

The Planning Commission met in regular session on January 11, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

A – Absent from the meeting

2. APPROVAL OF JANUARY 11, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF DECEMBER 14, 2023 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

Item No.**File No.****B. POSTPONEMENTS TO BE VOTED ON READ**

30 days

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE FEBRUARY 8, 2024 PLANING COMMISSION MEETING.**

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

60 days

None

C. WITHDRAWALS READ

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO WITHDRAW ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN**D. TABLED ITEMS**

- | | |
|---|------------------|
| <ol style="list-style-type: none"> 1. KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023) | 8-A-22-OA |
| <ol style="list-style-type: none"> 2. WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | 4-A-23-SU |
| <ol style="list-style-type: none"> 3. CHAD WILHITE
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023) | 8-G-23-RZ |
| <ol style="list-style-type: none"> 4. R. BENTLEY MARLOW | 8-A-23-OA |

Item No.**File No.**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

5. WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN**7-SC-23-C**

8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

B. DEVELOPMENT PLAN**7-A-23-DP**

Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

6. MILLERTOWN VILLAS**9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Table date 11/9/2023)

7. R. BENTLEY MARLOW (REVISED)**8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Table date 11/9/2023)

E. ITEMS TO BE TABLED READ

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO REMOVE ITEMS FROM TABLE AS READ.**

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

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F. ITEMS TO BE REMOVED FROM THE TABLE READ

None

G. CONSENT ITEMS READ

MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #8 AND ITEM #21.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the November 9, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

5. RANDY GUIGNARD

1717 Loves Creek Road / Parcel ID 060 I C 002

Speaking today:

Randy Guignard, 5408 Fountaingate Rd., Knoxville, TN 37918

Item No.**File No.****A. NORTHEAST COUNTY SECTOR PLAN****1-C-24-SP**

From O (Office), SP (Stream Protection) to MDR/O (Medium Density Residential/Office), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

2. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) LAND USE CLASSIFICATION BECAUSE IT PROVIDES A TRANSITION OF LAND USE INTENSITIES AND IS SUPPORTED BY LOCAL RESIDENTIAL AMENITIES. THE SP (STREAM PROTECTION) AREA WOULD BE RETAINED.

MOTION CARRIED 13-1 (NO ADAMS). APPROVED

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

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it provides a transition of land use intensities and is supported by local residential amenities. The SP (Stream Protection) area would be retained.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) BECAUSE IT PROVIDES A TRANSITION OF LAND USE INTENSITIES AND IS SUPPORTED BY LOCAL RESIDENTIAL AMENITIES. THE SP (STREAM PROTECTION) AREA WOULD BE RETAINED.

MOTION CARRIED 13-1 (NO ADAMS). APPROVED

6. ERIKA AYALA MUNOZ**1-E-24-PA**

2812 Merchant Drive / Parcel ID 80 J B 018 01 (part of), Council District 5. One Year Plan Amendment from NC (Neighborhood Commercial), HP (Hillside Protection) to LDR (Low Density Residential), HP (Hillside Protection).

Item No.

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1. STAFF RECOMMENDATION

Approve the LDR (Low Density Residential) land use classification because it is a minor extension of this classification within the parcel. The HP (Hillside Protection) area would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. SCHAAD COMPANIES, LLC

2000 Shoppers Lane / Parcel ID 093 F B 009 06, Council District 3.

A. NORTHWEST CITY SECTOR PLAN

1-D-24-SP

From GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

1-B-24-PA

From GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the LI (Light Industrial) land use classification because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

12-E-23-RZ

From I-MU (Industrial Mixed-Use) to I-G (General Industrial).

1. STAFF RECOMMENDATION

Approve the I-G (General Industrial) district because it is compatible with the surrounding development and a minor extension of the district.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. BENJAMIN C. MULLINS

5418, 5421, 5500, 5504, 5510, 5520 Pratt Road / Parcel ID 68 E C 026 01 (part of), 015, 016, 017, 019 01, 068 E E 019 01. City Council District 5.

Speaking today:

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

Timothy Allen, 121 Caron Dr., Knoxville, TN 37912

A. NORTH CITY SECTOR PLAN

1-I-24-SP

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

1-D-24-PA

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING

1-O-24-RZ

Item No.

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1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) district because it meets the intent of the zoning district as a buffer between single-family residential neighborhoods and commercial areas.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

9. TAYLOR D FORRESTER

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

A. EAST CITY SECTOR PLAN

1-E-24-SP

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

1-C-24-PA

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING

1-I-24-RZ

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

Item No.

File No.

1. STAFF RECOMMENDATION

Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

10. 5117 LONAS DRIVE

A. CONCEPT SUBDIVISION PLAN

1-SB-24-C

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

1. STAFF RECOMMENDATION

Approve the requested alternative design standards as recommended by the City of Knoxville Engineering Department.

Approve the concept plan subject to 9 conditions.

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE REQUESTED ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. SPECIAL USE

1-D-24-SU

Proposed use: Townhouses in RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Approve the special use request for a townhouse development in the RN-3 district, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****SPECIAL USES**

11. ETHAN PHILLIPS**1-A-24-SU**

4628 Washington Pike / Parcel ID 70 C D 025. Proposed use: 12 duplexes in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Withdraw the application as a special use is not needed. Duplexes are a permitted use in the RN-4 (General Residential Neighborhood) district.

WITHDRAWN EARLIER IN THE MEETING

12. CHARLES PILGRIM**1-B-24-SU**

909 Osprey Point Lane / Parcel ID 154 L A 012. Proposed use: Medical office in C-N (Neighborhood Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a medical office in the C-N district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. JOSH BRADEN**1-C-24-SU**

716 Washburn Road / Parcel ID 107 E E 015. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

1. STAFF RECOMMENDATION

WITHDRAW as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

14. RADO NEDKOV**1-E-24-SU**

0 Clinton Highway / Parcel ID 68 N E 012.02 . Proposed use: Request for removal of SC-2 Shopping Center previously approved planned district in C-H-1 (Highway Commercial) District. Council District 5.

1. STAFF RECOMMENDATION

Item No.

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Approve the removal of the previously approved planned district designation because doing so is consistent with adopted plans and would enable redevelopment in accordance with contemporary zoning standards.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

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

1-SC-24-F

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

1. STAFF RECOMMENDATION

Due to the need for additional plat revisions, and with the concurrence of the applicant, Planning staff are recommending postponement for 30 days until the February 8, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

16. KNOXVILLE MULTI-USE STADIUM DEVELOPMENT

12-A-23-PD

215 E. Florida St.; 0, 501, 601, 702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave / Parcel ID 095HB002, 095HB00201, 202, 203, 204, 205, 206; 095AK01801; 095AM015, 016, 018, 021.

Proposed use: Minor modifications to the approved Planned Development (11-A-21-PD) to add exceptions for flagpoles and signage in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development) District. Council District 6.

1. STAFF RECOMMENDATION

WITHDRAW as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

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

17. JENKINS BUILDERS

12-C-23-RZ

7311 Old Clinton Pike / Parcel ID 67 148 (part of), Commission District 6.
Rezoning from A (Agricultural) to RB (General Residential).

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. FRED E. TRAINER JR

12-D-23-RZ

11308 and 11234 Sam Lee Road / Parcel ID 103 063, 067. Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.

Speaking today:

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

Jim Leppink, 1131 Sam Lee Road, Knoxville, TN 37932

Dawn Walsh, no address given

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 and is supported by local amenities.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.

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19. LEONARD DEVELOPMENT LLC

1-A-24-RZ

1141 Catlett Road / Parcel ID 130 160, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Taylor Forrester, 1111 N. Northshore Dr., Ste. S700, Knoxville, TN 37919

Cindy Faith, 1117 Carrollwood Rd., Knoxville, TN 37932

Dawn Walsh, no address given

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

20. ROBERT GREGORY, GREGORY LAND DEVELOPMENT, LLC

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

A. NORTH COUNTY SECTOR PLAN AMENDMENT

1-A-24-SP

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

1-B-24-RZ

From A (Agricultural) to PR (Planned Residential) up to 3.5 du/ac.

1. STAFF RECOMMENDATION

Item No.**File No.**

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. CONNOR P. KELLY

1-C-24-RZ

7933 Maynardville Pike / Parcel ID 029 001, Commission District 7.
Rezoning from F (Floodway), A (Agricultural). A (Agricultural) portion to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Connor Kelly, 3571 Louisville Rd., Louisville, TN 37777

Kevin Wilson, 4714 Gray Rd., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Approve PR up to 4 du/ac because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

22. BEN MULLINS

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

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

1-B-24-SP

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

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B. REZONING

1-D-24-RZ

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

23. CONNOR P. KELLEY

1-E-24-RZ

1630 Harvey Road / Parcel ID 169 009, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

- Ben Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902
- Rosemarie Abrams, 12660 Rocky Slope Ln., Knoxville, TN 37922
- Mike Podesta, 12204 Harper’s Ferry Ln., Knoxville, TN 37922
- Lara Purcell, 1806 Blue Crane Ln., Knoxville, TN 37922

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

24. MARY WARD

1-F-24-RZ

9625 Clift Road / Parcel ID 53 004 02 (part of), Commission District 8. Rezoning from RA (Low Density Residential), F (Floodway) to A (Agricultural), F (Floodway).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding development. The F (Floodway) zone would be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

25. KENNETH M GILREATH**1-G-24-RZ**

3816 E Governor John Sevier Hwy / Parcel ID 83 060 02 (part of), Commission District 9. Rezoning from PC (Planned Commercial) to CA (General Business).

1. STAFF RECOMMENDATION

Deny the CA (General Commercial) zone because of site constraints and because the existing PC (Planned Commercial) zone allows for site plan review by the Planning Commission.

2. **MOTION (OOTEN) AND SECOND (PEREZ) WERE MADE TO APPROVE CA (GENERAL BUSINESS), WITH THE CONDITION THAT THE APPLICANT PROVIDE A 50-FT LANDSCAPE BUFFER CONSISTENT WITH THE COMMERCIAL CONSIDERATIONS WITHIN THE GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY.**

MOTION CARRIED 12-2 (NO SHELSON, MIDIS). APPROVED

26. RICHARD LEMAY**1-H-24-RZ**

648 Fox Road / Parcel ID 144 006, Commission District 3. Rezoning from PR (Planned Residential) to PR (Planned Residential) up to 3.5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

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27. DAVID KITTS & CYNTHIA L. KITTS

1-J-24-RZ

0 Meadow Glade Lane / Parcel ID 38 133 02, Commission District 7.
Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential)
2 du/ac, F (Floodway)

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2 du/ac on the portion of the parcel zoned A (Agricultural) because it is consistent with the sector plan and surrounding development. The F (Floodway) zone will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. THUNDER MOUNTAIN PROPERTIES

1-K-24-RZ

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

1. STAFF RECOMMENDATION

Table the rezoning application as requested by the applicant.

TABLED EARLIER IN THE MEETING

29. THUNDER MOUNTAIN PROPERTIES

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

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

1-G-24-SP

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

1. STAFF RECOMMENDATION

Table the sector plan amendment application as requested by the applicant.

TABLED EARLIER IN THE MEETING

Item No.

File No.

B. REZONING

1-L-24-RZ

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

1. STAFF RECOMMENDATION

Table the rezoning application as requested by the applicant.

TABLED EARLIER IN THE MEETING

30. THUNDER MOUNTAIN PROPERTIES

0 Chapman Highway / Parcel ID 150 B C 001 (part of), Commission District 9.

Speaking today:

Taylor Forrester, 1111 N. Northshore Dr., Ste. S700, Knoxville, TN 37919
Margie Grace, 8815 Sevierville Pike, Knoxville, TN 37920

A. SOUTHWEST COUNTY SECTOR PLAN

1-H-24-SP

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

1. STAFF RECOMMENDATION

Approve the MU-SCo-1 (South Knox County Gateway) land use classification, as specified in the case boundary map, because it is a minor extension that is compatible with surrounding development. The HP (Hillside Protection) areas would be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING

1-M-24-RZ

From RA (Low Density Residential) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone, as specified in the case boundary map, because it is a minor extension that is consistent with surrounding development, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

31. THUNDER MOUNTAIN PROPERTIES

1-N-24-RZ

0 Chapman Highway / Parcel ID 150 B C 001 (part of), Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Taylor Forrester, 1111 N. Northshore Dr., Ste. S700, Knoxville, TN 37919
Dawn Close, 8815 Sevierville Pike, Knoxville, TN 37920

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

32. DALE AKINS

0 Ebenezer Road / Parcel ID 132 098 01, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

1-J-24-SP

From MDR (Medium Density Residential), SP (Stream Protection) to LI (Light Industrial), SP (Stream Protection).

- 1. **STAFF RECOMMENDATION**
Approve the LI (Light Industrial) land use classification because it is consistent with adjacent development. The SP (Stream Protection) area would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

9-I-23-RZ

From A (Agricultural), F (Floodway) to CB (Business and Manufacturing), F(Floodway).

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the CB (Business and Manufacturing) zone because it is compatible with adjacent industrial uses and provides a transition of land use intensity. The F (Floodway) zone would be retained.

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

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

33. BOTEZAT PROPERTY – MILLERTOWN PIKE

A. CONCEPT SUBDIVISION PLAN

12-SE-23-C

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

1. STAFF RECOMMENDATION

Postpone the concept plan application until the February 8, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

12-E-23-DP

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

1. STAFF RECOMMENDATION

Postpone the concept plan application until the February 8, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

34. LANTERN PARK

A. CONCEPT SUBDIVISION PLAN

12-SF-23-C

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

1. STAFF RECOMMENDATION

Postpone the concept plan to the February 8, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

12-G-23-DP

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

1. STAFF RECOMMENDATION

Postpone the development plan to the February 8, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

35. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)

A. CONCEPT SUBDIVISION PLAN

12-SG-23-C

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

1. STAFF RECOMMENDATION

Table the concept plan application as requested by the applicant.

TABLED EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****12-H-23-DP**

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

1. STAFF RECOMMENDATION

Table the development plan application as requested by the applicant.

TABLED EARLIER IN THE MEETING**36. MOCKINGBIRD MEADOWS****1-SA-24-C**

0, 7728, 7732 Mockingbird Meadows Drive / Parcel ID 37 M E 004, 003, 061 (part of) Commission District 7.

Speaking today:

Chris Large, 1341 Centerpoint Blvd. Ste. 110, Knoxville, TN 37932

Haley Bernard, 7704 Dave Rd., Knoxville, TN 37938

Michelle McGrath, 7704 Dan Ln., Knoxville, TN 37938

Glen Laws, 2208 Glenn Dr., Knoxville, TN 37938

John McGrath, 7704 Dan Ln., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Deny the request to remove condition #6 of case file 6-SA-22-C, requiring the installation of a pedestrian connection between Mockingbird Meadows Drive and Hoff Lane.

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

MOTION FAILED 6-8 (NO OOTEN, BOYER, HUBER, BROWNING, LEVENSON, BARGER, OVERTON, HILL). FAILED

3. MOTION (OOTEN) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE REMOVAL OF CONDITION #6 OF CASE FILE 6-SA-22-C, REQUIRING THE INSTALLATION OF A PEDESTRIAN CONNECTION BETWEEN MOCKINGBIRD MEADOWS DRIVE AND HOFF LANE.

MOTION CARRIED 8-6 (NO SHELSON, PEREZ, HIGGINS, BIGGS, ADAMS, MIDIS)

37. CMH HOMES, INC ON TIPTON STATION ROAD

A. CONCEPT SUBDIVISION PLAN

1-SC-24-C

2116, 2120 Tipton Station Road / Parcel ID 148 108 04,108 06, Commission District 9.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

1-B-24-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 74 detached houses on individual lots and reduction of the peripheral setback on lot 1 from 35 ft to 25 ft along the eastern property boundary, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. SPARKS MEADOW WEST

A. CONCEPT SUBDIVISION PLAN

1-SD-24-C

6925 Ball Road / Parcel ID 91 077, Commission District 6.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****1-C-24-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a detached residential subdivision with up to 59 lots and reduction of the peripheral setback from 35 ft to 15 ft along the eastern boundary, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS/USES ON REVIEW

None

DEVELOPMENT PLANS

39. LAND DEVELOPMENT SOLUTIONS**1-A-24-DP**

6721 Strawberry Plains Pike / Parcel ID 084 04901. Proposed use: Attached residential development in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 29-unit townhome development (multi-dwelling development), subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

40. JUSTIN SATTERFIELD**12-A-23-UR**

0 and 4608 Harrell Lane / Parcel ID 028 E J 003,004,005. Proposed use: 3 duplex structures (6 dwelling units) on individual lots in RA (Low Density Residential) District. Commission District 7.

Speaking today:

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

April Atwell, 4618 Harrill Ln., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the request for 3 duplexes as identified on the development plan, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

41. RALPH SMITH

1-A-24-UR

7509 W Emory Road / Parcel ID 077 142. Proposed use: Duplexes in RA (Low Density Residential) District. Commission District 6.

- 1. **STAFF RECOMMENDATION**

Approve the request for 3 duplexes, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

42. FINAL PLAT OF BELLTOWN PHASE 1, UNIT 3

1-SA-24-F

4714 W. Emory Road (formerly 4515 W. Emory Road) / Parcel ID 066 122 (part of), Commission District 6.

- 1. **STAFF RECOMMENDATION**

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. FINAL PLAT OF CHEROKEE WOODS PHASE 2

1-SB-24-F

0 Raging River Drive / Parcel ID 148 001 (part of), Commission District 9.

- 1. **STAFF RECOMMENDATION**

Item No.

File No.

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. FINAL PLAT OF SONESTA SUBDIVISION PHASE 2

1-SD-24-F

0 Everett Road / Parcel ID 141 082, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. FINAL PLAT OF CATATOGA SUBDIVISION PHASE 1

1-SE-24-F

1737 N. Campbell Station Road. 0 Long Farm Way / Parcel ID 117 01203, 130 A A 002 14 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval of the final plat and the use of the designation “Boulevard”.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. FINAL PLAT OF FOUNTAIN POINTE SUBDIVISION

1-SF-24-F

6585 Fountain City Road / Parcel ID 57 133, Commission District 7.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

47. FINAL PLAT OF RESUBDIVISION OF THE VILLAS AT ROGERS FARM

1-SG-24-F

1331 W. Beaver Creek Drive / Parcel ID 056 133 (part of), Commission District 7.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. FINAL PLAT OF TOWNHOMES AT RATHER

1-SH-24-F

10620 Rather Road / Parcel ID 089 218, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

49. KNOXVILLE-KNOX COUNTY PLANNING

11-C-23-OB

Consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

1. STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. KNOXVILLE-KNOX COUNTY PLANNING

12-B-23-OB

Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

1. STAFF RECOMMENDATION

Staff recommend approval of the proposed amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:01 P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

NOTE: *Please see individual staff reports for conditions of approval and the staff recommendation.*