

The Planning Commission met in regular session on January 12, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Ms. Tamara Boyer
A Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	A Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	Mr. Eddie Smith

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

2. APPROVAL OF JANUARY 12, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF DECEMBER 8, 2022 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

Scott Davis, PO Box 11315, Knoxville, TN 37939 requested that Item #38 be postponed 30 days until the February 9, 2023 meeting.

Postponements for 30 days:

1. **MOTION (PHILLIPS) AND SECOND (SMITH) WERE MADE TO POSTPONE ITEMS AS READ, INCLUDING ITEM #38, FOR 30 DAYS UNTIL THE FEBRUARY 9, 2023 MEETING.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

Commissioner Huber recused himself from the withdrawal vote.

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS READ

None

- | | |
|--|-------------------|
| <ol style="list-style-type: none"> 1. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
| <ol style="list-style-type: none"> 2. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | 12-SC-21-F |

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- 3. HUBER PROPERTIES, LLC**
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)
- A. Northwest County Sector Plan Amendment** **10-L-21-SP**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).
- B. ONE YEAR PLAN AMENDMENT** **10-I-21-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).
- C. REZONING** **10-R-21-RZ**
From AG (Agricultural) to RN-5 (General Residential Neighborhood).
- 4. 5117 LONAS DRIVE SUBDIVISION** **4-SB-22-C**
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)
- 5. TERRY E. ROMANS**
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)
- A. SOUTH COUNTY SECTOR PLAN AMENDMENT** **5-A-22-SP**
From AG (Agricultural) to RR (Rural Residential).
- B. REZONING** **5-A-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.
- 6. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3** **7-SE-22-F**
326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)
- 7. DKLEVY**
0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)
- A. NORTHWEST CITY SECTOR PLAN AMENDMENT** **7-H-22-SP**
From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR

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(Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT**7-C-22-PA**

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

C. REZONING**7-P-22-RZ**

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

8. GABRIEL W. RATCLIFFE**11-A-22-RZ**

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

E. ITEM TO BE REMOVED FROM THE TABLE READ

Commissioner Huber recused himself from the untabling vote.

1. **MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO UNTABLE ITEM AS READ.**

MOTION CARRIED UNANIMOUSLY 12-0. UNTABLED

F. CONSENT ITEMS READ

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918 requested that Item #37 be removed from the consent list.

1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #37.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CITY OF KNOXVILLE

Item No.**File No.****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the December 8, 2022 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. EAST TENNESSEE CHILDREN'S HOSPITAL**10-A-22-SC**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS 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

6. CHRIS AND RENEE HARWELL

102 Stonewall Drive / Parcel ID 123 F A 014, Council District 1.

Speaking today:

Renee Harwell, 1025 Buckskin Trail, Knoxville, TN 37920

A. SOUTH CITY SECTOR PLAN AMENDMENT**1-A-23-SP**

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

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

Deny the sector plan amendment to O (Office) because it is located at the gateway of an established neighborhood, and it does not meet any of the conditions warranting a change to the land use plan.

2. MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. ONE YEAR PLAN AMENDMENT**1-A-23-PA**

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

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to O (Office) because it encroaches into a residential neighborhood, and does not meet any of the conditions warranting a change to the land use plan.

2. MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

C. REZONING**1-A-23-RZ**

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

1. STAFF RECOMMENDATION

Deny O (Office) zoning because it is not compatible with the land use plan for the area and the residential neighborhood of which it is a part. The HP (Hillside Protection) overlay is retained.

2. MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

7. DEIDRA MESSINGER

910 Zoe Way / Parcel ID 107 I B 013, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**1-B-23-SP**

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**1-B-23-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 LDR (Low Density Residential) and HP (Hillside Protection) because it is compatible with surrounding land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**1-B-23-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 a minor extension of the RN-1 district and it is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING**9. VICTOR JERNIGAN****1-E-23-RZ**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING**10. MARIO ROSS**

3418, 3424, and 3434 Linden Avenue / Parcel ID 082 D S 02703, 02702, and 028, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT**1-C-23-SP**

From PP (Public Parks and Refuges) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it is more compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-C-23-PA**

From PP (Public Parks and Refuges) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it is more compatible with surrounding land uses, and the basis for the current PP (Public Park and Refuges) designation no longer applies.

APPROVED ON CONSENT EARLIER IN THE MEETING**C. REZONING****1-J-23-RZ**

From RN-4 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-5 (General Residential Neighborhood) zoning because it is consistent with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**11. GREEN RIVER HOLDINGS / SCOTT SMITH**

0 Cross Park Drive / Parcel ID 119 03313 (part of), Council District 2.

Speaking today:

Benjamin C. Mullins, 550 West Main St., Suite 500, Knoxville, TN 37092

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**1-E-23-SP**

From O (Office) and SP (Stream Protection) to CC (Community Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

2. MOTION (OOTEN) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-D-23-PA**

From O (Office) and SP (Stream Protection) to CC (Community Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to CC (Community Commercial) and SP (Stream Protection) for a portion of parcel 119 03313 because it is consistent with the location criteria.

2. MOTION (OOTEN) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****C. REZONING****1-N-23-RZ**

From O (Office) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

Approve C-H-2 (Highway Commercial) zoning for a portion of parcel 119 03313 as noted in Exhibit A because it is an extension of the existing commercial zoned area and retains a buffer zone adjacent to the existing residential area.

2. MOTION (OOTEN) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****12. DESHONDA AND ANTONIO MITCHELL**

2337 Money Place / Parcel ID 070 PK 020, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT**1-F-23-SP**

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use, and it is a minor extension of the broader neighborhood's designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-E-23-PA**

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because it represents existing land use, and it is a minor extension of the neighborhood's designation.

APPROVED ON CONSENT EARLIER IN THE MEETING**C. REZONING****1-O-23-RZ**

From C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) to RN-2 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is more representative of the property's long-standing use as a single-family residence, and it is a minor extension of this district from the west. The IH (Infill Housing Overlay) district is retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**13. CMC STEEL US, LLC**

1542 New York Avenue / Parcel ID 081 PK 03501, Council District 5.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-H-23-SP**

From TDR (Traditional Neighborhood Residential) to HI (Heavy Industrial) for a portion of the parcel.

1. STAFF RECOMMENDATION

Approve the sector plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501 because it is a minor extension.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-F-23-PA**

From TDR (Traditional Neighborhood Residential) to HI (Heavy Industrial) for a portion of the parcel.

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to HI (Heavy Industrial) for a portion of parcel 081PK03501 because it is a minor extension.

APPROVED ON CONSENT EARLIER IN THE MEETING**C. REZONING****1-Q-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay) to I-H (Heavy Industrial) and IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve I-H (Heavy Industrial) and IH (Infill Housing Overlay) zoning because it is partially consistent with the sector plan and is a minor extension of the existing zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT PLANS***None***SPECIAL USES****14. AMY SHERRILL****1-A-23-SU**

428 East Scott Avenue / Parcel ID 081 L Q 01501. Proposed use: Remove previously approved planned district designation (C) in RN-5 (General Residential Neighborhood), H (Historic Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the request to remove the previously approved planned district (C) designation from this parcel.

APPROVED ON CONSENT EARLIER IN THE MEETING**FINAL SUBDIVISIONS***None*

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

KNOX COUNTY

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

15. BENJAMIN C. MULLINS

12-E-22-RZ

1461, 1481 and 1501 Maryville Pike / Parcel ID 122 L A 001, 003, 002, Commission District 9. Rezoning from CB (Business and Manufacturing) to T (Transition).

1. STAFF RECOMMENDATION

Approve the T (Transition) zone because the location is consistent with the intent of the zone district to be compatible with the adjacent residential areas.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. JOEL A CANNON III

12-O-22-RZ

8308 Pedigo Road / Parcel ID 037 10202 (part of), Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Item No.**File No.**

Joel A Cannon III, 8226 Pedigo Rd., Powell, TN 37849

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone because it is not consistent with the Growth Policy Plan.

2. MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE RA (LOW DENSITY RESIDENTIAL) ZONE.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

17. WILLIAM SAWALHAH

1-C-23-RZ

442 Fox Road / Parcel ID 143 111, Commission District 3. Rezoning from PR (Planned Residential) at 1 to 3 du/ac and RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is a minor extension of existing zone district and consistent with the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. IGOR CHEBAN

1-F-23-RZ

0 Ball Road / Parcel ID 091 16101, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone at a density up to 5 du/ac because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. KEITH STEWART

1-G-23-RZ

1633 Dry Gap Pike / Parcel ID 047 236, Commission District 7. Rezoning from CA (General Business) to CB (Business and Manufacturing).

Speaking today:

Keith Stewart, 800 Blows Ferry Rd., Knoxville, TN 37919

Item No.**File No.**

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

1. STAFF RECOMMENDATION

Approve the CB (Business and Manufacturing) zone because it is an extension of existing commercial node, subject to one condition.

2. MOTION (SHELSO) AND SECOND (ADAMS) WERE MADE TO DENY THE REQUESTED REZONING TO CB.

MOTION FAILED 6-7 (NO OOTEN, BOYER, HUBER, ROTH, BARGER, SMITH, HILL).

3. MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 11-2 (NO SHELSO, PEREZ). APPROVED

20. BRONZIE HARRIS

1-H-23-RZ

6010 and 6011 Clayberry Drive / Parcel ID 078 07201 and 072, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

Speaking today:

Bronzie Harris, 109 Winona Street, Knoxville, TN 37917

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 8 du/ac because it consistent with the sector plan and consistent with surrounding development.

2. MOTION (OOTEN) AND SECOND (SHELSO) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1 (NO MIDIS). APPROVED

21. ALEKSANDR CHEKHOVSKYY

7614 Washington Pike / Parcel ID 31 04502, Commission District 8.

Speaking today:

Igor Cheban, 6939 Clinton Hwy, Knoxville, TN 37921

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

Item No.**File No.****A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****1-D-23-SP**

From AG (Agricultural) to RR (Rural Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area.

2. MOTION (ROTH) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****1-K-23-RZ**

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with the surrounding area.

2. MOTION (ROTH) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO ADAMS). APPROVED****22. ALEKSANDR CHEKHOVSKYY****1-L-23-RZ**

0 Cavalier Drive / Parcel ID 092 091, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Igor Cheban, 6939 Clinton Hwy, Knoxville, TN 37921

1. STAFF RECOMMENDATION

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

2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

23. ADAM WILSON**1-M-23-RZ**

9817 Dutchtown Road / Parcel ID 118 156, Commission District 3.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**24. KISHOR TAILOR**

0 Crenshaw Road / Parcel ID 147 109, Commission District 9.

Speaking today:

Robert Ray, 3104 Crenshaw Rd., Knoxville, TN 37920

Kimber Dickert-Bradley, 500 Maryville Hwy., Knoxville, TN 37865

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**1-G-23-SP**

From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR (Medium Density Residential) because it provides a transitional land use designation from the commercial node.

2. MOTION (SHELSON) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. REZONING****1-P-23-RZ**

From CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 8 du/ac because it provides a transitional land use between a commercial and single-family residential area, subject to 2 conditions.

Item No.**File No.**

2. **MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 12 DU/AC, SUBJECT TO THE 2 CONDITIONS.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

25. NED FERGUSON**1-R-23-RZ**

7509 West Emory Road / Parcel ID 077 142, Commission District 6.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

26. NED FERGUSON**1-S-23-RZ**

0, 7428, and 7430 Pelleaux Road / Parcel ID 038 050, 049, and 04901, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

The Commission took a 5-minute break at this juncture.

27. AZIZ A. KHERANI

5500 Strawberry Plains Pike / Parcel ID 083 082, Commission District 9.

Speaking today:

James Smith, 2160 Lakeside Centre Way, Knoxville, TN 37922

John Webber, 5443 Strawberry Plains Pike, Knoxville, TN 37914

The Commission agreed to allow 1.5 extra minutes to the applicant and opposition.

Item No.**File No.****A. EAST COUNTY SECTOR PLAN AMENDMENT****1-I-23-SP**

From MDR (Medium Density Residential), LI (Light Industrial), LDR (Low Density Residential), and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to GC (General Commercial) and SP (Stream Protection) for a portion of parcel 083 082 because it is a minor extension at an existing commercial node.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO ADAMS). APPROVED****B. REZONING****1-T-23-RZ**

From A (Agricultural) and F (Floodway) to CA (General Business), RB (General Residential) and F (Floodway).

1. STAFF RECOMMENDATION

APPROVE the CA (General Business) zone for a portion of parcel 083 082 and the RB (General Residential) and F (Floodway) zones for another portion of the parcel because it is a minor extension of an existing commercial node and consistent with the sector plan.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO ADAMS). APPROVED****28. TIMOTHY ZACHARY****1-U-23-RZ**

9018 Hillside Avenue / Parcel ID 042 G B 00204, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with adjacent development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****29. TAYLOR D. FORRESTER****1-V-23-RZ**

9510 Thorn Grove Pike / Parcel ID 074 104, Commission District 8.
Rezoning from A (Agricultural) to CA (General Business).

Speaking today:

Taylor Forrester, 1111 N. Northshore, Ste S700, Knoxville, TN 37919
Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918
Luke Roberts, 831 Rosebud Lane, Knoxville, TN 37871

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the sector plan, subject to 1 condition.

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

MOTION CARRIED 11-2 (NO ADAMS, MIDIS). APPROVED

30. REBECCA WALLS

0 and 9841 West Emory Road / Parcel ID 076 018 and 021, Commission District 6.

Speaking today:

Rebecca Walls, 120 Suburban Rd., Ste. 204, Knoxville, TN 37923

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**1-J-23-SP**

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection) because it is consistent with surrounding land use and trends in development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**1-W-23-RZ**

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

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

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with Growth Policy Plan guidelines and surrounding development trends, subject to one condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

31. TAYLOR D. FORRESTER

9505 Heiskell Road / Parcel ID 036 028 (part of), Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT**1-K-23-SP**

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to GC (General Commercial) because it is a minor extension of this designation from the south and it is compatible with surrounding conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**1-X-23-RZ**

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

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is a minor extension of this zone from the south, and it is consistent with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****CONCEPT AND DEVELOPMENT PLANS**

32. SCOTT CAMPBELL SUBDIVISION

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

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

1. STAFF RECOMMENDATION

Postpone the Concept Plan until the February 9, 2023
Planning Commission meeting as requested by the
applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

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

2. STAFF RECOMMENDATION

Postpone the development plan until the February 9, 2023
Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

33. DORCHESTER**1-SA-23-C**

7509 Carpenter Road / Parcel ID 078 035, Commission District 6.

1. STAFF RECOMMENDATION

Approve the request to remove the condition to install
sidewalks on the internal loop road per Concept Plan 8-SA-
21-C and 9-SC-19-C, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. THE MEADOWS AT SHANNON VALLEY (PHASE II)

Speaking today:

Cody Smith, 4909 Ball Road, Knoxville, TN 37931

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

A. CONCEPT SUBDIVISION PLAN

1-SB-23-C

0 Stoneyhurst Lane / Parcel ID 049 067, Commission District 8.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 7 conditions.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE VARIANCES PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

1-A-23-DP

Proposed use: Detached residential subdivision in RB (General Residential) and PR (Planned Residential) Districts.

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 24 detached dwellings, subject to 1 condition.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

35. PARKER'S FOREST

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Tracey Smith, 8201 Greenwell Rd., Knoxville, TN 37938

A. CONCEPT SUBDIVISION PLAN

1-SC-23-C

0 Greenwell Road / Parcel ID 037 14215, Commission District 7.

1. STAFF RECOMMENDATION

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

APPROVE the Concept Plan subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Higgins left the meeting at this time.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN

1-B-23-DP

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 12 detached residential lots, subject to the following 1 condition.

2. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

36. FOX ROAD DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN

1-SD-23-C

0 and 504 Fox Road / Parcel ID 143 11201 and 112 (part of),
Commission District 3.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

1-C-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision
with up to 4 detached dwellings for Phase II (94 detached
dwellings total for phases 1 & 2), subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. O.T. TINDELL FARM SUBDIVISION

Speaking today:

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

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

Commissioner Higgins returned to the meeting at this time.

A. CONCEPT SUBDIVISION PLAN

1-SE-23-C

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

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 6 conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

1-D-23-DP

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

1. **STAFF RECOMMENDATION**

APPROVE the development plan for up to 30 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

38. BEELER ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

1-SF-23-C

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

1. **STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 12 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****1-E-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 87 detached dwellings and reduction of the 35-ft peripheral setback to 25-ft for lots 65-70, as shown on the plan, subject to 1 condition.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. THOMPSON MEADOWS**A. CONCEPT SUBDIVISION PLAN****1-SG-23-C**

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

1. STAFF RECOMMENDATION

Postpone the concept plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**1-F-23-DP**

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

1. STAFF RECOMMENDATION

Postpone the development plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

40. CARTER RIDGE SUBDIVISION (PHASE VI – VIII)

A. CONCEPT SUBDIVISION PLAN

1-SH-23-C

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

1. STAFF RECOMMENDATION

Postpone the concept plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

1-G-23-DP

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

1. STAFF RECOMMENDATION

Postpone the development plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW

41. TAYLOR D. FORRESTER

1-A-23-UR

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

1. STAFF RECOMMENDATION

Postpone for 30-days to the February 9, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

42. KNOXVILLE-KNOX COUNTY PLANNING (REVISED)

11-C-22-OA

Consideration of amendments to the Knox County Code, Appendix A, Zoning Code, Articles 5.31 and 5.32, pertaining to drive-through facilities, multifamily developments, townhouses, and above ground dwellings in the CA and CB zones and an amendment to Appendix A, Zoning Code, Article 4, adding Section 4.108 to create standards for drive-through facilities. A reference statement citing the new Section 4.108 will be added to the CN, CR, and TC zones where drive-through facilities are currently allowed as a permitted use on review.

Speaking today:

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

1. STAFF RECOMMENDATION

Staff recommends that Knoxville-Knox County Planning Commission recommend approval of:

Amendments to the Knox County Zoning Code, Article 5, Section 5.31 pertaining to the CA (General Business) zone to allow for consideration of the following:

- Uses permitted (by right):
 - Drive-through facilities located on arterial streets
 - Clinics, medical offices, dental offices and other medical uses of a similar nature and size
- Uses permitted on review:
 - Drive-Through Facilities on collector streets
 - Multi-dwelling Structures or Developments
 - Attached houses
 - Upper-level dwellings

Amendments to Article 5, Section 5.32 pertaining to the CB (Business and Manufacturing) zone to allow for consideration of the following uses:

- To be permitted:

- Drive-through facilities located on arterial and collector streets as a permitted use
- Clinics, medical offices, dental offices and other medical uses of a similar nature and size
- To be uses permitted on review:
 - Multi-dwelling Structures or Developments
 - Attached houses
 - Upper-level dwellings

An amendment to the Knox County Zoning Code, Article 4, adding a new subsection, 4.108 creating standards for drive-through facilities.

Amendments to the Knox County Zoning Code, Article 5, Sections 5.37.03.C, 5.38.03.E, and 5.91.03, pertaining to drive-through facilities currently permitted as a use on review in the CR (Rural Commercial), CN (Neighborhood Commercial), and TC (Town Center) zones respectively, by adding a reference to proposed subsection 4.108 pertaining to standards for drive-through facilities. No change is proposed to the allowance of drive-through facilities in these zones

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

OTHER BUSINESS

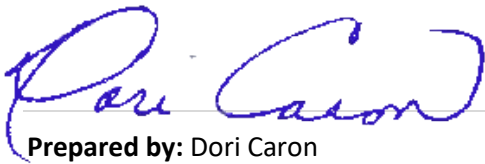
None

Item No.

File No.

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:56
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.