-22-RZ**

From C-N (Neighborhood Commercial) to I-MU (Industrial Mixed-Use).

1. **STAFF RECOMMENDATION**

Approve I-MU (Industrial Mixed-Use) zoning because it is an extension of zoning and is compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

Commissioner Perez returned to the meeting at this time.

20. PERRY SMITH DEVELOPMENT

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

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

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Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN 37902
 Charles Taylor, 4801 Tazewell Pike, Knoxville, TN 37918
 Seth Grossman, 5105 Catalina Rd., Knoxville, TN 37918
 Shelly Wilson, 900 S. Gay St. #800, Knoxville, TN 37902

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

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

1. STAFF RECOMMENDATION

Deny sector plan amendment to MDR (Medium Density Residential) because it is inconsistent with the surrounding development and the presence of sinkholes in the area.

2. MOTION (GRAF) AND SECOND (SHELSON) WERE MADE TO POSTPONE FOR 30 DAYS.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS.

B. REZONING**1-K-22-RZ**

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

1. STAFF RECOMMENDATION

Deny RB (General Residential) zoning because it is inconsistent with the surrounding development and the presence of sinkholes in the area.

2. MOTION (GRAF) AND SECOND (SHELSON) WERE MADE TO POSTPONE FOR 30 DAYS.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS.

21. MESANA INVESTMENTS, LLC**1-L-22-RZ**

4904 E. Emory Rd. / Parcel ID 29 058, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****22. TRAVIS ANDERSON****1-M-22-RZ**

630 Delozier Way / Parcel ID 47 08306, Commission District 7.
Rezoning from I (Industrial) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

Approve CB (Business and Manufacturing) zoning because it is consistent with the sector plan and existing development along E. Emory Rd.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. TURNER HOMES, LLC

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**1-E-22-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**1-N-22-RZ**

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the Northwest County Sector Plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

(may include Uses on Review/Special Uses)

24. ASHTON POINT SUBDIVISION**11-SC-21-C**

225 Vanosdale Road / Parcel ID 120 B F 030, Council District 2.

Speaking today:

Derick Jones, 1020 William Blount Dr., Maryville, TN 37801

Leland Hume, 6902 Haverhill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the concept plan subject to 6 conditions.

2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****25. BROWN PROPERTY- COUCH MILL ROAD****A. CONCEPT SUBDIVISION PLAN****1-SA-22-C**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****1-D-22-UR**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. MISSION HILLS

Speaking today:

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

Matthew Brooks, 12607 Salt Creek Ln., Knoxville, TN 37932

Aaron Gray, 10330 Hardin Valley Rd., Knoxville, TN 37932

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

12041 and 12119 Hardin Valley Rd. / Parcel ID 116 06704 (part of) and 06701 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve variances 1-3 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the Concept Plan subject to 9 conditions.

2. MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS.

MOTION CARRIED 10-1 (NO HIGGINS). POSTPONED 30 DAYS.

B. USE ON REVIEW**1-G-22-UR**

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

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

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

2. MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO POSTPONE FOR 30 DAYS.

MOTION CARRIED 10-1 (NO HIGGINS). POSTPONED 30 DAYS.

USES ON REVIEW
27. TERRY D. POLLARD**1-A-22-UR**

9101 Carter Mill Drive / Parcel ID 74 00202. Proposed use: 3 lots for single family dwellings in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request to subdivide the property into 3 lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. MAPLE LANE HOMES LLC / JACK W. PIPER III**1-B-22-UR**

7221 and 7227 Howard Bennett Way / Parcel ID 77 L E 001 and 002. Proposed use: Construction of a duplex on each parcel (two duplexes in total) in RA (Low Density Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request to construct a duplex on each of the 2 lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****29. BENJAMIN C. MULLINS****1-C-22-UR**

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

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the February 10, 2022 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. S. DERICK JONES, PE / STERLING ENGINEERING, INC.**1-E-22-UR**

0 Yarnell Road / Parcel ID 141 050 (part of). Proposed use: Multi-family development in PR (Planned Residential) District. Commission District 6.

Speaking today:

S. Derick Jones, 1020 William Blount Dr., Maryville, TN 37801

1. STAFF RECOMMENDATION

Approve the development plan for a multifamily development with up to 224 dwelling units, subject to 7 conditions.

2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION MODIFYING THE 7TH CONDITION TO PROVIDE PEDESTRIAN FACILITIES IN A LOCATION TO BE DETERMINED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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

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

1. STAFF RECOMMENDATION

Item No.**File No.**

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

POSTPONED ON CONSENT 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

32. DESI VARSEL

1-A-22-SU

2040 Town Center Boulevard / Parcel ID 154 09807 (part of). Proposed use: Additional signage in C-R-2 (Regional Commercial) (C) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request to amend the previously approved master sign plan to allow additional signs on the rear of the retail building and modify the sign location on the side of the building, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. CHRISTINA FEHR

1-B-22-SU

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 24 townhouse units, subject to 7 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

34. JOHN D. THOMAS AND BARBARA THOMAS

1-C-22-SU

557 Cumberland Ridge Drive / Parcel ID 143 D E 06901. Proposed use: Peripheral setback reduction in RN-1 (Single-Family Residential Neighborhood) (C) and HP (Hillside Protection Overlay) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request to reduce the peripheral setback from 25 feet to 18 feet, subject to 1 condition.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****35. STELLA BLUE VENTURE LLC / CIVIOLOGISTIX****1-D-22-SU**

4420, 4418 and 4416 Chapman Highway / Parcel ID 109 O K 04101 and 109 O K 042 (part of). Proposed use: Vehicle repair/service establishment in C-G-3 (General Commercial) District. Council District 1.

Speaking today:

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

Benjamin Zuckerman, 860 Johnson Ferry Rd., Atlanta, GA 30342

1. STAFF RECOMMENDATION

Postpone the request until the February 10, 2022, Planning Commission meeting as recommended by staff, pending additional information from the applicant.

2. MOTION (HILL) AND SECOND (ROTH) WERE MADE TO APPROVE THE SPECIAL USE SUBJECT TO A CODE REQUIRED EASEMENT THAT WILL SATISFY [PLANNING] STAFF AND COUNSEL.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****36. CORY GRIFFIS****1-E-22-SU**

281 Morrell Road and 7600 Kingston Pike / Parcel ID 120 K A 00101 (part of). Proposed use: Financial institution in C-R-2 (Regional Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the development plan for a bank with approximately 5,488 sqft of floor area and a 5-lane drive-through facility, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**37. CHICK-FIL-A, INC. / BETH DAVIDSON****1-F-22-SU**

4944 Kingston Pike / Parcel ID 107 N B 00501. Proposed use: Drive-through facility in C-G-1 (General Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

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Approve the request to expand the existing drive-through facility as proposed, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

38. FINAL PLAT OF THE BILL AND BRENDA JOHNSON PROPERTY

12-SA-21-F

6521 Tecoy Quarry Lane / Parcel ID 79 J A 01803, Commission District 6.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to the March 10, 2022 meeting to give the applicant time to work through issues with the plat.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. THE BECKHAM PROPERTY

12-SC-21-F

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to the March 10, 2022 meeting to give the applicant time to work through issues with the plat.

POSTPONED 30 DAYS EARLIER IN THE MEETING

40. RESUB OF LOT 1R3R5A AND 1R3R4RB OF TURKEY CREEK S/D PHASE 1

1-SA-22-F

10865 Parkside Drive / Parcel ID 131 02930 and 131ID001, Council District 2.

1. STAFF RECOMMENDATION

Approve the variance to reduce the required utility and drainage easement from 10' to 0' as shown beneath retaining walls and dumpster enclosures.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

41. KNOXVILLE-KNOX COUNTY PLANNING

1-A-22-OA

Consideration of amendments to the Knox County Zoning Ordinance to reflect the name change of the Planning Commission by removing "Metropolitan" from the name in the Zoning Ordinance.

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knox County Zoning Ordinance to reflect the name change of the Planning Commission by removing "Metropolitan" from the name in the Zoning Ordinance.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

42. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

1-A-22-OB

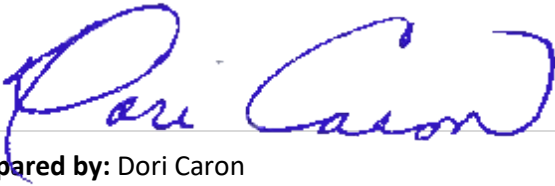
Appointment of Planning Commission Executive Committee members for the calendar year 2022.

Commission Chair Pat Phillips announced he has appointed the following commissioners as members of the Executive Committee for calendar year 2022:

- Patrick Phillips, Chair
- Scott Smith, Vice Chair
- Jeff Roth
- Tim Hill
- Chris Ooten

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:18 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.