

The Planning Commission met in regular session on July 9, 2020 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Ms. Karyn Adams	A Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	**Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Mr. Eddie Smith

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

2. APPROVAL OF JULY 9, 2020 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF JUNE 11, 2020 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 (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE AUGUST 13, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED**

C. WITHDRAWALS

None

D. TABLED ITEMS

None

E. ITEMS REQUESTED TO BE TABLED

- 1. **CHRISTINE DUNCAN**
2521 Orchard House Way and 0 Warrick Avenue /
Parcel ID 94 H B 01501 and 94 H A 00602.

3-C-20-SU

MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO TABLE THE ITEM.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

A. ITEMS REQUESTED TO BE UNTABLED

None

B. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

C. CONSENT ITEMS

MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO AMEND THE AGENDA MOVING AGENDA ITEM #29 TO BE HEARD AFTER THE CONSENT ITEMS.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Although heard at this juncture in the meeting discussion and Action on Item #29 can be viewed after Item #28 on the agenda.

Item No.**File No.****ALLEY OR STREET CLOSURES**

5. GARY UNDERWOOD**7-A-20-AC**

Request closure of unnamed alley between W. Blount Avenue and the alley behind 2216 W. Blount Avenue, Council District 1.

1. STAFF RECOMMENDATION

APPROVE closure of the undeveloped right-of-way off of W. Blount Avenue that runs along the southern property line of parcel 108 E B 026, subject to any required easements, since it is undeveloped and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

**6. MATT BRAZILLE O/B/O KNOXVILLE
COMMUNITY DEVELOPMENT
CORPORATION****7-A-20-SC**

Request closure of Nelson Avenue between Mee Street and Fort Summit Way, Council District 6.

1. STAFF RECOMMENDATION

APPROVE closure of Nelson Avenue, subject to any required easements, because staff has received no objections and it will enable redevelopment of this area.

APPROVED ON CONSENT EARLIER IN THE MEETING

**7. MATT BRAZILLE O/B/O KNOXVILLE
COMMUNITY DEVELOPMENT
CORPORATION****7-B-20-SC**

Request closure of S. Bell Street between Fort Summit Way and the northern lot line of Parcel 095AH025, Council District 6.

1. STAFF RECOMMENDATION

APPROVE closure of S. Bell Street, subject to any required easements, because staff has received no objections and it will enable redevelopment of this area.

APPROVED ON CONSENT EARLIER IN THE MEETING

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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. SCOTT WILLIAMS & ASSOCIATES

0 Bays Mountain Road / Parcel ID 126 13803, Commission District 9.

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Scott Williams, 4530 Annalee Way, Knoxville, TN.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

7-A-20-SP

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

1. STAFF RECOMMENDATION

ADOPT resolution #7-A-20-SP amending the South County Sector Plan to RR (Rural Residential) because of changing conditions in the area warranting amendment of the land use plan per attached resolution, Exhibit A.

2. MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO ADOPT RESOLUTION #7-A-20-SP AMENDING THE SOUTH COUNTY SECTOR PLAN TO RR (RURAL RESIDENTIAL) BECAUSE OF CHANGING CONDITIONS IN THE AREA WARRANTING AMENDMENT OF THE LAND USE PLAN PER ATTACHED RESOLUTION, EXHIBIT A.

A roll call vote was taken.

MOTION CARRIED 8-6 (ADAMS, BUSTIN, DENT, EASON, GRAF, KORBELIK NO). APPROVED

Item No.**File No.****B. REZONING****7-A-20-RZ**

From A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning up to 2 du/ac because it is consistent with the recommended Rural Residential plan amendment. (Applicant requested PR up to 3 du/ac).

2. MOTION (HILL) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2 DU/AC BECAUSE IT IS CONSISTENT WITH THE RECOMMENDED RURAL RESIDENTIAL PLAN AMENDMENT.

A roll call vote was taken.

MOTION CARRIED 10-4 (ADAMS, DENT, GRAF, KORBELIK NO). APPROVED

9. BENJAMIN C. MULLINS O/B/O ALL ELEVEN GENERAL PARTNERSHIP

7-B-20-RZ

10001 & 0 Kingston Pike / Parcel ID 131 12101 & 12102, Council District 2. Rezoning from I-G (General Industrial) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

APPROVE C-H-2 District zoning because is consistent with the Southwest County Sector Plan and is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. EMILY WOOD**7-C-20-RZ**

8231 Strawberry Plains Pike / Parcel ID 62 170, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

APPROVE RA (Low Density Residential) zoning because it is consistent with the East County Sector Plan designation of LDR (Low Density Residential).

APPROVED ON CONSENT EARLIER IN THE MEETING

11. SPRING FARM, LLC

1301 E. Weisgarber Road / Parcel ID 106 D A 00622 (part of), Council District 3.

Speaking today:

Joe Petre, 520 W. Summit Hill Drive, Suite 1102, Knoxville, TN.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

7-B-20-SP

From LI (Light Industrial) to O (Office).

1. STAFF RECOMMENDATION

ADOPT resolution #7-B-20-SP amending the Northwest County Sector Plan to O (Office) because it is adjacent to existing O (Office) and consistent with the surrounding development per attached resolution, Exhibit A.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO ADOPT RESOLUTION #7-B-20-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO O (OFFICE) BECAUSE IT IS ADJACENT TO EXISTING O (OFFICE) AND CONSISTENT WITH THE SURROUNDING DEVELOPMENT PER ATTACHED RESOLUTION, EXHIBIT A.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

7-A-20-PA

From LI (Light Industrial) to O (Office).

1. STAFF RECOMMENDATION

APPROVE the O (Office) designation since it is consistent with the surrounding development.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE O (OFFICE) DESIGNATION SINCE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.

A roll call vote was taken.

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MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING

7-D-20-RZ

From I-MU (Industrial Mixed-Use) to O (Office).

1. STAFF RECOMMENDATION

APPROVE O (Office) District zoning because it is consistent with surrounding development.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE O (OFFICE) DISTRICT ZONING BECAUSE IT IS CONSISTENT WITH SURROUNDING DEVELOPMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

12. THE PINEY GROVE CONDOMINIUM

942 Piney Grove Church Road / Parcel ID 106 D J 039, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

7-C-20-SP

From MDR (Medium Density Residential) to HDR (High Density Residential).

1. STAFF RECOMMENDATION

DENY the HDR (High Density Residential) designation because it not consistent with the surrounding development.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-B-20-PA

From MDR (Medium Density Residential) to HDR (High Density Residential).

1. STAFF RECOMMENDATION

DENY the HDR (High Density Residential) designation because it not consistent with the surrounding development.

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POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING

7-E-20-RZ

From RN-3 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

APPROVE the RN-4 (General Residential Neighborhood) District zoning because it is consistent with the land use classification table for the One Year Plan and Sector Plan Designations for MDR (Medium Density Residential) at this location.

POSTPONED 30 DAYS EARLIER IN THE MEETING

13. TRAVIS WALKER

7508 Idol Lane / Parcel ID 14 031, Commission District 8.

Speaking today:

Travis Walker, 7508 Idol Lane, Corryton, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Norman Trivette, 7505 Idol Lane, Knoxville, TN.

Charles Harrell, 7528 Idol Lane, Knoxville, TN.

John Jones, 7517 Idol Lane, Knoxville, TN.

Steve Elliott, 205 W. Baxter Avenue, Knoxville, TN.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

7-D-20-SP

From AG (Agricultural) to GC (General Commercial).

1. STAFF RECOMMENDATION

DENY the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

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- 2. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO DENY THE GC (GENERAL COMMERCIAL) DESIGNATION SINCE IT DOES NOT MEET THE CRITERIA FOR SECTOR PLAN AMENDMENTS, IS NOT COMPATIBLE WITH THE AREA, AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.**

A roll call vote was taken.

MOTION CARRIED 11-3 (BROWNING, GRAF, ROTH NO). DENIED

B. REZONING

7-F-20-RZ

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

- 1. **STAFF RECOMMENDATION**
DENY CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.
- 2. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO DENY CA (GENERAL BUSINESS) ZONING BECAUSE IT IS NOT CONSISTENT WITH THE NORTHEAST COUNTY SECTOR PLAN DESIGNATION AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.**

A roll call vote was taken.

MOTION CARRIED 11-3 (BROWNING, GRAF, ROTH NO). DENIED

14. DENNIS LANIER

4612 W. Martin Mill Pike / Parcel ID 123 A F 03501, Council District 1.

Speaking today:

Dennis Lanier, 4612 W. Martin Mill Pike, Knoxville, TN.

A. SOUTH CITY SECTOR PLAN AMENDMENT

7-E-20-SP

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

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

ADOPT Resolution #7-E-20-SP amending the South City Sector Plan to MDR (Medium Density Residential) because it is consistent with the surrounding development pattern per attached resolution, Exhibit A.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO ADOPT RESOLUTION #7-E-20-SP AMENDING THE SOUTH CITY SECTOR PLAN TO MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT PATTERN PER ATTACHED RESOLUTION, EXHIBIT A.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**7-C-20-PA**

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

1. STAFF RECOMMENDATION

APPROVE the MDR (Medium Density Residential) designation because is compatible with the surrounding development.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION BECAUSE IS COMPITABLE WITH THE SURROUNDING DEVELOPMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING**7-G-20-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

APPROVE RN-3 (General Residential Neighborhood) District zoning because it is compatible with the surrounding development and consistent with the recommended plan amendment to MDR (Medium Density Residential) (Applicant requested RN-4).

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2. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE RN-3 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT ZONING BECAUSE IT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE RECOMMENDED PLAN AMENDMENT TO MDR (MEDIUM DENSITY RESIDENTIAL).**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

15. WADE LOVIN O/B/O ALLIANCE FUNERAL GROUP, LLC

2724 Western Avenue / Parcel ID 94 H A 008 (part of), Council District 3.

Speaking today:

Wade Lovin, 4120 Island Home Pike, Knoxville, TN.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

7-F-20-SP

From OS (Open Space) to GC (General Commercial).

1. **STAFF RECOMMENDATION**
APPROVE the GC (General Commercial) designation since it is consistent with surrounding development.
2. **MOTION (HILL) AND SECOND (ROTH) WERE MADE TO APPROVE THE GC (GENERAL COMMERCIAL) DESIGNATION SINCE IT IS CONSISTENT WITH SURROUNDING DEVELOPMENT.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

7-D-20PA

From OS (Open Space) to GC (General Commercial).

1. **STAFF RECOMMENDATION**

Item No.**File No.**

APPROVE the GC (General Commercial) designation since it is compatible with surrounding development and is consistent with the One Year Plan's location criteria for the GC designation.

2. **MOTION (HILL) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE GC (GENERAL COMMERCIAL) DESIGNATION SINCE IT IS COMPATIBLE WITH SURROUNDING DEVELOPMENT AND IS CONSISTENT WITH THE ONE YEAR PLAN'S LOCATION CRITERIA FOR THE GC DESIGNATION.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

C. REZONING

7-H-20-RZ

From OS (Parks and Open Space) to C-G-1 (General Commercial).

1. **STAFF RECOMMENDATION**
APPROVE C-G-1 (General Commercial) District zoning because it is consistent with surrounding development.
2. **MOTION (HILL) AND SECOND (S. SMITH) WERE MADE TO APPROVE C-G-1 (GENERAL COMMERCIAL) DISTRICT ZONING BECAUSE IT IS CONSISTENT WITH SURROUNDING DEVELOPMENT.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

COMMISSIONER SCOTT SMITH RECUSED HIMSELF FROM AGENDA ITEM #16, S & E PROPERTIES.

16. S & E PROPERTIES

7-I-20-RZ

8520 W. Emory Road / Parcel ID 77 098, Commission District 6.
Rezoning from A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway).

Speaking today:

Paula Suchomski, 7920 & 7916 Oak Ridge Highway, Knoxville, TN.

Heather Maples, 8517 W Emory Road, Knoxville, TN.

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Brenda Griffith, 8328 Beaver Ridge Road, Knoxville, TN.

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

Leo LaCamera, 205 W. Baxter Avenue, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning up to 5 du/ac and F (Floodway) because it is consistent with the sector plan designation of MDR (Medium Density Residential) and SP (Stream Protection) for this area.

2. MOTION (OOTEN) AND SECOND (HILL) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC AND F (FLOODWAY) BECAUSE IT IS CONSISTENT WITH THE SECTOR PLAN DESIGNATION OF MDR (MEDIUM DENSITY RESIDENTIAL) AND SP (STREAM PROTECTION) FOR THIS AREA.

A roll call vote was taken.

MOTION CARRIED 12-1 (DENT NO). APPROVED

THE PLANNING COMMISSION TOOK A RECESS FROM 3:52 P.M. AND RETURNED AT 4:02 P.M.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

17. ROCK POINTE DEVELOPMENT, LLC

5-SB-20-C

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 & 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 & 0711A001, 00101, 00201, 00203, & 011, 013 & 0711A020-028, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE the concept plan until the August 13, 2020 Planning Commission meeting as recommended by staff.

Item No.**File No.****POSTPONED 30 DAYS ON CONSENT EARLIER IN THE MEETING****18. CHEROKEE LANDING****6-SB-20-C**

7366 Coatney Road, 0 Tribe Road, 1401-1497 Dream Catcher Drive & 1507-1564 Cherokee Landing Drive / Parcel ID 136 N B 001-011, 136NC001-050 & 136 11901, Commission District 9.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the applicant's request to remove the sidewalk condition (condition #3) of the Concept Plan approval of January 12, 2017, and replace it with the following condition as recommended by staff.

2. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE APPLICANT'S REQUEST TO REMOVE THE SIDEWALK CONDITION (CONDITION #3) OF THE CONCEPT PLAN APPROVAL OF JANUARY 12, 2017, AND REPLACE IT WITH THE FOLLOWING CONDITION AS RECOMMENDED BY STAFF.

A roll call vote was taken.

MOTION CARRIED 13-1 (KORBELIK NO). APPROVED

COMMISSIONER JEFF ROTH LEFT THE MEETING AT 4:22 PM

19. MVG ENGINEERING CONSULTANTS**7-SA-20-C**

0 Atkins Road / Parcel ID 39 201 & 039DA019, Commission District 8.

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Mark Graham, 1410 N Broadway, Knoxville, TN.

1. STAFF RECOMMENDATION

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APPROVE the Concept Plan subject to 10 conditions.

2. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 10 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 12-1 (ADAMS NO). APPROVED

20. SOUTH CREEK

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Billy Fulghum, 10330 Hardin Valley Road, Suite #201, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN

7-SB-20-C

0, 107, 115, 121, 125, 201, 204 & 205 Sweetwater Lane / Parcel ID 137 E A 016-022 & 137 331, Commission District 9.

1. **STAFF RECOMMENDATION**

APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the alternate design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

2. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE VARIANCES 1-3 BECAUSE TOPOGRAPHIC CONSTRAINTS AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND WILL NOT CREATE A TRAFFIC HAZARD.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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- 3. **MOTION (E. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE ALTERNATE DESIGN STANDARD BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

- 4. **MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 4 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 12-1 (ADAMS NO). APPROVED

B. USE ON REVIEW

7-B-20-UR

Proposed use: Attached & detached houses in PR (Planned Residential) District.

- 5. **STAFF RECOMMENDATION**
APPROVE the Development Plan for up to 6 detached and 93 attached dwelling units on individual lots, subject to 2 conditions.
- 6. **MOTION (E. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 6 DETACHED AND 93 ATTACHED DWELLING UNITS ON INDIVIDUAL LOTS, SUBJECT TO 2 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

21. SMITH DEVELOPMENT

A. CONCEPT SUBDIVISION PLAN

7-SC-20-C

0 W. Governor John Sevier Highway / Parcel ID 148 001 & 00101, Commission District 9.

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1. STAFF RECOMMENDATION

Staff recommends a 30-day postponement of this item to the August 13, 2020 Planning Commission meeting, as per the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

7-C-20-UR

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

1. STAFF RECOMMENDATION

Staff recommends a 30-day postponement of this item to the August 13, 2020 Planning Commission meeting, as per the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. NEAL’S LANDING, UNIT 3

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Wendell Chittum, 117 Neals Landing Road, Knoxville, TN.

Michelle Hoskins, 361 N. Wooddale Road, Strawberry Plains, TN.

Megan Fielden, 121 Ivy Mill Court, Knoxville, TN.

Drew Staten, P.O. Box 11315, Knoxville, TN.

Leo LaCamera, 205 W. Baxter Avenue, Knoxville, TN.

Steve Elliott, 205 W. Baxter Avenue, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN

7-SD-20-C

241 & 0 Neals Landing Road / Parcel ID 061 part of 070 & 07001, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE variance 1 and alternative design standards 1-4 because the site conditions restrict compliance with the

Item No.**File No.**

Subdivision Regulations and the proposed variance and alternative design standards will not create a traffic hazard.

Approve Concept Plan subject to 10 conditions.

2. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE VARIANCE 1 AND ALTERNATIVE DESIGN STANDARDS 1-4 BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCE AND ALTERNATIVE DESIGN STANDARDS WILL NOT CREATE A TRAFFIC HAZARD.**

A roll-call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO DENY THE CONCEPT PLAN SUBJECT TO 10 CONDITIONS.**

A roll-call vote was taken.

MOTION FAILED 4-9 (BOYER, BROWNING, EASON, GRAF, HILL, OOTEN, PHILLIPS, E. SMITH, S. SMITH NO). FAILED.

4. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS, ELIMINATING CONDITION #6.**

A roll-call vote was taken.

MOTION CARRIED 8-5 (ADAMS, BUSTIN, DENT, EASON, KORBELIK NO). APPROVED.

B. USE ON REVIEW

7-D-20-UR

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

5. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 141 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

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6. **MOTION (E. SMITH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 141 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS AND THE REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25', SUBJECT TO 1 CONDITION.**

A roll-call vote was taken.

MOTION CARRIED 10-3 (DENT, EASON, KORBELIK NO). APPROVED.

USES ON REVIEW

23. BENJAMIN C. MULLINS O/B/O CRIPPEN GAP, LLC

7-A-20-UR

3700 3702, 3704 & 3815 Shotsman Lane / Parcel ID 48 C A 002 & 00201.
Proposed use: Recycling Facility in I (Industrial) - pending District.
Commission District 7.

1. **STAFF RECOMMENDATION**

POSTPONE the application for 30-days as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

24. MATT GILLIN

7-E-20-UR

810 Tapestry Way / Parcel ID 130 174. Proposed use: Construction of carports at an existing apartment complex in PR (Planned Residential) (k) District. Commission District 6.

1. **STAFF RECOMMENDATION**

APPROVE the request for 5 carport structures at an existing apartment complex as identified on the development plan and the reduction of the peripheral setback from 35' to 20' along the Snyder Road frontage, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

SPECIAL USES

25. HOUSTON SMELCER

7-B-20-SU

3105 Essary Drive / Parcel ID 58 E A 002. Proposed use: Residential Care Facility in RN-5 (General Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the request for a residential care facility of approximately 7,087 square feet, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

26. KNOXVILLE-KNOX COUNTY PLANNING

7-A-20-OA

Consideration of an amendment to Article 9.3.AA of the City of Knoxville Zoning Ordinance to change the name of "Self-Storage Facility: Indoor" to "Self-Storage Facility: Enclosed".

1. STAFF RECOMMENDATION

APPROVE the proposed amendments to Article 9.3.AA of the City of Knoxville Zoning Code to make the terminology for enclosed self-storage facilities consistent.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****27. CITY OF KNOXVILLE****7-B-20-OA**

Consideration of amendments to Articles 12.4.A.4, 12.4.B (Table 12-1) and 12.5 A. of the City of Knoxville Zoning Ordinance clarifying language for Landscape Design Standards and Parking Lot Perimeter Landscape Yard.

1. STAFF RECOMMENDATION

APPROVE the proposed amendments to Articles 12.4.A.4, 12.4.B (Table 12-1) and 12.5.A. of the City of Knoxville Zoning Ordinance clarifying language for Landscape Design Standards and Parking Lot Perimeter Landscape Yard.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS**28. BRANDON CLARK MADDOX COMPANIES****7-A-20-OB**

Consideration of Concept Plan Extension of the Legends at Washington Pike subdivision (8-SC-18-C) for two years to August 11, 2022.

1. STAFF RECOMMENDATION

APPROVE the extension of the Concept Plan for the Legends at Washington Pike subdivision (8-SC-18-C) for two years to August 11, 2022 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. KNOXVILLE-KNOX COUNTY PLANNING**7-B-20-OB**

Consideration of Nomination and Election of Knoxville-Knox County Planning Commission Officers.

1. STAFF RECOMMENDATION

The nominating committee will present a slate of nominees for Chair and Vice Chair of the Knoxville-Knox County Planning Commission to serve for the remainder of the current 2020 calendar year term. Elections will follow immediately after nominations are closed.

Item No.

File No.

2. **THE NOMINATING COMMITTEE NOMINATED PATRICK PHILLIPS AS CHAIR FOR THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.**

Nominations were opened to the floor. There were no additional nominations.

3. **MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO CEASE NOMINATIONS.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
NOMINATIONS CEASED.**

A roll call vote was taken.

**PATRICK PHILLIPS WAS ELECTED CHAIR
UNANIMOUSLY 14-0.**

4. **THE NOMINATING COMMITTEE NOMINATED TAMARA BOYER AS VICE-CHAIR FOR THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.**

Nominations were opened to the floor.

5. **COMMISSIONER OOTEN NOMINATED SCOTT SMITH AS VICE-CHAIR, SECONDED BY COMMISSIONER ROTH.**
6. **MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO CEASE NOMINATIONS.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
NOMINATIONS CEASED.**

A roll call vote was taken.

**SCOTT SMITH WAS ELECTED VICE-CHAIR BY A 9-4
VOTE.**

30. KNOXVILLE-KNOX COUNTY PLANNING**7-C-20-OB**

Consideration of amendments to Knoxville-Knox County Planning Employee Handbook.

1. STAFF RECOMMENDATION

APPROVE the proposed amendments to Knoxville-Knox County Planning Employee Handbook as presented by staff.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

- 1. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO ADJOURN.**
- 1. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:28 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.