

The Planning Commission met in regular session on July 11, 2024, at 1:33 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* |
| A Ms. Tamara Boyer | A Mr. Louis Browning | Mr. Logan Higgins* |
| Mr. Tim Hill, Chair | Mr. John Huber, Vice-Chair* | Mr. Richard Levenson |
| Ms. Amy Midis | Ms. Kara Daley | Ms. Katie Overton |
| Ms. Marité Pérez | Mr. Matt Anderson | Mr. Nick Gill |

A – Absent from the meeting, *Left meeting early

2. APPROVAL OF JULY 11, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF JUNE 13, 2024 MINUTES

APPROVED ON CONSENT

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

B. AUTOMATIC POSTPONEMENTS READ

C. AUTOMATIC WITHDRAWALS READ

D. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (PEREZ) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS AS READ, WITH THE ADDITION OF ITEM #36, FOR 30 DAYS UNTIL THE AUGUST 8, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

90 Days

- 1. MOTION (PEREZ) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEM #46 FOR 90 DAYS UNTIL THE OCTOBER 3, 2024 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 90 DAYS

E. WITHDRAWALS TO BE VOTED ON READ

- 1. MOTION (LEVENSON) AND SECOND (ADAMS) WERE MADE TO WITHDRAW ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

F. TABLED ITEMS

- 1. WILLIAM MAYS

4-A-23-SU

Item No.**File No.**

2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023)

2. CHAD WILHITE**8-G-23-RZ**

8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)

3. R. BENTLEY MARLOW**8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

4. WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN**7-SC-23-C**

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

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

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

5. MILLERTOWN VILLAS**9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)

6. R. BENTLEY MARLOW (REVISED)**8-E-23-OA**

Item No.**File No.**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

- 7. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3)** (Tabled date 1/11/2024)
- A. CONCEPT SUBDIVISION PLAN** **12-SG-23-C**
0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.
- B. DEVELOPMENT PLAN** **12-H-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- 8. LANTERN PARK**
(Tabled date 3/7/2024)
- A. CONCEPT SUBDIVISION PLAN** **12-SF-23-C**
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.
- B. DEVELOPMENT PLAN** **12-G-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- 9. BENJAMIN C. MULLINS** **2-B-24-DP**
913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)
- 10. R. BENTLEY MARLOW** **8-B-23-OA**
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. (Tabled 3/7/2024)
- 11. 616 NORTH WOODDALE ROAD**
(Tabled 6/13/2024)
- A. CONCEPT SUBDIVISION PLAN**
616 N Wooddale Road / Parcel ID 61 057, Commission District 8.

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B. DEVELOPMENT PLAN

Proposed use: 70-lot single family subdivision in PR (Planned Residential) up to 3 du/ac District.

G. ITEMS TO BE TABLED READ

- 1. MOTION (LEVENSON) AND SECOND (ADAMS) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

H. ITEMS TO BE REMOVED FROM THE TABLE READ

None

I. CONSENT ITEMS READ

- 1. MOTION (LEVENSON) AND SECOND (PEREZ) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

None

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

5. BRAD ANDERS KNOX COUNTY EMERGENCY COMMUNICATIONS DISTRICT

7-A-24-SNC

Change the street name of “Debusk Lane” from Kingston Pike to its northern terminus to “Frontier House Lane.”

2. STAFF RECOMMENDATION

Approve the name change of Debusk Lane to Frontier House Lane as requested by the Knox County Emergency Communications District.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. THUNDER MOUNTAIN PROPERTIES

8744 Chapman Highway / Parcel ID 138 104, Commission District 9.

Speaking today:

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

A. COMPREHENSIVE PLAN AMENDMENT

7-I-24-PA

(Formerly 1-G-24-SP) From TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed Use), HP (Hillside Protection) to CMU (Commercial Mixed Use), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone the plan amendment application to the August 8, 2024 Planning Commission meeting so it can be heard according to the quarterly schedule specified in the Knox County Comprehensive Land Use and Transportation plan.

2. MOTION (ADAMS) AND SECOND (PEREZ) WERE MADE TO POSTPONE FOR 30 DAYS TO THE AUGUST 8, 2024 MEETING PER STAFF RECOMMENDATION.

MOTION FAILED 6-7 (NO: HUBER, LEVENSON, BARGER, OVERTON, ANDERSON, DALEY, HILL)

3. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CMU (CORRIDOR MIXED-USE) PLACE-TYPE FOR THE PORTION OF THE PARCEL SHOWN IN EXHIBIT B BECAUSE OF CHANGES OF CONDITIONS IN THE AREA AND BECAUSE IT SUPPORTS THE POLICIES AND ACTIONS OF THE COMPREHENSIVE PLAN, INCLUDING BUT NOT LIMITED TO: INCENTIVIZING WALKABLE, MIXED-USE CENTERS, CORRIDORS, AND NEIGHBORHOOD NODES AS THE PREFERRED FORM OF COMMERCIAL DEVELOPMENT; ENCOURAGE COORDINATION AMONG ECONOMIC DEVELOPMENT PARTNERS; AND SUPPORT OPPORTUNITIES FOR INNOVATION AND GROWTH OF OUR LOCAL ECONOMY. THE HP (HILLSIDE PROTECTION) WILL BE RETAINED.

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MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING

1-L-24-RZ

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

1. STAFF RECOMMENDATION

Postpone the rezoning application to the August 8, 2024 Planning Commission meeting so the rezoning can be heard with the plan amendment.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CA (GENERAL BUSINESS) ZONE FOR THE PORTION OF THE PARCEL PRESENTED IN EXHIBIT C BECAUSE IT IS AN EXTENSION OF THE CA ZONING AND CONSISTENT WITH THE RECOMMENDED PLACE TYPE, SUBJECT TO ONE CONDITION:

- 1) BEFORE GRADING AND BUILDING PERMITS ARE ISSUED ON THE SITE, DEVELOPMENT PLAN APPROVAL BY THE PLANNING COMMISSION IS REQUIRED TO ENSURE CONSISTENCY WITH THE INTENT OF THE CMU PLACE-TYPE.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. JULIE CLONINGER

6-I-24-RZ

5917 Thorn Grove Pike / Parcel ID 097 100, Commission District 9.
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Deny the CN (Neighborhood Commercial) zone because it does not meet all the criteria for a rezoning.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. BENJAMIN C MULLINS

6-O-24-RZ

0, 8757 Grospoint Drive / Parcel ID 132 036 03, 036 05, Commission District 3. Rezoning from RAE (Exclusive Residential) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

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POSTPONED 30 DAYS EARLIER IN THE MEETING

9. BENJAMIN C MULLINS

6-Q-24-RZ

300 Ebenezer Road / Parcel ID 132 036 01, Commission District 3. Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

10. MAGNOLIA CAPITAL GROUP LLC

7-A-24-RZ

0 E Governor John Sevier Highway / Parcel ID 125 00508, Commission District 9. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 7 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 7 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. R. TRACY CLAIBORNE

7-B-24-RZ

1508, 1510 Osborne Road / Parcel ID 084 077, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approved the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

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12. MARVIN F. WEBB

7-F-24-RZ

206, 208 Gardner Lane / Parcel ID 046 229, 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 surrounding development and the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. BENJAMIN C. MULLINS

7-G-24-RZ

717 W Governor John Sevier Highway / Parcel ID 137 013, Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 12 du/ac.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with a density of up to 8 du/ac because it is consistent with the Comprehensive Plan and surrounding conditions, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

14. RALPH SMITH

7-H-24-RZ

717 W Governor John Sevier Highway / Parcel ID 137 013, Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****15. JOHN KANDEL****7-L-24-RZ**

309 Highland View Drive / Parcel ID 150BA003, Commission District 9.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approved the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. PRIYANKA PATEL**7-M-24-RZ**

8529 Asheville Highway / Parcel ID 062 211, Commission District 8.
Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. PETR FESYUK**7-Q-24-RZ**

7404 Willow Fork Lane / Parcel ID 038 122 (part of), Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 6 du/ac.

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the August 8, 2024 Planning Commission meeting to allow further review due to sight distance issues. The applicant has agreed to the postponement.

POSTPONED 30 DAYS EARLIER IN THE MEETING

18. MESANA INVESTMENTS, LLC**7-U-24-RZ**

3239 George Light Road / Parcel ID 089 166, Commission District 6.
Rezoning from A (Agricultural), TO (Technology Overlay) to PR (Planned Residential) up to 5 du/ac, TO (Technology Overlay).

Item No.

File No.

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

2. MOTION (MIDIS) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 5 DU/AC, SUBJECT TO ONE CONDITION:

1) THE APPLICANT WILL WIDEN GEORGE LIGHT RD TO 20 FEET INCLUDING THE FINAL ASPHALT SURFACE AND STRIPING ALONG THE ENTIRETY OF THE PROPERTY'S FRONTAGE AND SOUTH TO BEAVER GLADE LN PRIOR TO RECORDING THE PLAT.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

19. MESANA INVESTMENTS, LLC

7-V-24-RZ

7803, 7805, 7807 Sevierville Pike / Parcel ID 125 041, 04301, 04001, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to one condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

20. THUNDER MOUNTAIN PROPERTIES

7-W-24-RZ

8802 Sevierville Pike, 8744 Chapman Highway / Parcel ID 138 270, 104 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

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

Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding conditions, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

21. HOROBET ON BOB GRAY ROAD**A. CONCEPT SUBDIVISION PLAN****6-SB-24-C**

0 Pellissippi Parkway / Parcel ID 118 071, Commission District 3.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the August 8, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**6-E-24-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 10 du/ac District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the August 8, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. MAYNARDVILLE PIKE SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****7-SB-24-C**

7933 Maynardville Pike / Parcel ID 029 001, Commission District 7.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the requested variance to reduce the minimum intersection spacing along Maynardville Pike, between the centerlines of Road 'A' and Tell Mynatt Road, from 400 ft to 175 ft.

A. The site's steep topography on the Maynardville Pike frontage of the property limits options for access placement.

B. Mill Branch stream is between the site and Maynardville Pike. Moving the access point will require constructing a new stream crossing.

C. The granting of the variation will not be detrimental to public safety, health, or welfare because, according to the Maynardville Pike Subdivision Transportation Impact Study, these offset intersections will not have any conflicting movements, will have low turning movements from each, and vehicle queues are not expected to impact operations at either intersection.

2. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum vertical curve K value on Road 'A' at STA 62+69.22 from 25 to 15.

A. Due to the topographic conditions on the subject site, the reduced k value will allow the future connection to the adjacent property to follow better the shape and slope of the existing site conditions.

B. The existing topographic conditions of the site were not created by any person having an interest in the property.

C. The granting of the variation will not be detrimental to public safety, health, or welfare because this segment of Road 'A' will function similarly to a non-continuous leg of T intersection, which allows a k value of 15 at the intersection.

4. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

5. STAFF RECOMMENDATION

Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

6. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

7. STAFF RECOMMENDATION

Approve the Concept Plan subject to 12 conditions.

8. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

7-D-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.6 du/ac, F (Floodway) Districts.

1. STAFF RECOMMENDATION

Approve the development plan for up to 150 detached residential lots, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

23. BELLTOWN COMMERCIAL

7-SD-24-C

4714 W Emory Road, 0 Freedom Bell Avenue / Parcel ID 066 121 (part of), 122 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve the alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

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APPROVED ON CONSENT EARLIER IN THE MEETING

24. THE FARM AT BEAVER RIDGE

A. CONCEPT SUBDIVISION PLAN

7-SE-24-C

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

1. STAFF RECOMMENDATION

Postpone the concept 30 days until the August 8, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-C-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the August 8, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

25. URBAN ENGINEERING, INC.

7-A-24-DP

0 Spring Bluff Way / Parcel ID 103MA001, 002, 003. Proposed use: Commercial development in PC (Planned Commercial), TO (Technology Overlay) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a retail building with approximately 18,125 sq ft of floor area, subject to 6 conditions.

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APPROVED ON CONSENT EARLIER IN THE MEETING

26. DALTON MADDOX

7-B-24-DP

0 Grassy Knoll Road / Parcel ID 079JE004, 003, 002 Proposed use: Conceptual master plan, phase 2, for the Grassy Creek Commercial Development (lots 2-4) in CA(k) (General Business) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve Phase 2 of the Conceptual Master Plan for the Grassy Creek Commercial Development, Lots 2-4, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. RON WHITTAKER

7-F-24-DP

7707, 7709 Bell Road / Parcel ID 20 10102. Proposed use: Garage apartment in PR (Planned Residential) up to 3 du/ac District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for one single-family residence, a garage apartment, and a reduction of the peripheral setback from 35-ft to 15-ft on the west lot line, as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. W. SCOTT WILLIAMS & ASSOCIATES

7-G-24-DP

3479 Sparks Scenic Way / Parcel ID 91 G B 018. Proposed use: Peripheral setback reduction from 25 ft to 20 ft on lot 18 in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the peripheral setback from 25 ft to 20 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. TIM WELLS

7-H-24-DP

5283 Fountainhead Lane / Parcel ID 49 J D 004. Proposed use: 4 detached residential lots in PR (Planned Residential) up to 5 du/ac District. Commission District 8.

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Steve Ward, 5309 Fountain Gate Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the development plan for four (4) single-family residences as depicted on the site plan, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

USES ON REVIEW

30. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC

6-A-24-UR

0, 10205, 10211 Westland Drive / Parcel ID 153 D A 027 01, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the request for two duplexes because it is consistent with the Comprehensive Plan, subject to 4 conditions.

TABLED EARLIER IN THE MEETING

31. TOMMY HUNT

6-B-24-UR

1025 Concord Road / Parcel ID 153 037 03 (part of). Proposed use: Fueling station and restaurant in CN (Neighborhood Commercial) District. Commission District 5.

Speaking today:

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

Jonathan Harris, 1009 Olive Rd., Knoxville, TN 37934

Daniel Sanders, 920 Volunteer Landing Ln., Knoxville, TN 37915

James Yoder, 312 Trossachs Ln., Knoxville, TN 37922

Item No.

File No.

Commissioner Overton recused herself from discussing or voting on this item.

1. STAFF RECOMMENDATION

Approve the requested fuel station, restaurant, and drive-through facility uses, subject to 14 conditions to ensure the proposed use is consistent with development standards for uses permitted on review.

2. MOTION (HIGGINS) AND SECOND (BIGGS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, SUBJECT TO THE FOLLOWING CHANGES: CONDITION #6 SHALL BE REMOVED, CONDITION #10 SHALL BE MODIFIED TO REFLECT THE DRIVE-THROUGH FACILITY SHALL BE CLOSED BETWEEN 10:00 P.M. AND 5:00 A.M., AND AN ADDITIONAL CONDITION SHALL BE ADDED TO REQUIRE A PRELIMINARY ARCHAEOLOGICAL SURVEY WHICH COULD INCLUDE GROUND-PENETRATING RADAR, REVIEW OF RELEVANT ARCHIVES, AND OTHER PHYSICAL INVESTIGATION PRIOR TO DISTURBANCE.

MOTION CARRIED 8-4 (NO: PEREZ, GILL, MIDIS, ADAMS). APPROVED

Commissioner Biggs left at this time (4:36 p.m.).

32. MICHAEL FOUST

7-A-24-UR

0 Lyons Bend Road / Parcel ID 146 30309. Proposed use: Two detached indoor storage structures in A (Agricultural), F (Floodway) Districts. Commission District 4.

1. STAFF RECOMMENDATION

Approve the request for two detached indoor storage structures in the A (Agricultural) zone, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

Item No.**File No.****ORDINANCE AMENDMENTS**

33. KNOXVILLE-KNOX COUNTY PLANNING**7-A-24-OA**

Consideration of amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial) zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive-Through Facilities in Section 4.108.

1. STAFF RECOMMENDATION

Planning requests a 30-day postponement to the August 8, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

34. PATRICK & KIMBERLY MCGUIRE**3-A-24-OB**

Consideration of Similar use determination for off-road trail riding for motorized vehicles and mountain bikes in the A (Agricultural) zone.

Speaking today:

Patrick McGuire, 1112 Tarklin Valley Rd., Knoxville, TN 37920

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

1. STAFF RECOMMENDATION

Approve a trail riding facility for off-road motorized and non-motorized vehicles as a use permitted on review in the A (Agricultural) zone, subject to the locational and area regulations listed below (in staff report).

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

MOTION CARRIED UNANIMOUSLY 13-0. 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 13, 2024 Planning Commission meeting.

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

35. FINAL PLAT OF LOT 190 & 191 OF OVERBROOK ADDITION, RESUBDIVISION OF A PORTION OF LOT 22 OF RICHMOND HEIGHTS

3-SB-24-F

0 Richmond Avenue / Parcel ID 94 H C 010 01, Council District 3.

1. STAFF RECOMMENDATION

Approve the variance for plat approval without the benefit of a survey of Lot 22 of Richmond Heights (now parcel ID 094HC010 or 2082 Joseph Schofield St), based on the following evidence of hardship.

1. The adjacent lot to the east (parcel 094HC010, or 2082 Joseph Schofield St) is under separate ownership from the subject property of this plat. Lot 22 of Richmond Heights was subdivided by deed in 1980, and this plat proposes to create a lot of record for the subject property. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2. Since Lot 22 is comprised of 2 parcels (094HC010 and 094HC01001) under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

3. It is not for financial reasons that the variance is being requested. The adjacent owner may not agree to have their property platted.

4. Granting of the variance would not be detrimental to the public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. This lot already exists by deed.

2. MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat for two lots in the RN-2 district.

4. MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

36. RAND PARTNERS, LLC

7-A-24-HPA

5233 McIntyre Road / Parcel ID 060PA025. Proposed use: Request to exceed the Hillside Protection disturbance budget by 3.68 acres for a single-family residential subdivision in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Deny the applicant’s Level II Certificate of Appropriateness (COA) request because the sole basis for excess disturbance is development intent, and there are no extenuating circumstances on the property that make compliance a challenge.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

37. CHIA HSIANG WU

925, 929, 933 Maryville Pike / Parcel ID 122DE010, 011, 012, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

7-B-24-SP

From HI (Heavy Industrial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development, and this is a less intensive land use that would be an extension of this classification from across the street.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-B-24-PA

From HI (Heavy Industrial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Approve the LI (Light Industrial) land use classification because it is compatible with the surrounding development, and this is a less intensive land use that would be an extension of this classification from across the street.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

5-C-24-RZ

Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve the I-MU (Industrial Mixed-Use) district because it is consistent with surrounding development and the recommended land use classification.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. MADDOX CONSTRUCTION COMPANY INC.

100 E Inskip Drive / Parcel ID 068LG003, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-A-24-SP

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting so that the plan amendment can be heard alongside the recently revised rezoning request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-A-24-PA

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting so that the plan amendment can be heard alongside the recently revised rezoning request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING

7-C-24-RZ

From C-N (Neighborhood Commercial) to I-G (General Industrial).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting to allow time for public notice and staff review of the revised rezoning request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. KOKILA ESTATES, LLC

5303 Jacksboro Pike, 3225 Essary Drive / Parcel ID 058DK020, 022, Council District 4.

Item No.**File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****7-D-24-SP**

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-C-24-PA**

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**C. REZONING****7-D-24-RZ**

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the Planning Commission meeting on August 8, 2024, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**40. BENJAMIN C. MULLINS****7-E-24-RZ**

315 Erin Drive / Parcel ID 121HA007, Council District 2. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the I-MU (Industrial Mixed Use) district because it is consistent with the One Year Plan and compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. HOMESTEAD LAND HOLDINGS, LLC

962 N Gallaher View Road / Parcel ID 106 P A 037, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

7-C-24-SP

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and SP (Stream Protection) designations would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-D-24-PA

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding development and infrastructure investments in the area. The HP (Hillside Protection) and SP (Stream Protection) designations would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

7-I-24-RZ

From RN-1(Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District) to RN-5 (General

Item No.

File No.

Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District).

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) district because it is consistent with surrounding residential development and compatible with transportation infrastructure capacity. The (C) (Former Planned District) designation and HP (Hillside Protection Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. KARM RESTORATION, LLC

7-J-24-RZ

2909 N Broadway / Parcel ID 081DB01201 (part of), Council District 5. Rezoning from O (Office), F (Floodplain Overlay) to C-G-2 (General Commercial), F (Floodplain Overlay).

Speaking today:

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

Michelle Ivester, 916 Shamrock Ave., Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the C-G-2 (General Commercial) district because it is consistent with the surrounding development. The F (Floodplain Overlay) district would be retained.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

43. ST. JOHN'S CATHEDRAL

824 Melrose Place / Parcel ID 108CF007, Council District 1.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

7-E-24-SP

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****7-E-24-PA**

From CI (Civic/Institutional) to MU-UC (Mixed Use Urban Corridor).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**C. REZONING****7-K-24-RZ**

From O (Office) to CU-1 (Cumberland Avenue).

1. STAFF RECOMMENDATION

Postpone for 30 days to the August 8, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**44. TAYLOR D. FORRESTER****7-N-24-RZ**

5900, 5902 Kingston Pike / Parcel ID 121BA014, 013, Council District 2.
Rezoning from C-G-3 (General Commercial) to C-G-1 (General Commercial).

Speaking today:

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

1. STAFF RECOMMENDATION

Deny the C-G-1 (General Commercial) district because its dimensional standards and lack of design standards are incompatible with adopted land use plans and surrounding infrastructure and facilities.

2. MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE C-G-1 (GENERAL COMMERCIAL) BECAUSE IT IS AN EXTENSION OF THE ZONE AND IS CONSISTENT WITH THE LAND USE PLAN, SURROUNDING INFRASTRUCTURE, AND FACILITIES.

MOTION CARRIED 9-3 (NO: HIGGINS, MIDIS, ADAMS). APPROVED

Commissioner Higgins left the meeting at this time (6:11 p.m.).

45. COMMERCIAL REDEVELOPMENT, LLC

3514, 3520 Sevier Avenue / Parcel ID 109FM021, 020, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

7-F-24-SP

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-F-24-PA

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

7-O-24-RZ

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

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and more compatible with the surrounding development than the requested RN-4 (General Residential Neighborhood) district.

APPROVED ON CONSENT EARLIER IN THE MEETING

46. ANDREW THOMAS

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT**7-G-24-SP**

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because this does not meet the intent of the sector plan and Inskip Small Area Plan.

POSTPONED 90 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**7-G-24-PA**

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

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the sector plan and Inskip Small Area Plan.

POSTPONED 90 DAYS EARLIER IN THE MEETING

C. REZONING**7-P-24-RZ**

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

2. STAFF RECOMMENDATION

Deny the RN-4 district because it is inconsistent with the LDR (Low Density Residential) classification.

POSTPONED 90 DAYS EARLIER IN THE MEETING

47. JENNIFER SCATES**7-R-24-RZ**

911 W Baxter Avenue / Parcel ID 094CS007, Council District 6. Rezoning from RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial).

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the C-N (Neighborhood Commercial) zoning district because it is consistent with surrounding development and eliminates the inconsistency with the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. JARED EISENHOWER

7-S-24-RZ

0, 3026, 3030 N Central Street, 112 Atlantic Ave / Parcel ID 081GE012, 013, 014, 015, Council District 5. Rezoning from RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use), partial H (Historic Overlay).

1. STAFF RECOMMENDATION

Approve the I-MU (Industrial Mixed Use) district because it is consistent with surrounding development and the sector plan. Approve the H (Historic Overlay) district because it is consistent with the intent of the district and recommended by the Historic Zoning Commission. Deny the request to remove the IH (Infill Housing Overlay) district because it is inconsistent with adopted plans for the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

49. ASYLUM AVE. LLC

940 Blackstock Avenue / Parcel ID 094LA02401, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT

7-H-24-SP

From MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) to MU-RC (Mixed Use Regional Center), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****7-H-24-PA**

From MU-SD, MU-CC10 (Mixed Use Special District, Gateway Corridor), SP (Stream Protection) to MU-RC (Mixed Use Regional Center), SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the MU-RC (Mixed Use Regional Center) land use classification because it is consistent with the land use plan's recommendations and development trends in the area. The SP (Stream Protection) classification would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**7-T-24-RZ**

From C-G-2 (General Commercial) to DK-E (Downtown Knoxville-Edge Subdistrict).

1. STAFF RECOMMENDATION

Approve the DK-E (Downtown Edge) district because it is consistent with development changes in the area and the zoning intent.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

50. MONTEREY OAKS SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****5-SC-24-C**

0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the August 8, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

Item No.

File No.

B. SPECIAL USE

5-A-24-SU

Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the August 8, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

51. PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SA-24-C

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the August 8, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

7-A-24-SU

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the August 8, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

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

52. LEAH METCALF**5-C-24-SU**

0, 512 and 600 Richmond Avenue / Parcel ID 094 H Q 026 01, 002 and 003. Proposed use: Duplex developments in RN-2 (Single-Family Residential Neighborhood)/HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

Table the special use request per the applicant's request.

TABLED EARLIER IN THE MEETING

53. TYLER STINNETT**6-C-24-SU**

0, 1033 Ford Place / Parcel ID 95OF036, 035. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

54. WHITNEY HOLLIDAY**7-B-24-SU**

5819 Lyons View Pike / Parcel ID 121GG01603. Proposed use: Coffee shop in C-N (Neighborhood Commercial), HP (Hillside Protection Overlay) Districts. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a coffee shop in the CN (Neighborhood Commercial) district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

55. CLINCH DEVELOPMENT GROUP, LLC**7-C-24-SU**

1610, 1616, 1618 Clinch Avenue / Parcel ID 094NH015, 014, 013. Proposed use: Independent Living Facility in O (Office), NC (Neighborhood Conservation Overlay) Districts. Council District 1.

Item No.

File No.

1. STAFF RECOMMENDATION

Withdraw application as requested by applicant.

WITHDRAWN EARLIER IN THE MEETING

56. MIKE STEVENS HOMES

7-D-24-SU

9426, 9430, 9434, 9438 Horizon Drive / Parcel ID 154FE006, 007; 154FG020, 021. Proposed use: Increase the maximum height of a townhouse in the Northshore Town Center Master Plan in RN-3 (General Residential Neighborhood), C-R-2(Regional Commercial), HP (Hillside Protection Overlay) Districts, and C (Former Planned District). Council District 2.

Speaking today:

Ken Bowman, 9515 Bluegrass Rd., Knoxville, TN 37922

B Lamar Lepard Jr., 9416 Clingmans Dome Dr., Knoxville, TN 37922

Patrick Kelly, 9417 Horizon Dr., Knoxville, TN 37922

William Burton, 9410 Clingmans Dome Dr., Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve the request to amend the previously approved planned district to increase the maximum height of a townhouse from 35 feet to approximately 41 feet, as presented on the development plan, subject to 1 condition.

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

MOTION CARRIED 10-1 (NO: MIDIS). APPROVED

Commissioner Huber left the meeting at this time (6:28 p.m.).

57. FORREST KIRKPATRICK

7-E-24-SU

1800 Saint Mary Street / Parcel ID 081EB014. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) Districts. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

58. CITY OF KNOXVILLE

4-A-24-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsection G to Article 10.1, General Development Requirements to add standards for flag lots and lots using access easements.

1. STAFF RECOMMENDATION

Planning requests a 30-day postponement to the August 8, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

59. KNOXVILLE-KNOX COUNTY PLANNING

5-B-24-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, Table 5-2, Commercial Districts Design Standards, to add design standards to the C-G-1 district.

2. STAFF RECOMMENDATION

Planning requests a 30-day postponement to the August 8, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

60. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

7-A-24-OB

The Planning Commission Chair will appoint the Planning Commission Executive Committee members for the 2024-2025 term.

- 1. PLANNING COMMISSION CHAIR TIM HILL ANNOUNCED THE EXECUTIVE COMMITTEE MEMBERS FOR THE 2024-2025 TERM: COMMISSIONERS HUBER, ADAMS, LEVENSON, AND BROWNING**

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 6:30
P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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