

The Planning Commission met in regular session on July 13, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF JULY 13, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JUNE 8, 2023 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 30 days:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909 requested that Item #33 be postponed 30 days until the August 10, 2023 meeting.

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE AUGUST 10, 2023 MEETING, INCLUDING ITEM #33.**

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS READ

The applicant for #40 requested though staff that Item #40 be tabled.

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO TABLE ITEM AS READ INCLUDING ITEM #40.**

MOTION CARRIED UNANIMOUSLY 12-0. TABLED

1. **TERRY E. ROMANS**
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022) **Scheduled to be withdrawn 7/13/2023)**

- A. **SOUTH COUNTY SECTOR PLAN AMENDMENT**
From AG (Agricultural) to RR (Rural Residential).

5-A-22-SP

Item No.**File No.****B. REZONING****5-A-22-RZ**

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

2. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3**7-SE-22-F**

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)

3. GABRIEL W. RATCLIFFE**11-A-22-RZ**

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

4. KNOXVILLE-KNOX COUNTY PLANNING**8-A-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023)

E. ITEM TO BE REMOVED FROM THE TABLE READ

None

F. CONSENT ITEMS READ

Susan Lane, 7329 Millerstown Pike, Knoxville, TN 37924 requested that Item #36 be removed from the consent list.

Commissioner Amy Midis requested that #10 be removed from the consent list.

Commissioner Eddie Smith joined the meeting at this time.

Commissioner Logan Higgins recused himself from the consent vote.

MOTION (OOTEN) AND SECOND (SHELSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #10 AND #36.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the June 8, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

5. DAMON FALCONNIER

6-E-23-RZ

0 and 237 Chickamauga Avenue / Parcel ID 081 B G 032 and 031, Council District 5. Rezoning from RN-2 (Single-Family Residential Neighborhood) and IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood) and IH (Infill Housing Overlay).

Speaking today:

- Damon Falconnier, 4622 Chambliss Rd., Knoxville, TN 37919
- Jan Mullins, 4822 Sullivan Rd., Knoxville, TN 37921
- Michelle Ivester, 1131 Chickamauga Ave., Knoxville, TN 37917
- Matt Morelock, 261 Chickamauga Ave., Knoxville, TN 37917
- Wes Breitenback, 726 Chickamauga Ave., Knoxville, TN 37917
- Deborah Thomas, 428 E Burwell Ave., Knoxville TN 37917

Item No.**File No.**

Commission Chair Tim Hill gave both the applicant and opposition an additional 2 minutes.

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and compatible with surrounding development. The IH (Infill Housing Overlay) will be retained.

2. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO DENY THE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT.

MOTION FAILED 6-7 (NO HUBER, SHELSON, HIGGINS, LEVENSON, BIGGS, SMITH, HILL).

3. MOTION (SHELSON) AND SECOND (LEVENSON) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL THE AUGUST 10, 2023 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS.

6. CITY OF KNOXVILLE**7-A-23-RZ**

7624 Sabre Drive / Parcel ID 120 N D 031, Council District 2. Rezoning from No Zone (formerly RA - Low Density Residential) to RN-1 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. CITY OF KNOXVILLE**7-B-23-RZ**

2920 Dresser Road / Parcel ID 122 O J 00201, Council District 1. Rezoning from No Zone (formerly CA - General Business) to C-G-1 (General Commercial).

Speaking today:

Chris Howley, 400 Main St. Rm. 475, Knoxville, TN 37902

Linda Billman, 3100 Germantown Ln., Knoxville, TN 37920

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

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

Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

8. BERNADETTE WEST**7-C-23-RZ**

2620 Belvedere Avenue / Parcel ID 109 D E 030, Council District 1.
Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the AG (General Agricultural) district because it is consistent with the surrounding development and sector plan. The HP (Hillside Protection Overlay) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. VIRGINIA G BURTON

6609 Chapman Highway / Parcel ID 124 I E 029, Council District 1.

Speaking today:

Brian Jones, 405 Rainbow Rd., Sevierville, TN 37862

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**7-A-23-SP**

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the GC (General Commercial) land use classification because it is incompatible with surrounding land use and infrastructure.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****7-A-23-PA**

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

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is incompatible with surrounding land use and infrastructure.

3. MOTION (MIDIS) AND SECOND (OOTEN) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

C. REZONING**7-D-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to C-H-2 (Highway Commercial) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the C-H-2 (Highway Commercial) district because it is incompatible with surrounding land use and infrastructure.

4. MOTION (MIDIS) AND SECOND (OOTEN) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

10. R. BENTLEY MARLOW**7-H-23-RZ**

1216 Callaway Street / Parcel ID 094 F Q 016, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the RN-4 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and with surrounding development.

2. MOTION (MIDIS) AND SECOND (ADAMS) WERE MADE TO DENY THE RN-4 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT.

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MOTION FAILED 2-11 (NO OOTEN, BOYER, HUBER, SHELSON, PEREZ, HIGGINS, LEVENSON, BIGGS, BARGER, SMITH, HILL).

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

MOTION CARRIED 11-2 (NO MIDIS, ADAMS). APPROVED

11. CHRISTOPHER W. MARTIN

7-J-23-RZ

9950 Kingston Pike / Parcel ID 131 L B 001, Council District 2. Rezoning from OP (Office Park) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 district because it is consistent with the sector plan and surrounding area.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. MOHAMMAD REZA BASIRI

7-K-23-RZ

1927 Highland Avenue / Parcel ID 094 N P 027, Council District 1. Rezoning from O (Office) to RN-6 (Multi-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. PATRICK SMITH AND AMBER VANBUREN

7-L-23-RZ

0 Rowan Road / Parcel ID 069 H G 00901, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****14. BENJAMIN MULLINS****7-M-23-RZ**

1547 Clinch Avenue / Parcel ID 094 M J 017, Council District 1. Rezoning from RN-5 (General Residential Neighborhood) and NC (Neighborhood Conservation Overlay) to C-N (Neighborhood Commercial) and NC (Neighborhood Conservation Overlay).

1. STAFF RECOMMENDATION

Approve C-N (Neighborhood Commercial) district because it is consistent with the surrounding development and sector plan. The NC (Neighborhood Conservation Overlay) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**15. MATT BRAZILLE, CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.**

1800 and 1900 Vermont Avenue / Parcel ID 094BB001 and 094AE012, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**7-C-23-SP**

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-B-23-PA**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/ Office) land use classification because it allows more flexibility while maintaining an appropriate transition of land use intensity. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

7-O-23-RZ

From RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is compatible with surrounding development. The HP (Hillside Protection Overlay) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. REGENCY ASSOCIATES GP

4813 Lonas Drive / Parcel ID 107 B A 035, Council District 2.

Speaking today:

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

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

7-D-23-SP

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) will be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****7-C-23-PA**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development. The HP (Hillside Protection) will be retained.

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****C. REZONING****7-P-23-RZ**

From RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with surrounding development. The HP (Hillside Protection Overlay) will be retained.

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****17. REGENCY ASSOCIATES GP**

4629 Papermill Drive / Parcel ID 107 G C 00302, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**7-E-23-SP**

From MDR (Medium Density Residential) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****B. ONE YEAR PLAN AMENDMENT****7-D-23-PA**

From MDR (Medium Density Residential) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**C. REZONING****7-S-23-RZ**

From C-G-2 (General Commercial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district because it is consistent with surrounding land uses and dimensions.

APPROVED ON CONSENT EARLIER IN THE MEETING**18. NORTSHORE CONSTRUCTION, INC****7-V-23-RZ**

4425 Lonas Drive / Parcel ID 107 C B 03401, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING**19. RYAN DOLAN****7-W-23-RZ**

6704 Watermour Way / Parcel ID 067 250, Council District 3. Rezoning from I-MU (Industrial Mixed-Use) to O (Office).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the O (Office) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

20. THE WOODS AT LONAS DRIVE**6-SG-23-C**

0 Yosemite Trail, 0 Lance Drive, 0 and 4933 Lonas Drive / Parcel ID 107 B A 018 and 01801, 107GB025 and 004, Council District 2

1. STAFF RECOMMENDATION

Approve the concept plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. HAMILTON PARK**7-SB-23-C**

0 Central Avenue Pike / Parcel ID 068 075, Council District 5.

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 10 Planning Commission because a Level II Hillside Protection Certificate of Appropriateness review is required.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. STOCKTON PROPERTY**A. CONCEPT SUBDIVISION PLAN****7-SD-23-C**

0 Stockton Drive / Parcel ID 106 N J 01501, Council District 2.

1. STAFF RECOMMENDATION

Postpone the concept plan until the August 10, 2023 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. SPECIAL USE****7-A-23-SU**

Proposed use: Attached residential subdivision in RN-1 (Single-Family Residential Neighborhood) (C) District.

1. STAFF RECOMMENDATION

Postpone the special use until the August 10, 2023 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES**23. WILLIAM MAYS****4-A-23-SU**

2700 Whittle Springs Road / Parcel ID 070 P D 02602. Proposed use: Gas station in C-N (Neighborhood Commercial), IH (Infill Housing Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Table the request as recommended by staff.

TABLED EARLIER IN THE MEETING

24. THOMAS SCOTT BURDETTE**7-B-23-SU**

1619 and 1623 Francis Road / Parcel ID 106 C A 01301 and 013. Proposed use: Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for two two-family dwellings in the RN-2 zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. JIM ODLE**7-C-23-SU**

7700 and 7720 Gleason Drive / Parcel ID 120 K B 003 and 006. Proposed use: Removal of a previously approved planned district (C) designation in RN-5 (General Residential Neighborhood) (C) and HP (Hillside Protection Overlay) District. Council District 2.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request to remove the previously approved planned district (C) designation because the property is in harmony with the intent of the current zoning code and adopted plans for the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. MODERN EXPANSION, LLC

7-D-23-SU

606 Heins Court / Parcel ID 069 J A 01801. Proposed use: Two duplexes on subdivided lot in RN-2 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for two two-family dwellings in the RN-2 zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

27. KNOXVILLE-KNOX COUNTY PLANNING

7-B-23-OB

Consideration of proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove the previously approved planned district (C) designation for property located at 534 N. Burns Road. Council District 6.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission, under section 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcel 0711B019 to correct a map error as evidenced on the attached map.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****28. KNOXVILLE-KNOX COUNTY PLANNING****7-C-23-OB**

Consideration of proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove the previously approved planned district (C) designation for property located at 5229 McIntyre Road and 0 Monte Vista Road (parcel 060PA02501) (part of). Council District 4.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission remove the (C) designation from parcel 071AB003, and a portion of parcel 060PA02501, under section 3.2.C of the City of Knoxville Zoning Ordinance, to correct a map error as evidenced on the attached map.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. KNOXVILLE-KNOX COUNTY PLANNING**7-D-23-OB**

Consideration of proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove the previously approved planned district (C) designation for property located at 3705 Valley View Dr. Council District 4.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission, under section 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcel 070BA012 to correct a map error as evidenced on the attached map.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY**STREET NAME CHANGES**

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

 REZONINGS AND PLAN AMENDMENT/REZONINGS

30. TAYLOR D. FORRESTER

1110 and 1112 Lovell Road / Parcel ID 118 061 and 062, Commission District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**6-A-23-SP**

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the GC (General Commercial) land use classification because the request does not meet the intent of the GC land use class or the requirements for a sector plan amendment.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING**6-L-23-RZ**

From OB (Office, Medical, and Related Services) and TO (Technology Overlay) to CA (General Business) and TO (Technology Overlay).

1. STAFF RECOMMENDATION

Deny the CA (General Business) zone because it is not consistent with the Northwest County Sector Plan designation and could cause adverse impacts for neighboring residential properties.

WITHDRAWN EARLIER IN THE MEETING

31. RONALD PROFFITT**7-E-23-RZ**

1103 East Beaver Creek Drive / Parcel ID 047 169, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****32. SAM HARGROVE****7-F-23-RZ**

1412 Chert Pit Road / Parcel ID 105 114, Commission District 3.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. TIMOTHY NEAL**7-G-23-RZ**

0 Asheville Highway / Parcel ID 061 07104 (part of), Commission District 8. Rezoning from PR (Planned Residential) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the sector plan and would result in more consistent zoning for the subject property frontage.

POSTPONED 30 DAYS EARLIER IN THE MEETING

34. RICHARD TOOLE AND LAURA TOOLE**7-I-23-RZ**

10110 Mascot Road / Parcel ID 053 00201, Commission District 8.
Rezoning from RA (Low Density Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve the A (Agriculture) zone because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

35. DALE AKINS

10105 Hardin Valley Road / Parcel ID 104 08408, Commission District 6.

Commissioner Levenson left the meeting at this time.

Item No.**File No.**

Speaking today:

Dale Akins, 10433 Hickory Path Way, Knoxville, TN 37922

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**7-B-23-SP**

From O (Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the GC (General Commercial) land use classification because it is a minor extension of that land use class at an existing commercial node. The SP (Stream Protection) land use classification will be retained.

2. MOTION (SMITH) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. REZONING****7-N-23-RZ**

From A (Agricultural), F (Floodway) and OB (Office, Medical, and Related Services) to F (Floodway) and CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone for the area outside the F (Floodway) zone because it is a minor extension of the commercial node and is not anticipated to create any adverse impacts, subject to one condition. The F (Floodway) zone will be retained.

2. MOTION (SMITH) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

Commissioner Levenson rejoined the meeting at this time.

36. HOMESTEAD LAND HOLDINGS, LLC**7-Q-23-RZ**

7336 Millertown Pike / Parcel ID 050 202, Commission District 8.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

Item No.**File No.**

Russell Rackley, P.O. Box 30456, Knoxville, TN 37930
Susan Lane, 7329 Millerstown Pike, Knoxville, TN 37924

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan designation.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

37. HOMESTEAD LAND HOLDINGS, LLC**7-R-23-RZ**

8205 Nubbin Ridge Drive / Parcel ID 133 J A 008, Commission District 4.
Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 6 du/ac.

Speaking today:

Russell Rackley, P.O. Box 30456, Knoxville, TN 37930

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan designation and will allow development compatible with the surrounding land uses and zoning pattern.

2. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**3. AMENDED MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE WITH UP TO 6 DU/AC.**

MOTION CARRIED 12-1 (NO SHELSO). APPROVED

38. STEVE DRUMMER

1513 East Emory Road / Parcel ID 047 124, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT**7-F-23-SP**

From 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 the GC (General Commercial) land use classification on the front half of the

Item No.**File No.**

parcel because it is a minor extension of that land use class at an existing commercial node. The HP (Hillside Protection) land use classification will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

7-T-23-RZ

From A (Agricultural) to CA (General Business) and OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone for the front half of the parcel, and the OB (Office, Medical, and Related Services) zone for the rear half of the parcel, because both are minor extensions and are not anticipated to create any adverse impacts, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. JW CONSTRUCTION

7-U-23-RZ

5711 Brown Gap Road / Parcel ID 029 070, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

40. BEELER ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

1-SF-23-C

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

1. STAFF RECOMMENDATION

Item No.

File No.

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

Approve the Concept Plan subject to 13 conditions.

TABLED EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

1-E-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 86 detached dwellings on individual lots and reduction of the 35-ft peripheral setback to 25-ft for lots 63-69, and the Beeler Road frontage of lots 84-86, as shown on the plan, subject to 1 condition.

TABLED EARLIER IN THE MEETING

41. WHELAHAN FARM

7-SA-23-C

0 Apple Valley Drive and 0 Mistletoe Drive / Parcel ID 050 11201 and 11202, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance based on the justification recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. WILKINSON SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SC-23-C

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

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

Postpone the concept plan until the August 10, 2023
Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

Postpone the development plan until the August 10, 2023
Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

DEVELOPMENT PLANS

43. HENSON DEVELOPMENTS**7-B-23-DP**

7919, 7923, 7927, 7931 and 7933 Westland Drive / Parcel ID 133 G C
006, 007, 009, 010 and 011 Proposed use: Townhouse development in
PR (Planned Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

Approve the development plan for 46 attached townhomes
on a 3.86-acre lot, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. GISELE BAAKLINI**7-C-23-DP**

0 Corridor Park Blvd. / Parcel ID 118 17325 Proposed use: Office
warehouse in BP (Business and Technology Park) / TO (Technology
Overlay) District. Commission District 3.

Speaking today:

Will Robinson, 1248 North Shorewood Ln., Caryville, TN 37714

1. STAFF RECOMMENDATION

Staff recommends approval of an office warehouse of
approximately 15,559 sq ft, subject to six conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

45. AMANDA DYKSTRA-WESSEL**7-D-23-DP**

3524 Neal Drive / Parcel ID 038 N B 00101. Proposed use: Veterinary clinic in PC (Planned Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for a veterinary clinic of approximately 5,500 sqft, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW**46. HOLSTON SPRINGS LLC****7-A-23-UR**

1144 Wooddale Church Road and 733 McCubbins Road / Parcel ID 073 203. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 8.

Speaking today:

Bobby Bramhall, 4817 River Place Dr., Knoxville, TN 37914

Irene Wood, 536 Corum Rd., Knoxville, TN 37934

1. STAFF RECOMMENDATION

Approve the request for a rural retreat with an indoor event facility building with approximately 3,700 square feet of floor area, subject to 5 conditions.

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

2. **AMENDED MOTION (HIGGINS) AND SECONDED (BARGER) WERE MADE TO APPROVE THE REQUEST FOR A RURAL RETREAT WITH AN INDOOR EVENT FACILITY BUILDING WITH APPROXIMATELY 3,700 SQUARE FEET OF FLOOR AREA, SUBJECT TO 5 CONDITIONS, WITH THE APPROVAL INCLUDING THE EXISTING CABIN ALONG MCCUBBINS ROAD.**

MOTION CARRIED 12-1 (NO SHELSON). APPROVED

Item No.**File No.****47. AMANDA PITTMAN****7-B-23-UR**

263 South Peters Road / Parcel ID 132 F C 002. Proposed use: Veterinary clinic in A (Agricultural) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the request for a veterinary clinic and animal hospital that is approximately 14,000 square feet, as shown on the development plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**48. DORIS KARINA ESTRADA-AGUILAR****7-C-23-UR**

120 Durwood Road / Parcel ID 131 N C 00917. Proposed use: Daycare center in CA (General Business) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the request for a child day care center subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**49. CARLOS PALACIOS****7-D-23-UR**

7420 Pelleaux Road / Parcel ID 038 I E 002. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the request for one duplex in the RA zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**FINAL SUBDIVISIONS***None***PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None*

OTHER BUSINESS

50. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

7-A-23-OB

The Planning Commission Chair will appoint Executive Committee members for the 2023 - 2024 term.

Chair Tim Hill announced the Executive Committee members for the 2023 - 2024 term:

- Himself as Chair
- Vice Chair Commissioner Chris Ooten
- Commissioner John Huber
- Commissioner Nathaniel Shelso
- Commissioner Karyn Adams

- 1. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO ACCEPT THE EXECUTIVE COMMITTEE APPOINTMENTS.**

MOTION CARRIED UNANIMOUSLY 13-0. ACCEPTED

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:54
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.