

The Planning Commission met in regular session on July 14, 2022 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	Open	A Ms. Tamara Boyer
A Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Open	Open	A Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	A Mr. Eddie Smith

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

2. APPROVAL OF JULY 14, 2022 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JUNE 9, 2022 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 90 days:

1. MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE OCTOBER 6, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 8-0. POSTPONED 90 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 8-0. WITHDRAWN

D. TABLED ITEMS READ

1. **VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY** 8-SA-21-F
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)
2. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)
 - A. **SOUTH COUNTY SECTOR PLAN AMENDMENT** 12-A-21-SP
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).
 - B. **REZONING** 12-G-21-RZ
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

Item No.**File No.**

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|---|-------------------|
| 3. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
| 4. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022) | 12-SC-21-F |
| 5. HUBER PROPERTIES, LLC
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022) | |
| A. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office). | 10-L-21-SP |
| B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office). | 10-I-21-PA |
| C. REZONING
From AG (Agricultural) to RN-5 (General Residential Neighborhood). | 10-R-21-RZ |
| 6. 5117 LONAS DRIVE SUBDIVISION
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022) | 4-SB-22-C |
| 1. MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO TABLE ITEMS AS READ. | |

MOTION CARRIED UNANIMOUSLY 8-0. TABLED**E. ITEMS REQUESTED TO BE UNTABLED READ***None***F. CONSENT ITEMS READ**

Vicki Caughron, 6907 Ball Rd., Knoxville, 37931 requested that Item #22 be removed from consent.

Item No.

File No.

Dylan Norman, 3003 Rifle Range Rd., Knoxville, TN 37918 requested that Item #17 be removed from consent.

1. **MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #17 AND ITEM 22.**

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

Level 1 Hillside Protection (HP) Overlay Certificates of Appropriateness

There were no Level 1 Certificates of Appropriateness issued since the June 9, 2022 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)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. TERRY E. ROMANS

0 Swaggerty Road / Parcel ID 126 13602, Commission district 9.

Item No.**File No.****A. SOUTH COUNTY SECTOR PLAN AMENDMENT****5-A-22-SP**

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

1. STAFF RECOMMENDATION

Recommend tabling this item until a traffic impact letter is submitted.

TABLED EARLIER IN THE MEETING**B. REZONING****5-A-22-RZ**

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

1. STAFF RECOMMENDATION

Recommend tabling this item until a traffic impact letter is submitted.

TABLED EARLIER IN THE MEETING**6. CINDY MCCOY**

2707 East Emory Road / Parcel ID 38 017, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT**5-B-22-SP**

From LDR (Low Density Residential) to RC (Rural Commercial).

1. STAFF RECOMMENDATION

Withdraw the plan amendment at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING**B. REZONING****5-D-22-RZ**

From A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Withdraw the rezoning at the request of the applicant.

Item No.

File No.

WITHDRAWN EARLIER IN THE MEETING

7. HOSPITALITY PANTRIES, INC.

7-A-22-RZ

0 West Scott Avenue / Parcel ID 081 N E 003, Council District 4.
Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

**8. STUART ANDERSON / GEORGE ARMOUR
EWART ARCHITECT**

7746 and 7750 South Northshore Drive / Parcel ID 133 L B 026 and 025,
Commission District 4.

Speaking today:

Stuart Anderson, 404 Bearden Park Cir., Knoxville, TN 37919

Wayne Coker, 7718 South Northshore Dr., Knoxville, TN 37919

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

7-A-22-SP

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to NC (Neighborhood Commercial) because it is consistent with the adjacent development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. REZONING

7-B-22-RZ

From RA (Low Density Residential) to CN (Neighborhood Commercial).

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

Approve CN (Neighborhood Commercial) zoning because it is consistent with the adjacent development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

9. CANDORO PROPERTIES**7-C-22-RZ**

4430 Candora Avenue / Parcel ID 123 A A 003, Council District 1.
Rezoning from I-MU (Industrial Mixed-Use) and F (Floodplain Overlay) to I-H (Heavy Industrial) and F (Floodplain Overlay).

Speaking today:

Dax Witherspoon, P.O. Box 52505, Knoxville, TN 37950
Eric Johnson, 438 Mayfield Ave., Knoxville, TN 37920
Erin Gill, 400 Main St., Suite 655, Knoxville, TN 37901
Trudy Monaco, 202 E. Redbud Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Deny the rezoning to I-H (Heavy Industrial) because it is not consistent with surrounding development since this area has been transitioning to light industrial and other less intensive uses since the late 1990s.

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

MOTION CARRIED 7-1 (NO ROTH). DENIED

10. SCOTT TORBETT / J.A. MURPHY GROUP, LLC**7-D-22-RZ**

0 Gleason Drive / Parcel ID 120 P B 003 and 004, Council District 2.
Rezoning from O (Office) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. BENJAMIN MULLINS

0, 5511 and 5513 Old Tazewell Pike / Parcel ID 049 C J 001, 002 and 003, Commission District 8.

Speaking today:

Benjamin Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902.

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

A. NORTH CITY SECTOR PLAN AMENDMENT

7-B-22-SP

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to MDR (Medium Density Residential) because it is not compatible with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 8-0. DENIED

B. REZONING

7-E-22-RZ

From RA (Low Density Residential) to PR (Planned Residential) up to 7 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac because it consistent with the surrounding development.

2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC.

MOTION CARRIED 5-3 (NO PHILLIPS, HIGGINS, ADAMS). APPROVED

Item No.**File No.****12. CASTILLO HOMES, LLC****7-F-22-RZ**

0 Karla Drive / Parcel ID 137 D A 010 and 137 22502, Commission District 9. Rezoning from CA (General Business) (k) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Postpone 30 days until the August 11, 2022 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

13. ELLIOT D. KNOXVILLE AND LAUREN BRIGHT

0 Lovell Road / Parcel ID 118 050, Commission District 6.

Speaking today:

Elliot Ettenborough, 839 Ethan Glens Dr., Knoxville, TN 37923

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**7-C-22-SP**

From O (Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is consistent with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. REZONING**7-G-22-RZ**

From A (Agricultural) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

Approve CB (Business & Manufacturing) zoning because it is consistent with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED**14. DOWELL SPRINGS COMPANY**

0 Dowell Springs Blvd. / Parcel ID 106DA00914, Council District 3.

Speaking today:

Jerry Bodie, 7213 Westhampton Place, Knoxville, TN 37919

Doug Campbell, 244 Fort Sanders West Blvd., Knoxville, TN 37922

Jennifer Pearson Taylor, 256 Fort Sanders West Blvd., Ste. 200, Knoxville, TN 37922

Taylor Forrester, 1111 N. Northshore Dr., S-700, Knoxville, TN 37919

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**7-D-22-SP**

From O (Office) and HP (Hillside Protection) to MDR/O (Medium Density Residential / Office) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

2. MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 7-1 (NO ROTH). APPROVED****B. ONE YEAR PLAN AMENDMENT****7-A-22-PA**

From O (Office) and HP (Hillside Protection) to MDR/O (Medium Density Residential / Office) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

2. MOTION (ADAMS) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 7-1 (NO ROTH). APPROVED**

Item No.**File No.****15. CONRAD SICK / VALEO****7-H-22-RZ**

1727 Grand Avenue / Parcel ID 094 O D 00101, Council District 1.
Rezoning from I-MU (Industrial Mixed-Use) to RN-6 (Multi-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Withdraw as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

16. CHASE AND ROBYN ANTONINI**7-I-22-RZ**

1615 Grand Valley Road / Parcel ID 111 038, Commission District 9.
Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the sector plan and surrounding land use.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. RANDY GUIGNARD**7-J-22-RZ**

3003 Rifle Range Drive / Parcel ID 048 07001, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Randy Guignard, 5408 Fountain Gate Rd., Knoxville, TN 37918

Dylan Norman, 3003 Rifle Range Dr., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 dwelling units per acre because it is consistent with the sector plan.

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO POSTPONE THE REQUEST FOR 30 DAYS UNTIL THE AUGUST 11, 2022 PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY 8-0. POSTPONED 30 DAYS

18. RANDY GUIGNARD

7600 Ridgeview Road / Parcel ID 021 159, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**7-E-22-SP**

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

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 30-days to the August 11, 2022 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**7-K-22-RZ**

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

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the August 11, 2022 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

19. LUCKY CLARK**7-L-22-RZ**

155 Old State Road / Parcel ID 071 I F 028, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****20. JOE PETRE****7-M-22-RZ**

516 and 520 West Vine Avenue / Parcel ID 094 L C 003 and 002, Council District 6. Rezoning from DK-G (Downtown Knoxville Grid Subdistrict)) to DK-B (Downtown Knoxville Boulevards Subdistrict).

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the August 11, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. WALLY AKINS**7-N-22-RZ**

7222 Old Blacks Ferry Lane / Parcel ID 078 08901, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. WORLEY BUILDERS, INC.**7-O-22-RZ**

6917 Ball Road/ Parcel ID 091 07709, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Ron Worley, 8015 Majors Rd., Corryton, TN 37721

Vicki Caughron, 6907 Ball Road Knoxville, TN 37931

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

23. DKLEVY

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**7-H-22-SP**

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

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 90-days to the October 6, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

Postpone the One Year Plan amendment for 90-days to the October 6, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

Postpone the rezoning for 90-days to the October 6, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

Item No.**File No.****24. TAYLOR D. FORRESTER****7-Q-22-RZ**

10542 Murdock Drive / Parcel ID 118 17315 (part of), Commission District 3. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay).

1. STAFF RECOMMENDATION

Approve PC/TO (Planned Commercial/ Technology Overlay) zoning because it is consistent with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. MARK H. DRIVER

7516 and 7518 Chapman Highway / Parcel ID 137 199 (part of), Commission District 9.

Speaking today:

Mark Driver, 12400 Cypress Grove Lane, Knoxville, TN 37922

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**7-F-22-SP**

From GC (General Commercial), MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is compatible with the adjacent development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. REZONING**7-R-22-RZ**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve CA (General Business) zoning because it is consistent with the adjacent development and a minor extension of the zone district.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

26. STEVE HALL**7-S-22-RZ**

0 Greenwell Drive / Parcel ID 047 057, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. **STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 3 dwelling units per acre because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

27. DOMINION RIVERSIDE, LLC

1624 Riverside Drive / Parcel ID 095 J B 002, Council District 6.

Speaking today:

Sean Chalmers, 3834 Sutherland Avenue, Knoxville, TN 37919

A. CENTRAL CITY SECTOR PLAN AMENDMENT**7-G-22-SP**

From LI (Light Industrial), HP (Hillside Protection) and SP (Stream Protection) to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) and SP (Stream Protection).

1. **STAFF RECOMMENDATION**

Approve the sector plan amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) and SP (Stream Protection) because is a minor extension and meets the location criteria of the land use classification.

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 8-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****7-B-22-PA**

From LI (Light Industrial), HP (Hillside Protection) and SP (Stream Protection) to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan Amendment to MU-RC (Mixed Use Regional Center), HP (Hillside Protection) and SP (Stream Protection) because is a minor extension and meets the location criteria of the land use classification.

2. MOTION (SHELSON) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 8-0. APPROVED****C. REZONING****7-T-22-RZ**

From I-H (Heavy Industrial), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to DK-E (Downtown Knoxville Edge Subdistrict), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

1. STAFF RECOMMENDATION

Approve DK-E (Downtown Knoxville Edge Subdistrict), HP (Hillside Protection Overlay) and F (Floodplain Overlay) zoning because it is a transition area adjacent to downtown.

2. MOTION (SHELSON) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 8-0. APPROVED****28. OBARR, LLC****7-U-22-RZ**

5036 Obarr Drive / Parcel ID 071 A A 014, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. KERRY HOOVEN**7-V-22-RZ**

2216 Fitzgerald Road / Parcel ID 091 09102, Commission District 6.
Rezoning from PR (Planned Residential) to A (Agricultural).

Speaking today:

Kerry Hooven, 2216 Fitzgerald Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the sector plan.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

[CONcepts / development plans](#)

30. 4904 E. EMORY ROAD SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****4-SC-22-C**

4904 E. Emory Road / Parcel ID 29 058, Commission District 7.

1. STAFF RECOMMENDATION

Approve the Concept Plan and the use of an Alternative Access Standard via a Permanent Cross Access Easement, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**4-E-22-UR**

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

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

Approve the development plan for an attached residential subdivision with up to 9 lots, a peripheral setback of 25 ft along the side lot lines for lots 1 and 3, and a 10 front yard setback when the front lotline is adjacent to the common parking lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. BRAKEBILL RIDGE

A. CONCEPT SUBDIVISION PLAN**6-SB-22-C**

317 and 319 Brakebill Road / Parcel ID 072 D C 00101 and 002, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan and the curbless private road, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**6-B-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for an attached residential subdivision with up to 27 lots and reduction of the peripheral setback to 15 ft to 25 ft as described in the staff comments, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. ANDES HILL

Speaking today:

Benjamin C. Mullins, 550 W. Mina St., Ste. 500, Knoxville, TN 37902

A. CONCEPT SUBDIVISION PLAN

6-SD-22-C

8531 Troutman Lane and 1925 Andes Road / Parcel ID 105 A A 017 and 002, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 15 conditions.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. USE ON REVIEW

6-G-22-UR

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 91 attached dwellings and 5 detached dwellings, a reduction of the peripheral setback to 25 ft, and an 18.5 ft front yard setback for lots 29-54, subject to 4 conditions.

Item No.

File No.

- 1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

33. CONCEPT ON BEELER ROAD

Speaking today:

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

Benjamin C. Mullins, 550 W. Mina St., Ste. 500, Knoxville, TN 37902

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

A. CONCEPT SUBDIVISION PLAN

7-SA-22-C

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

1. STAFF RECOMMENDATION

Approve the requested variance based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

- 3. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION ADDING A 10TH CONDITION THAT ADDS A PEDESTRIAN ACCESS FROM THE PROPERTY OFF OF THE CURRENT PROPOSED WALKING TRAIL SYSTEM TO THE SOUTH AROUND LOTS 70 AND 71.**

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. USE ON REVIEW

7-A-22-UR

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for a residential subdivision with up to 83 attached dwellings and 3 detached dwellings and a reduction of the peripheral setback to 25 ft for lots 23, 65-68, and the Beeler Road frontage of lots 84-86, as shown on the plan, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

34. LEONARD DEVELOPMENT - JENKINS ROAD

Speaking today:

Frank Leonard, 119 Westville Rd., Knoxville, TN 37919

Paul Laudeman, 1517 Meeting House Rd., Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN

7-SB-22-C

7912 Jenkins Road / Parcel ID 105 F A 010, Commission District 3.

- 1. STAFF RECOMMENDATION**

Approve the requested variances and alternative design standard based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 7 conditions.

- 2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE VARIANCES AND ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

B. USE ON REVIEW**7-B-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for a detached residential subdivision with up to 22 lots and reduction of the peripheral setback to 25 ft, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

35. BUTTERMILK RD. SUBDIVISION

Speaking today:

Drew Staten, P.O. Box 11315, Eagle Bend, TN 37939

A. CONCEPT SUBDIVISION PLAN**7-SC-22-C**

0 Buttermilk Road and 0 Pittman Drive / Parcel ID 129 142 and 14213, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

Item No.**File No.****B. USE ON REVIEW****7-G-22-UR**

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 102 lots and reduction of the peripheral setback to 25 ft, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

USES ON REVIEW

36. MARTHA SCHWIND**7-C-22-UR**

6508 Stormer Road / Parcel ID 029 170 (part of). Proposed use: Indoor storage in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the use permitted on review for Indoor Storage in a new pole barn structure of approximately 1,680 sqft, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. DANIEL LEVY**7-D-22-UR**

0 Walker Springs Road / Parcel ID 119 L A 00119. Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for a multi-dwelling development with up to 318 dwelling units and a peripheral setback reduction to 25 ft along the Gallaher View Road frontage, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****38. KATHRYN FULLER MBI COMPANIES****7-E-22-UR**

1505 Bob Kirby Road / Parcel ID 104 193. Proposed use: Veterinary clinic sign in A (Agricultural) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the use permitted on review for the proposed 50 sqft business sign in the Agricultural zone, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. JOHN ANDERSON (AVERITT EXPRESS)**7-F-22-UR**

0, 10200 and 10204 Starkey Lane, 10207 Cogdill Road / Parcel ID 131 08001, 082, 08101, 081 and 08801. Proposed use: Expansion of trucking terminal parking lot in PC (Planned Commercial) / TO (Technology Overlay) Districts. Commission District 3.

1. STAFF RECOMMENDATION

Staff recommends approval of a transportation services facility in the PC (Planned Commercial) /TO (Technology Overlay) zones, subject to five conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES**40. DAVID CHEBAN****7-A-22-SU**

0 Cain Road / Parcel ID 092 K A 00601. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 zone, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****41. TODD RICHARDS****7-B-22-SU**

432 Watauga Avenue / Parcel ID 081 B B 024. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. ERIKA WOLF**7-C-22-SU**

25 Emory Place / Parcel ID 094 D N 008. Proposed use: Small Animal Veterinary Clinic in DK-E (Downtown Knoxville Edge Subdistrict) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a small animal care facility with approximately 2,800 sqft of floor area in the DK-E zone, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

43. FINAL PLAT OF GARY JOE VAUGHT PROPERTY**7-SA-22-F**

2107 Elkins Road, Kodak, TN 37764 / Parcel ID 087 08601, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to reduce the right-of-way distance from 50 ft (25 ft from centerline) to existing conditions as shown on the survey because the dedication would move the lot line too close to the existing house.

Approve the subdivision plat because it is otherwise in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****44. FINAL PLAT OF WALKER SPRINGS CO. LOTS 2 AND 3**

7-SB-22-F

0 Walker Springs Road / Parcel ID 119 L A 00119, Commission District 3.

1. STAFF RECOMMENDATION

Approve variances 1 & 2 to reduce the right-of-way dedication as specified because right-of-way dedication already occurred as part of a TDOT project several years ago.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

45. FINAL PLAT OF TERRY MILLER MACKRARER PROPERTY AND RANDALL AND JENNY BOYD PROPERTY - RESUB OF LOT 1

7-SC-22-F

2704 Allee De Papillon Drive / Parcel ID 165 00501 (part of),
Commission District 4.

1. STAFF RECOMMENDATION

Withdraw the proposed plat per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

46. RESUBDIVISION OF WHITE'S PARK PLACE ADDITION, LOTS 30, 31, AND PART OF 32

7-SD-22-F

1905, 1909, 1911, and 1915 Lake Avenue / Parcel ID 108 C H 011, 012, 013, and 014, Council District 9.

1. STAFF RECOMMENDATION

Approve the variance to reduce the utility and drainage easements as described because the Subdivision Regulations allow some flexibility regarding U&D easements and the utility has no issues with the elimination of the U&D easements as described.

Item No.

File No.

Approve the subdivision plat because it is in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND

7-SE-22-F

324 and 326 West Ford Valley Road / Parcel ID 123 M D 003 and 123ME008, Commission District 9 and City Council District 1.

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the August 11, 2022 meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

planned development

48. DAVID COCKRILL

4-A-22-PD

1834 Beech Street / Parcel ID 109 C D 032 Proposed use: Planned Development in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

Speaking today:

David Cockrill, 2015 Oakwood Drive, Maryville, TN 37803

David Case, 54 Bartlett St., Asheville, NC 28801

Christine Cloninger, 3425 Kingston Pk., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the preliminary plan for the Historic Giffin Square planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 4 conditions:

1) Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Planning Commission. The final plan shall be in substantial compliance with the approved preliminary plan.

2) The development shall be compliant with all aspects of the City of Knoxville Zoning Ordinance unless an exception has approved through the planned development process outlined in Article 16.7.

Item No.**File No.**

3) Landscaping plans (Article 12) and a lighting plan (Article 10.2) shall be submitted with the final planned development application per their respective articles in the zoning ordinance.

4) Submitting a revised transportation impact letter with the Final Plan application to evaluate the sight distance at the final driveway locations.

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

MOTION CARRIED UNANIMOUSLY 8-0. APPROVED

ORDINANCE AMENDMENTS

49. CITY OF KNOXVILLE

6-G-22-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.F.6, Principal Use Standards Associated with Drive-Through Facility, to add text that prohibits drive-through windows and lanes from being placed between the street and the associated building in the C-G district.

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 9.3.F.6, Principal Use Standards Associated with Drive-Through Facility as presented in Exhibit 2.

APPROVED ON CONSENT EARLIER IN THE MEETING

other business

50. KNOXVILLE-KNOX COUNTY PLANNING

6-B-22-OB

The Planning Commission Chair will appoint Executive Committee members for the 2022 - 2023 term.

Commission Chair Tim Hill appointed the following commissioners to serve on the Executive Committee with himself and Vice Chair Chris Ooten:

Commissioner Pat Phillips, Commissioner Jeff Roth, Commissioner Karyn Adams

Item No.

File No.

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:15
P.M.

Prepared by: Dori Caron

Approved by: Secretary for the Commission

Approved by: Chair

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