

The Planning Commission met in regular session on July 11, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF JULY 11, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF JUNE 13, 2019 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

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL THE AUGUST 8, 2019 MEETING.

MOTION CARRIED 12-0. POSTPONED 30 DAYS

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE SEPTEMBER 12, 2019 MEETING.

MOTION CARRIED 12-0. POSTPONED 60 DAYS

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ UNTIL THE OCTOBER 10, 2019 MEETING.

MOTION CARRIED 12-0. POSTPONED 90 DAYS

C. ITEMS REQUESTED TO BE WITHDRAWN

None

D. TABLED ITEMS

1. BULLARD FARM - EAGLE CDI, INC.

a. Concept Subdivision Plan

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

5-SA-18-C

b. USE ON REVIEW

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

5-B-18-UR

Item No.**File No.**

- | | |
|---|-------------------|
| 2. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC | |
| a. Concept Subdivision Plan
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6. | 7-SA-18-C |
| b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. | 7-C-18-UR |
| 3. GORDON SMITH
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. | 8-B-18-AC |
| 4. WHITE'S ADDITION
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. | 10-SC-18-F |
| 5. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | 12-SD-18-F |
| 6. DEBRA G. DAUGHERTY
Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6. | 12-C-18-UR |
| 7. WOODSON TRAIL, PHASE 4A
South of Woodson Drive, east of Spring Creek Road, Council District 1. | 10-SE-18-F |
| 8. DANIEL LEVY
West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9. | |
| a. South County Sector Plan Amendment
From A (Agriculture) to GC (General Commercial). | 2-A-19-SP |
| b. Rezoning
From A (Agricultural) to PC (Planned Commercial). | 2-D-19-RZ |
| 9. TRENT DEVELOPMENT GROUP, LLC
East side of Moss Creek Boulevard, South of Kingston Pike. Proposed use: Apartments in O-1 (Office, Medical, and Related Services) (k) District. Council District 2. (Tabled Date: May 9, 2019) | 5-I-19-UR |

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO UNTABLE ITEMS AS READ.

MOTION CARRIED 12-0. UNTABLED

G. CONSENT ITEMS

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

Removed from the Consent Approval List:

Item #8: Roy Smith, 1104 E. Beaver Creek Drive, Knoxville, TN.

Item #46: Vice Chair, Patrick Phillips

Item #50: Amy Brooks, Knoxville- Knox County Planning Manager

Commissioner Smith and Commissioner Hill recused themselves from the Consent List.

- 1. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #8, #46 AND #50.**

MOTION CARRIED 10-0. APPROVED

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.**

MOTION CARRIED 10-0. APPROVED

ORDINANCE AMENDMENTS:

None

Item No.

File No.

ALLEY OR STREET CLOSURES:

None

STREET OR SUBDIVISION NAME CHANGES

5. GWEN MCKENZIE / CITY OF KNOXVILLE

7-A-19-SNC

Change Walter Taylor St. to 'Taylor Homes Rd.' between Kenner Ave. and Bethel Ave., Council District 6.

1. STAFF RECOMMENDATION

Knoxville-Knox County Planning staff recommends that the Planning Commission APPROVE the street name 'Taylor Homes Rd.'

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

CONCEPTS / USES ON REVIEW

6. BEAU MONDE PH 3, NORTHSHORE TOWN CENTER PH II

6-SA-19-C

1830 Thunderhead Rd. / Parcel ID 154 09804 & 09817, 154FG001-012, 154FE027, Council District 2.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan until the September 12, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

7. DADZIE SQUARE

6-SC-19-C

5115 Tiller Rd. / Parcel ID 80 C A 028, Council District 5.

1. STAFF RECOMMENDATION

Item No.**File No.**

POSTPONE the Concept Plan until the August 8, 2019
Planning Commission meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**8. OT TINELL FARM – TRANTANELLA
CONSTRUCTION CO.**

A. CONCEPT SUBDIVISION PLAN

6-SD-19-C

1108 E. Beaver Creek Dr. / Parcel ID 47 233, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN.

Roy Smith, 1104 E. Beaver Creek Road, Knoxville, TN.

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE VARIANCE 1 BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCE WILL NOT CREATE A TRAFFIC HAZARD PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. APPROVED

3. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

4. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. APPROVED

B. USE ON REVIEW

6-C-19-UR

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

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

APPROVE the development plan for up to 31 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 31 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND THE REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25', SUBJECT TO 1 CONDITION PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. APPROVED

9. LAUREL OAK – CANNON & KUIPERS, LLC

A. CONCEPT SUBDIVISION PLAN**7-SA-19-C**

916 E. Beaver Creek Dr. / Parcel ID 47 228, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan until the August 8, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**7-B-19-UR**

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

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan until the August 8, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

10. VINE CITY HOUSE PUD

7-SB-19-C

519 W. Vine Ave. / Parcel ID 94 E J 03201, Council District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the Concept Plan for 7 attached residential units on individual lots, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS:

11. WALTERS LANDING NO. II

2-SM-19-F

0 Lacy Road / Parcel ID 68 H A 012.01, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE final plat until the August 8, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

12. WEAVER AND NEEDHAM PROPERT

6-SB-19-F

4120 Ellistown Road / Parcel ID 41 046, Commission District 8.

1. STAFF RECOMMENDATION

POSTPONE final plat until the August 8, 2019 Planning Commission Meeting per applicant's request.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. HATCHER HILL CITY HOUSE LLC ON VINE

6-SE-19-F

519 W. Vine Avenue / Parcel ID 94 E J 032.01, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. COPELAND HEIGHTS, PHASE I, UNIT 2

7-SA-19-F

0 Cloud View Dr. / Parcel ID 37 102.01, Commission District 7.

1. STAFF RECOMMENDATION

Item No.

File No.

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. ROEFIELD, PHASE I, UNIT 14

7-SB-19-F

0 Vale View, Rd. / Parcel ID 144 078.07 (part of), Commission District 5.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. CREEK BEND FARMS, UNIT 1

7-SC-19-F

9717 Garrison Dr. / Parcel ID 90 09101 (part of), Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. JACK BUTTURINI PROPERTY

7-SD-19-F

753 Hidden Glen Ln. / Parcel ID 144 008.01, Commission District 5.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. WATERSTONE AT HARDIN VALLEY, UNIT 2

7-SE-19-F

Waterstone Blvd. / Parcel ID 104 084.05 (part of), Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****19. THE WOODS AT CHOTO**

7-SF-19-F

0 Choto Rd. / Parcel ID 169 013, Commission District 5.

1. **STAFF RECOMMENDATION**
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**20. FINAL PLAT OF DEER VALLEY FARMS,
RESUBDIVISION OF LOT 5 AND UN-PLATTED
PROPERTY OF HURST**

7-SG-19-F

3811 Proffitt Ln. / Parcel ID 77 069 077 070.08, Commission District 6.

1. **STAFF RECOMMENDATION**
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**21. RESUBDIVISION OF THE GARY SNEED
PROPERTY AND UNPLATTED PARCEL OF
TONEY**

7-SH-19-F

5721 Jones Rd. / Parcel ID 40 035.09 & 035.12, Commission District 8.

1. **STAFF RECOMMENDATION**
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. WINDSOR FOREST, UNIT 1

7-SI-19-F

0 Fretz Rd. / Parcel ID 130 070.01, Commission District 6.

1. **STAFF RECOMMENDATION**
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****23. HARDIN VALLEY WEST**

7-SJ-19-F

11103 Hardin Valley Rd. / Parcel ID 103 108.04, Commission District 6.

1. STAFF RECOMMENDATION

POSTPONE final plat until the September 12, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

24. RAMSEY'S ADDITION RESUBDIVISION OF P/O LOT 55

7-SK-19-F

1601 Forest Ave. / Parcel ID 94 N D 015-016, Council District 1.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. VON A GLASS ADDITION OF VESTAL RESUBDIVISION OF LOT 64 & PART OF LOTS 65-69

7-SL-19-F

1601 Forest Ave. / Parcel ID 123 B F 02301, Council District 1.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

26. NMI RESIDENTIAL INVESTMENTS, LLC

6-D-19-RZ

0 Chimney Top Ln. / Parcel ID 154 F F 021 154 09804 (part of), Council District 2. Rezoning from OS-2 (Open Space) to TC-1 (Town Center).

1. STAFF RECOMMENDATION

Item No.**File No.**

RECOMMEND that City Council APPROVE TC-1 (Town Center) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. BENJAMIN C. MULLINS KADUNZA LTD, LLC

3216 Johnson Rd. / Parcel ID 92 01201, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

6-D-19-SP

From NC (Neighborhood Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission DENY sector plan amendment to GC (General Commercial).

Speaking today:

Ben Mullins, 550 W. Main Street, Suite 500, Knoxville, TN.

Connie West, 3222 Johnson Road, Knoxville, TN.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY SECTOR PLAN AMENDMENT TO GC (GENERAL COMMERCIAL) PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. DENIED

B. REZONING

6-L-19-RZ

From A (Agricultural) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission DENY PC (Planned Commercial) zoning.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY PC (PLANNED COMMERCIAL) ZONING PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. DENIED

28. PACKERS SOUTH USA, LLC

4330 Papermill Dr. / Parcel ID 107 C F 010, Council District 6.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

7-A-19-SP

From NC (Neighborhood Commercial) to MU-SD (Mixed Use Special District) NWC-3.

1. STAFF RECOMMENDATION

RECOMMEND that City Council ADOPT RESOLUTION #7-A-19-SP, amending the Northwest City Sector Plan to MU-SD (Mixed Use Special District) NWC-3 designation and recommend that Planning Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN.

- 2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO ADOPT RESOLUTION #7-A-19-SP, AMENDING THE NORTHWEST CITY SECTOR PLAN TO MU-SD (MIXED USE SPECIAL DISTRICT) NWC-3 DESIGNATION AND RECOMMEND THAT PLANNING COMMISSION ALSO ADOPT THE SECTOR PLAN AMENDMENT (SEE ATTACHED RESOLUTION, EXHIBIT A.)**

MOTION CARRIED 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

7-A-19-PA

From NC (Neighborhood Commercial) to MU-SD (Mixed Use Special District) NWC-3.

1. STAFF RECOMMENDATION

APPROVE MU-SD (Mixed Use Special District) NWC-3 as the One Year Plan land use designation.

- 2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE MU-SD (MIXED USE SPECIAL DISTRICT) NWC-3 AS THE ONE YEAR PLAN LAND USE DESIGNATION PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED

C. REZONING

7-A-19-RZ

From 0-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).

Item No.**File No.**

1. **STAFF RECOMMENDATION**
RECOMMEND that City Council APPROVE C-6 (General Commercial Park District) zoning.
2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE C-6 (GENERAL COMMERCIAL PARK) ZONING PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED

29. BELITA DAWN HOFFMEISTER

414 E. Inskip Dr. / Parcel ID 69 I C 003, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-B-19-SP

From MU-SD, NC-12 (Mixed Use-Special District, North City-12) to MU-SD, NC-13 (Mixed Use-Special District, North City-13).

1. **STAFF RECOMMENDATION**
ADOPT RESOLUTION #7-B-19-SP, amending the North City Sector Plan to the MU-SD, NC-13 (Mixed Use-Special District, North City-13) designation, and adopt the sector plan amendment (see attached resolution, Exhibit D.)

Speaking today:

Belita Hoffmeister, 5317 Cedar Heights Road, Knoxville, TN.
2. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #7-B-19-SP, AMENDING THE NORTH CITY SECTOR PLAN TO THE MU-SD, NC-13 (MIXED USE-SPECIAL DISTRICT, NORTH CITY-13) DESIGNATION, AND ADOPT THE SECTOR PLAN AMENDMENT (SEE ATTACHED RESOLUTION, EXHIBIT D.) PER STAFF RECOMMENDATION. COMMISSIONER CLANCY STATED THAT AMENDING THE SECTOR PLAN IS APPROPRIATE WITH THE INTRODUCTION OF SIGNIFICANT ROADS AND UTILITIES TO ACCOMMODATE RECENT GROWTH OF THE INSKIP AREA.**

MOTION CARRIED 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

7-B-19-PA

From MU-SD, NC-12 (Mixed Use-Special District, North City-12) to MU-SD, NC-13 (Mixed Use-Special District, North City-13).

Item No.**File No.**

1. **STAFF RECOMMENDATION**
RECOMMENDS that City Council APPROVE MU-SD, NC-13 (Mixed Use-Special District, North City-13) as the One Year Plan land use designation.
2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE MU-SD (MIXED USE SPECIAL DISTRICT) NC-13 AS THE ONE YEAR PLAN LAND USE DESIGNATION PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED**C. REZONING****7-B-19-RZ**

From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**
RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services) zoning, which is compatible with surrounding uses and which provides a transition between adjacent commercial uses to the west and the adjacent residential uses to the east.
2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE O-1 (OFFICE, MEDICAL, AND RELATED SERVICES) ZONING, WHICH IS COMPATIBLE WITH SURROUNDING USES AND WHICH PROVIDES A TRANSITION BETWEEN ADJACENT COMMERCIAL USES TO THE WEST AND THE ADJACENT RESIDENTIAL USES TO THE EAST PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED**30. ERIC OHLGREN****7-C-19-RZ**

2830 Harold Ln. / Parcel ID 110 H A 028, Commission District 9.
Rezoning from I (Industrial) to A (Agricultural).

1. **STAFF RECOMMENDATION**
RECOMMEND that County Commission APPROVE A (Agricultural) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****31. PRIMOS LAND COMPANY, LLC** **7-D-19-RZ**

3321 Hazelnut Ln. / Parcel ID 79 05504, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 9 du/ac. (Applicant requested 5 du/ac)

APPROVED ON CONSENT EARLIER IN THE MEETING

32. CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT **7-E-19-RZ**

0 Lynbrulee Ln. / Parcel ID 122 I C 015.00, Council District 1. Rezoning from A (Agricultural) to A-1 (General Agricultural).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE A-1 (General Agricultural District) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT **7-F-19-RZ**

6832 S. Northshore Dr. / Parcel ID 134 A E 39, Council District 2.
Rezoning from RB (General Residential) to R-1A (Low Density Residential District).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE R-1A (Low Density Residential District) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT **7-G-19-RZ**

10308 Cogdill Dr. / Parcel ID 131 C A 008.00, Council District 2. Rezoning from CB (Business and Manufacturing) / TO (Technology Park Overlay) to C-6 (General commercial Park) / TO-1 (Technology Park Overlay).

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

RECOMMEND that City Council POSTPONE the request until the October 10, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 90 DAYS EARLIER IN THE MEETING

35. RICHARD AND JUDY HARRIS**7-H-19-RZ**

1227 Tipton Station Rd. / Parcel ID 137 03101 & 03102, Commission District 9. Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. VALERIE & KELVIN DALE**7-I-19-RZ**

7809 Carpenter Rd. / Parcel ID 66 01401, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

37. SAAD ALANI**7-J-19-RZ**

648 Fox Rd. / Parcel ID 144 006, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning with a density up to 3 du/ac. (The applicant requested 5 du/ac.)

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING WITH A DENSITY UP TO 3 DU/AC PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED 12-0. APPROVED****38. ALEXANDER & KATERINA APKING****7-K-19-RZ**

2844 Brock Ave. / Parcel ID 94 O E 006, Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to O-1 (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING**39. RALPH SMITH / PLS****7-L-19-RZ**

0 Cate Rd. / Parcel ID 66 093 066KH, 003,004,005, & 006, Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission POSTPONE the request until the August 8th, 2019 Planning Commission meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**40. TM3 PROPERTIES, LLC**

0 Osprey Point Ln. / Parcel ID 154 L A 012 & 10101, Council District 2.

A. SOUTHWEST COUNT SECTOR PLAN AMENDMENT**7-C-19-SP**

From O (Office) to GC (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council DENY GC (General Commercial) sector plan designation.

Speaking today:

Item No.**File No.**

Todd Miller, 109 S. Northshore Drive, Suite 401, Knoxville, TN.

Bill Hendon, 9420 Levens Way, Knoxville, TN.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE THE REQUEST 30 DAYS UNTIL THE AUGUST 8, 2019 PLANNING COMMISSION MEETING PER APPLICANT'S REQUEST.**

MOTION CARRIED 12-0. POSTPONED 30 DAYS

B. ONE YEAR PLAN AMENDMENT

7-C-19-PA

From O (Office) to GC (General Commercial).

1. **STAFF RECOMMENDATION**
RECOMMEND that City Council DENY GC (General Commercial) One Year Plan land use designation.
2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE THE REQUEST 30 DAYS UNTIL THE AUGUST 8, 2019 PLANNING COMMISSION MEETING PER APPLICANT'S REQUEST.**

MOTION CARRIED 12-0. POSTPONED 30 DAYS

C. REZONING

7-M-19-RZ

From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).

1. **STAFF RECOMMENDATION**
RECOMMEND that City Council DENY C-6 (General Commercial Park) zoning, consistent with the denial recommendations for the associated plan amendments.
2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE THE REQUEST 30 DAYS UNTIL THE AUGUST 8, 2019 PLANNING COMMISSION MEETING PER APPLICANT'S REQUEST.**

MOTION CARRIED 12-0. POSTPONED 30 DAYS

Item No.**File No.****41. WES OWEN****7-N-19-RZ**

3900 Fountain Valley Dr. / Parcel ID 38 15903 & 16002 (part of),
Commission District 7. Rezoning from A (Agricultural) to I (Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE I
(Industrial) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW:

**42. AMERCO REAL ESTATE COMPANY U-HAUL
MOVING & STORAGE OF KARNIS****6-D-19-UR**

0 Oak Ridge Hwy. / Parcel ID 91 00106. Proposed use: Indoor / Outdoor
Storage and Vehicle Rental in PC (Planned Commercial) District.
Commission District 6.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review until the September 12, 2019
Planning Commission meeting per applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

43. JBCH PROPERTIES**7-A-19-UR**

5506 Colonial Cir. / Parcel ID 58 C D 002. Proposed use: Duplex in R-1
(Low Density Residential) District. Council District 4.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review until the August 8, 2019
Planning Commission meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****44. KING PROPERTIES & DEVELOPMENT****7-C-19-UR**

0 Beaver Ridge Rd. / Parcel ID 78 229. Proposed use: Attached Residences in PR (Planned Residential) -pending District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the development plan for a multi-dwelling development with up to 6 attached residential units, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. DAMON FALCONNIER**7-D-19-UR**

9976 Winding Hill Ln. / Parcel ID 104 M J 050. Proposed use: Reduce peripheral setback from 35' to 19' in PR (Planned Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the reduction of the peripheral setback from 35' to 19' along the northwest property line as identified on the development plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. CRESCENT BEND DEVELOPMENT, LLC**7-E-19-UR**

1000 Ebenezer Rd. / Parcel ID 132 09903 & 09904. Proposed use: Commercial Building in PC (Planned Commercial) & PR (Planned Residential) / F (Floodway) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the development plan for a commercial building with a drive-thru window and approximately 12,800 square feet of building area, subject to 12 conditions.

Speaking today:

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN.

Marie McGuigan, 1313 Farrington Drive, Knoxville, TN.

Aaron Fritz, Knox County Engineering, 205 W. Baxter Avenue, Knoxville, TN.

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A COMMERCIAL BUILDING WITH A DRIVE-THRU WINDOW AND APPROXIMATELY 12,800 SQUARE FEET OF BUILDING AREA, SUBJECT TO 12 CONDITIONS PER STAFF RECOMMENDATION.**

MOTION CARRIED 9-3 (NO PHILLIPS, CROWDER, TOCHER). APPROVED

47. AMERCO REAL ESTATE COMPANY**7-F-19-UR**

4705 Clinton Hwy. / Parcel ID 80 D B 00802 & 006. Proposed use: Self storage uses in C-4 (Highway and Arterial Commercial) & R-1 (Low Density Residential) District. Council District 5.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a 1-story indoor self-storage facility, approximately 7,332 square feet, and associated office/showroom, approximately 5,737 square feet, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. KNOXVILLE TVA EMPLOYEES CREDIT UNION**7-G-19-UR**

1974 Town Center Blvd. / Parcel ID 154 09809. Proposed use: Credit Union in PC-1 (Retail and Office Park) (k) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a banking facility containing approximately 5,488 square feet of floor space and the proposed sign plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

49. BLACKMON CONSTRUCTION**7-H-19-UR**

3721 E. Emory Rd. / Parcel ID 38 G A 027. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the development plan for a duplex, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

50. CONSIDERATION OF CHURCH & ASSOCIATED COMMUNITY SERVICES

7-A-19-OB

1. STAFF RECOMMENDATION

RECOMMEND the Planning Commission DENY the request to allow churches and associated community uses due to the incompatibility of such community uses with uses intended in an industrial district.

- 2. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO DENY THE REQUEST TO ALLOW CHURCHES AND ASSOCIATED COMMUNITY USES DUE TO THE INCOMPATIBILITY OF SUCH COMMUNITY USES WITH USES INTENDED IN AN INDUSTRIAL DISTRICT PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. DENIED

51. CONSIDERATION OF APPROVAL OF THE KNOXVILLE-KNOX COUNTY PLANNING FY 2020 OPERATING BUDGET

7-B-19-OB

1. STAFF RECOMMENDATION

RECOMMEND the Planning Commission APPROVE the Knoxville-Knox County Planning FY2020 Operating Budget.

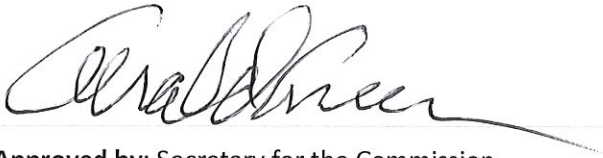
APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

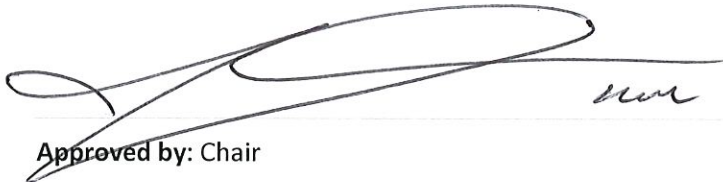
- 1. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:07 P.M.**



Prepared by: Laura Edmonds



Approved by: Secretary for the Commission



Approved by: Chair

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