

The Planning Commission met in regular session on July 8, 2021 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	A Ms. Tamara Boyer	A Mr. Louis Browning
Ms. Jacqueline Dent	Mr. Richard Graf	Mr. Logan Higgins
Mr. Tim Hill	Ms. Amy Midis	Mr. Jim Nichols
A Mr. Chris Ooten	Ms. Marité Pérez	Mr. Patrick Phillips, Chair
A Mr. Jeff Roth	Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

2. APPROVAL OF JULY 8, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JUNE 10, 2021 MINUTES

-

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Commissioner Scott Smith recused himself from the postponement vote.

Applicant representative John Patteson, 299 N. Weisgarber Rd., Knoxville, TN 37919 requested that Item #16 be postponed for 30 days.

Chair Pat Phillips noted the Applicant for Item #25 has requested this Item be removed from the Consent List and postponed for 30 days.

Postponements for 30 days:

- 1. MOTION (E. SMITH) AND SECOND (GRAF) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEMS #16 AND #25 FOR 30 DAYS UNTIL THE AUGUST 12, 2021 MEETING.**

**MOTION CARRIED UNANIMOUSLY 10-0.
POSTPONED 30 DAYS**

C. WITHDRAWALS

- 1. MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO WITHDRAW ITEM AS READ.**

**MOTION CARRIED UNANIMOUSLY 11-0.
WITHDRAWN**

D. TABLED ITEMS

- 1. 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 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013

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and 0711A020-028, Council District 6. (Tabled date 9/10/2020)

2. INGLES MARKETS, INC. (REVISED)**12-D-20-UR**

7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021)

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

None

G. CONSENT ITEMS

Commissioner Scott Smith recused himself from the consent vote.

Kevin Marshall, 8420 Mecklenburg Court, Knoxville, TN 37923 requested that Item #14 be removed from the consent list.

- 1. MOTION (E. SMITH) AND SECOND (GRAF) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEMS #14 AND #25 (POSTPONED 30 DAYS EARLIER IN THE MEETING).**

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the June 10, 2021 Planning Commission meeting.

Item No.

File No.

ALLEY OR STREET CLOSURES

5. AMIR SADOVNIK

7-A-21-AC

Request closure of unnamed alley between Stewart Street and Irwin Street, Council District 4.

1. STAFF RECOMMENDATION

Approve closure of an unnamed alley right-of-way between Stewart Street and Irwin Street, because it is not currently in use.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

6. CHRIS SHARP / URBAN ENGINEERING, INC.

5-A-21-HPA

0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Additional disturbance in RN-2 (C) (Single-Family Residential Neighborhood) / HP (Hillside Protection Area) District. Council District 3.

1. STAFF RECOMMENDATION

Postpone for 30-days to the August 12, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. TIM HOWELL

0 Knott Avenue / Parcel ID 107 D A 01802, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

1-A-21-SP

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

2. MOTION (GRAF) AND SECOND (S. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

B. ONE YEAR PLAN AMENDMENT

1-A-21-PA

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

2. MOTION (GRAF) AND SECOND (S. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

Item No.**File No.****C. REZONING****1-A-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay).

1. STAFF RECOMMENDATION

Deny RN-6 (Multi-Family Residential Neighborhood District) zoning because it does not meet all of the criteria for a rezoning, is not consistent with surrounding development, and the higher density could result in adverse impacts for the surrounding single family neighborhood; retain the F (Floodplain Overlay) District.

2. MOTION (GRAF) AND SECOND (E. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

8. TIM HOWELL

0 Knott Avenue, 0 Pilkay Road and 3415 Pilkay Road / Parcel ID 107 D A 01801, 107 D J 003-007 and 107 D J 013, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**1-B-21-SP**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

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

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****1-B-21-PA**

From TDR (Traditional Neighborhood Residential) / SP (Stream Protection) to HDR (High Density Residential) / SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the HDR (High Density Residential) designation because it does not meet any of the criteria for a plan amendment and is not consistent with surrounding development; retain the SP (Stream Protection) designation.

2. MOTION (GRAF) AND SECOND (S. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

C. REZONING**1-B-21-RZ**

For 3415 Pilkay Road and 0 Knott Avenue / Parcel ID 107DJ013 and 107DA01801. Rezoning from RN-2 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-6 (Multi-Family Residential Neighborhood) / F (Floodplain Overlay);

For 0 Pilkay Road and 0 Knott Avenue / Parcel ID 107DJ007 and 107DJ003-006. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-6 (Multi-Family Residential Neighborhood). Council District 6, Central City Sector.

1. STAFF RECOMMENDATION

Deny RN-6 (Multi-Family Residential Neighborhood District) zoning because it does not meet all of the criteria for a rezoning, is not consistent with surrounding development, and the higher density could result in adverse impacts for the surrounding single family neighborhood; retain the F (Floodplain Overlay) District.

2. MOTION (S. SMITH) AND SECOND (GRAF) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

Item No.**File No.****9. KEVIN NELSON / PALMETTO HOMES, LLC****3-B-21-RZ**

3604 Henderson Road / Parcel ID 77 082, Commission District 6.

Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2.5 du/ac (dwelling units per acre) because it is consistent with the surrounding development and the Northwest County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING**10. KARLA GOINS**

8700 Ball Camp Pike / Parcel ID 104 054, Commission District 6.

Speaking today:

Karla Goins, 125 Jessie Lane, Lenoir City, TN 37772

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**6-A-21-SP**

From OS (Open Space) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve NC (Neighborhood Commercial) because the forthcoming major improvements for Schaad Road will provide access for this property.

2. MOTION (E. SMITH) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****B. REZONING****6-B-21-RZ**

From PR (Planned Residential) to CN (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve CN (Neighborhood Commercial) zoning because the Schaad Road improvements with sidewalks make this location more accessible to pedestrians from adjacent residential areas.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

11. LINDSEY LIEB**6-C-21-RZ**

203 Fox Road / Parcel ID 131 L A 017, Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Approve OB (Office, Medical, and Related Services) zoning since it is compatible with the sector plan's Office land use designation and is consistent with the surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. VAN SMITH GROUP, LLC

0 Kingwood Road / Parcel ID 58 F F 04401, Council District 4.

Speaking today:

Patrick Smith, 2519 Holbrook Drive, Knoxville, TN 37918

Rachael Crigger, 2523 Fenwood Drive, Knoxville, TN 37918

Rusty Harlow, no address given

A. NORTH CITY SECTOR PLAN AMENDMENT**7-A-21-SP**

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

1. STAFF RECOMMENDATION

Approve the North City Sector Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.

2. **MOTION (E. SMITH) MOVED TO POSTPONE FOR 30 DAYS UNTIL THE AUGUST 12, 2021 MEETING. HE THEN WITHDREW HIS MOTION.**

3. **MOTION (GRAF) AND SECOND (S. SMITH) WERE MADE TO DENY THE NORTH CITY SECTOR PLAN AMENDMENT TO MDR (MEDIUM DENSITY RESIDENTIAL).**

A roll call vote was taken.

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MOTION FAILED 4-7 (NO HILL, PHILLIPS, PEREZ, HIGGINS, ADAMS, NICHOLS, MIDIS).

- 4. MOTION (HILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

MOTION CARRIED 9-2 (NO DENT, E. SMITH). APPROVED

B. ONE YEAR PLAN AMENDMENT

7-A-21-PA

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of that land use class and is compatible with development in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING

7-A-21-RZ

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-4 (General Residential Neighborhood) zoning because it is compatible with existing zoning in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****13. LIN FENG WU****7-B-21-RZ**

0 Parkgate Lane / Parcel ID 143 B G 006, Commission District 5.
Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).

Speaking today:

Lin Feng Wu, 10808 Parkgate Lane, Knoxville, TN 37934

Melinda DeRosa, 10825 Parkgate Lane, Knoxville, TN 37934

1. STAFF RECOMMENDATION

Approve OB (Office, Medical, and Related Services) zoning since it is a minor extension of the OB zone and is compatible with the sector plan's Office land use designation.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

14. JOANNA TOOLE**7-C-21-RZ**

8343 Nubbin Ridge Road / Parcel ID 133 047, Commission District 5.
Rezoning from A (Agricultural) to RB (General Residential).

Speaking today:

John Valliant, 800 S. Gay Street, #1650, Knoxville, TN 37929

Kevin Marshall, 8420 Mecklenburg Ct., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve RB (General Residential) zoning because it is consistent with the Southwest Sector Plan's LDR (Low Density Residential) designation and is an extension of an existing zone district.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

15. WILLIAM WILSON CONSTRUCTION**7-D-21-RZ**

4819 McCloud Road / Parcel ID 19 204, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

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

Approve PR (Planned Residential) zoning for up to 3 du/ac because it is consistent with the Growth Policy Plan, North County Sector Plan, and surrounding zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. DEAN PRESTON SMITH

9608 Westland Drive / Parcel ID 144 03201 (part of), Council District 2.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**7-B-21-SP**

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to GC (General Commercial) / HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the Southwest County Sector Plan amendment to the GC (General Commercial) land use classification because it extends the GC land use class beyond its boundaries to the east where it would be adjacent to single family residential land uses.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-B-21-PA**

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to GC (General Commercial) / HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it extends the GC land use class beyond its boundaries to the east where it would be adjacent to single family residential land uses.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****7-E-21-RZ**

From AG (Agricultural) / HP (Hillside Protection Overlay) to C-H-1 (Highway Commercial) / HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny C-H-1 (General Commercial) zoning because it extends commercial zoning beyond where it ends on the parcels to the east, where it would be adjacent to the County's A (Agricultural) zone.

POSTPONED 30 DAYS EARLIER IN THE MEETING

17. HOMESTEAD LAND HOLDINGS, LLC

0 and 11902 Hardin Valley Road / Parcel ID 129 12607 and 116 07002, Commission District 6.

Speaking today:

Russell N. Rackley, PO Box 30456, Knoxville, TN 37930

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**7-C-21-SP**

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve RR (Rural Residential) / HP (Hillside Protection) because it is consistent with the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. REZONING**7-F-21-RZ**

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac consistent with the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

18. RUTH T. ELLIS

7-G-21-RZ

1033 Lovell Road / Parcel ID 118 049, Commission District 6. Rezoning from A (Agricultural) and A (Agricultural) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) and OB (Office, Medical, & Related Services) / TO (Technology Overlay).

1. STAFF RECOMMENDATION

Approve OB (Office, Medical, and Related Services) and OB (Office, Medical, and Related Services) / TO (Technology Overlay) zoning since it is compatible with the sector plan land use designation of O (Office) & HP (Hillside Protection).

APPROVED ON CONSENT EARLIER IN THE MEETING

19. DOMINION GROUP

3305, 3155 and 3125 Maloney Road / Parcel ID 135 G A 009 and 007, Council District 1.

The Commission moved to allow extra time for both the applicant and the opposition, for a total of 15 minutes each.

Tasha Blakney briefly left the meeting between 3:05 and 3 :09

Commissioner Graf disclosed that he is a resident of this neighborhood and did attend the community meeting that was held. He also stated that neither he nor any member of his family have any financial ties to this project.

Speaking today:

- Sean Chalmers, 3824 Sutherland Ave., Knoxville, TN 37919
- Susan Bowman, 3717 Maloney Rd., Knoxville, TN 37920
- Dawn Thomas, 3301 Timberlake Drive, Knoxville, TN 37920
- Marcus Randolph, 5326 Jonathan Way, Knoxville, TN 37920
- Reed Massengill, 3116 Maloney Road, Knoxville, TN 37920
- Jim McClain, 5517 Oakside Drive, Knoxville, TN 37920
- Kathy Proctor, 2429 Lakemoor Dr., Knoxville, TN 37920
- Paul McQuade, 3107 Ginn Drive, Knoxville, TN 37920

Item No.**File No.**Mike Parker, 3717 Maloney Rd., Knoxville, TN 37920

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**7-D-21-SP**

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

1. STAFF RECOMMENDATION

Approve MDR/O (Medium Density Residential/Office) because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.

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

MOTION CARRIED 10-1 (NO GRAF). APPROVED

B. ONE YEAR PLAN AMENDMENT**7-C-21-PA**

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods.

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

MOTION CARRIED 10-1 (NO GRAF). APPROVED

C. REZONING**7-H-21-RZ**

Rezoning from O (Office) to RN-5 (General Residential Neighborhood) for 3305 and 3155 Maloney Road and from RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood) for 3125 Maloney Road.

1. STAFF RECOMMENDATION

Approve RN-5 (General Residential Neighborhood) zoning because it provides a transition down from the Alcoa

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Highway corridor to the adjacent single-family residential neighborhoods.

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

MOTION CARRIED 10-1 (NO GRAF). APPROVED

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

20. WORLEY BUILDERS, INC.

7-I-21-RZ

11751 Black Road / Parcel ID 130 044, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 1 du/ac.

Speaking today:

Ron Worley, P.O. Box 71022, Knoxville, TN 37938

1. **STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning with up 1 du/ac because it is consistent with the Growth Policy Plan, Northwest County Sector Plan, and surrounding zoning.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

21. JOHN B. GRIFFITH, SR.

7-J-21-RZ

2701 Byington Beaver Ridge Road / Parcel ID 90 117, Commission District 6. Rezoning from I (Industrial) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest County Sector Plan and the Growth Policy Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****CONCEPTS / DEVELOPMENT PLANS***(may include Uses on Review)***22. INNSBRUCK FARMS****3-SB-21-C**

0 and 908 Blake Lane, 0 Burris Road, 8621, 0 and 8605 North Ruggles Ferry Pike / Parcel ID 52 02601, 026, 027, 032, 034 and 052 N B 001, Commission District 8.

The Commission moved to allow extra time for both the applicant and the opposition, for a total of 15 minutes each.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909

Tim Vineyard, 8538 N Ruggles Ferry Pike, Knoxville, TN 37871

Blaine Cristman, 10710 Murdock Dr., Knoxville, TN 37932

1. STAFF RECOMMENDATION

APPROVE variances 1-4, and alternative design standards 1-8 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 17 conditions.

2. MOTION (GRAF) AND SECOND (HILL) WERE MADE TO APPROVE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. MOTION (GRAF) AND SECOND (HILL) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION ADDING CONDITION #18 THAT THE COMMUNITY CENTER WILL BE COMPLETED BY THE END OF PHASE ONE [ROUGHLY THE COMPLETION OF 70 LOTS] AND BEFORE THE BEGINNING OF PHASE TWO.****MOTION CARRIED 9-2 (NO ADAMS, DENT). APPROVED****23. NICKLE ROAD SUBDIVISION****4-SC-21-C**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

1. STAFF RECOMMENDATION

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POSTPONE the application until the August 12, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

24. PINE GROVE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN**6-SB-21-C**

0 Pine Grove Road / Parcel ID 84 035, Commission District 8.

1. STAFF RECOMMENDATION

POSTPONE the request until the August 12, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**6-C-21-UR**

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

1. STAFF RECOMMENDATION

POSTPONE the request until the August 12, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. MISSION HILLS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN**7-SA-21-C**

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

1. STAFF RECOMMENDATION

APPROVE variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the

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Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE variance 3 only if the existing or dedicated right-of-way for Hardin Valley Road is 40-FT from the road centerline and the peripheral setback for lot 18 is no less than 30-FT along the Hardin Valley Road frontage.

APPROVE the Concept Plan subject to 12 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

7-C-21-UR

Proposed use: Single-Family Residential in PR (Planned Residential) District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 18 detached dwelling units on individual lots and the peripheral setback reduction from 35-FT to 30-FT for the southern lot line of Lot 18, subject to 2 conditions. (Applicant is requesting a 25-FT peripheral setback for the southern lot line of Lot 18)

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. CAPITAL DRIVE SUBDIVISION

7-SB-21-C

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 122.24 (part of), Commission District 3.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909

1. STAFF RECOMMENDATION

Postpone the Concept Plan application until the August 12, 2021, Planning Commission meeting as requested by staff for the reasons listed below. (The applicant is requesting approval of the Concept Plan and a variance to reduce the Kingston Pike right-of-way from 50-FT to 44-FT).

2. MOTION (E. SMITH) AND SECOND (DENT) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

Item No.**File No.**USES ON REVIEW

27. AMERCO REAL ESTATE COMPANY**6-I-21-UR**

0 Beaver Ridge Road / Parcel ID 91 00105. Proposed use: Outdoor self-storage in PC (Planned Commercial) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for an outdoor self-storage facility with approximately 17,081 sqft of floor area, subject to 12 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

28. AMANDA BARTLESON**7-A-21-UR**

5307 East Emory Road / Parcel ID 29 092. Proposed use: Dog training facility in A (Agricultural) District. Commission District 7.

Speaking today:

Mike Bartleson, 5307 East Emory Road, Knoxville, TN 37938

James Koren, 5309 East Emory Road, Knoxville, TN 37938

1. STAFF RECOMMENDATION

DENY the request to allow a dog training facility to be permitted at 5307 E. Emory Road because the proposed use is inconsistent with the North County Sector Plan land use designation of LDR (Low Density Residential).

2. MOTION (DENT) AND SECOND (ADAMS) WERE MADE TO APPROVE THE REQUEST FOR A DOG TRAINING FACILITY AT 5307 EAST EMORY ROAD SUBJECT TO 3 CONDITIONS: THE FACILITY WILL NOT BECOME A KENNEL AND WILL RETAIN TRAINING ONE DOG A TIME, THE APPLICANT WILL PLANT A LANDSCAPE BARRIER BETWEEN THE PROPERTIES, AND THE HOURS OF OPERATION WILL BE BETWEEN 8 AM TO 7 PM, MONDAY TO FRIDAY.

MOTION CARRIED UNANIMOUSLY 11-0.

Item No.**File No.****29. MBCOMMONS, LLC****7-B-21-UR**

0 Middlebrook Pike / Parcel ID 105 057 and 058. Proposed use: Multi-family Development in OB (Office, Medical, and Related Services) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a multi-family development with up to 120 dwelling units and a maximum height of approximately 52 feet, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. KARLA GOINS**7-D-21-UR**

8700 Ball Camp Pike / Parcel ID 104 054. Proposed use: Food Truck Court in CN (Neighborhood Commercial) pending District. Commission District 6.

Commissioner Logan Higgins briefly left the meeting between 6:04 PM and 6:08 PM

Speaking today:

Karla Goins, 125 Jessie Lane, Lenoir City, TN 37772

1. STAFF RECOMMENDATION

Approve the request for a restaurant use consisting of up to four (4) food trucks at 8700 Ball Camp Pike, subject to 4 conditions.

- 2. MOTION (E. SMITH) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE CONDITION THAT THERE WOULD ONLY BE SOUND AMPLIFICATION FOR ONE HOUR A DAY TO BE OVER BY 7 PM. THIS CONDITIN IS IN EFFECT UNTIL THE NEW COUNTY ORDINANCE FOR FOOD TRUCKS TAKES EFFECT, WHICH WILL NEGATE THIS CONDITION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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

31. GIRISH THAKKAR / SCHEMATIC DESIGN, INC.**7-A-21-SU**

3700 Whittle Springs Road / Parcel ID 70 H B 024. Proposed use: Neighborhood nonresidential reuse - Retail goods establishment in RN-2 (Single-Family Residential Neighborhood) (C) District. Council District 4.

Speaking today:

Girish Thakkar, 9047 Executive Park Drive, Suite 226, Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the request for a retail goods establishment as a neighborhood nonresidential reuse at 3700 Whittle Springs Road, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

32. ANDREW CAHILL**7-B-21-SU**

530 West Fifth Avenue / Parcel ID 94 E N 008. Proposed use: Social Service Center in DK-E (Downtown Edge) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a social service center with approximately 18,750 sqft of floor area at 530 W. Fifth Avenue, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. JOHN T. RUDOLPH**7-C-21-SU**

0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

Item No.

File No.

1. STAFF RECOMMENDATION

Postpone the request until the August 12, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS

34. DUNCAN FARM

6-SB-21-F

0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

1. STAFF RECOMMENDATION

Approve Variance
APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

35. KNOXVILLE-KNOX COUNTY PLANNING

7-A-21-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 9.2 Use Matrix, Table 9-1: Use Matrix to add Pre-School/Kindergarten and Educational Facility – Primary or Secondary as a special use in the Industrial Mixed Use District (I-MU).

1. STAFF RECOMMENDATION

Staff recommends that Knoxville-Knox County Planning Commission recommend approval of an amendment to the City of Knoxville Zoning Code, Article 9, Section 9.2, Use Matrix, Table 9-1, to add pre-school/kindergarten and educational facility – primary or secondary as a special use in the Industrial Mixed-Use (I-MU) Zoning District.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. KNOXVILLE-KNOX COUNTY PLANNING

7-B-21-OA

Consideration of an amendment to the Knox County Zoning Code, Article 5.34.02 SC Shopping Center zone to allow churches as a use permitted.

1. STAFF RECOMMENDATION

Staff recommends that the Knoxville-Knox County Planning Commission postpone this item until the August 12, 2021 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

None

ADJOURNMENT

MOTION (S. SMITH) AND SECOND (HILL) WERE MADE TO ADJOURN.

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:13 P.M.

Item No.

File No.

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.*