

The Planning Commission met in regular session on June 13, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

A Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	A Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Mr. Andre Canty
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	** Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF JUNE 13, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF MAY 9, 2019 MINUTES

APPROVED ON CONSENT

-

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

-

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL THE JULY 11, 2019 MEETING.

MOTION CARRIED 11-2 (NO EASON, GOODWIN). POSTPONED 30 DAYS

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE ITEM #5 FOR 60 DAYS UNTIL THE AUGUST 8, 2019 MEETING.

MOTION CARRIED 13-0. POSTPONED 60 DAYS

C. ITEMS REQUESTED TO BE WITHDRAWN

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

MOTION CARRIED 13-0. WITHDRAWN.

D. TABLED ITEMS

1. BULLARD FARM - EAGLE CDI, INC.

a. Concept Subdivision Plan

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

5-SA-18-C

b. USE ON REVIEW

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

5-B-18-UR

2. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

Item No.**File No.**

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| <p>a. Concept Subdivision Plan
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.</p> <p>b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p> <p>3. GORDON SMITH
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.</p> <p>4. WHITE'S ADDITION
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.</p> <p>5. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.</p> <p>6. DEBRA G. DAUGHERTY
Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.</p> <p>7. WOODSON TRAIL, PHASE 4A
South of Woodson Drive, east of Spring Creek Road, Council District 1.</p> <p>8. DANIEL LEVY
West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9.</p> <p>a. South County Sector Plan Amendment
From A (Agriculture) to GC (General Commercial).</p> <p>b. Rezoning
From A (Agricultural) to PC (Planned Commercial).</p> <p>9. TRENT DEVELOPMENT GROUP, LLC
East side of Moss Creek Boulevard, South of Kingston Pike. Proposed use: Apartments in O-1 (Office, Medical, and Related Services) (k) District. Council District 2. (Tabled Date: May 9, 2019)</p> | <p>7-SA-18-C</p> <p>7-C-18-UR</p> <p>8-B-18-AC</p> <p>10-SC-18-F</p> <p>12-SD-18-F</p> <p>12-C-18-UR</p> <p>10-SE-18-F</p> <p>2-A-19-SP</p> <p>2-D-19-RZ</p> <p>5-I-19-UR</p> |
|--|---|

Item No.**File No.****E. ITEMS REQUESTED TO BE TABLED***None***F. ITEMS REQUESTED TO BE UNTABLED***None***G. CONSENT ITEMS**

Items recommended for approval on consent are marked (C). They will be considered under one motion to Approve.

Removed from the Consent Approval List:

Item #26: Ralph Smith, 205 Lamar Avenue, Clinton,

Item #37: Drew Statton, PO Box 11315, Knoxville, TN

Item #35: Garret Tucker, 7523 Taggart Lane, Knoxville, TN and Mary Sue Tovino, 906 East Beaver Creek Drive, Knoxville, TN

Pat Phillips on behalf of Chris Burkhart requested that Item #36

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS # 26, 35 AND #37, AND ADDING ITEM #36.**

MOTION CARRIED 13-0. APPROVED

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.**

MOTION CARRIED 13-0. APPROVED

ORDINANCE AMENDMENTS**5. KNOXVILLE-KNOX COUNTY PLANNING****3-A-19-OA**

Amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Knoxville-Knox County Planning staff recommends Planning staff recommends approval of the proposed amendment to the Knox County Zoning Ordinance.

POSTPONED 60 DAYS EARLIER IN THE MEETING

5B. KNOXVILLE-KNOX COUNTY PLANNING

6-A-19-OA

Consideration of the comprehensive update of the City of the Knoxville Zoning Ordinance

1. STAFF RECOMMENDATION

Knoxville-Knox County Planning staff recommends approval of the draft update of the City of Knoxville zoning ordinance, with the amendments as proposed by the City Council and staff, and the draft zoning map, with the following revisions to the draft ordinance:

Table 5-3: DK Subdistricts Dimensional Standards

Revise the Maximum Building Height in the DK-H subdistrict to 125'.

Table 6-1: Industrial Districts Dimensional Standards

Add the following statement as a condition for the Maximum Building Height in the I-RD, I-G, and I-H districts: However, structures must set back an additional 1' for every 2' of height over 50' from any required setback abutting a residential district lot line.

Section 8.9 Hillside Protection Overlay Zoning District

Revise Section 8.9.B Applicability to have the Hillside Protection Overlay District regulations apply only to lots within residential districts and clarify the exemption of lots of record by having this exemption apply only to lots over a size determined appropriate by staff following review of the impact of this exemption.

Speaking today:

Commission granted each person speaking from the public up to 5 minutes each.

Michael Kelly, 550 Main Street, Knoxville, TN

Jennifer Roche, 609 Weisgarber Road, Knoxville, TN

Danny Kirby, 3035 Port Royal Lane, Knoxville, TN

Item No.

File No.

Larry Silverstein, 7808 Sheffield Drive, Knoxville, TN

- 2. **MOTION (HILL) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DRAFT UPDATE OF THE CITY OF KNOXVILLE ZONING ORDINANCE, WITH THE AMENDMENTS AS PROPOSED BY THE CITY COUNCIL AND STAFF, AND THE DRAFT ZONING MAP WITH THE FOLLOWING REVISIONS TO THE DRAFT ORDINANCE:**

TABLE 5-3: DK SUBDISTRICTS DIMENSIONAL STANDARDS

REVISE THE MAXIMUM BUILDING HEIGHT IN THE DK-H SUBDISTRICT TO 125'.

TABLE 6-1: INDUSTRIAL DISTRICTS DIMENSIONAL STANDARDS

ADD THE FOLLOWING STATEMENT AS A CONDITION FOR THE MAXIMUM BUILDING HEIGHT IN THE I-RD, I-G, AND I-H DISTRICTS: HOWEVER, STRUCTURES MUST SET BACK AN ADDITIONAL 1' FOR EVERY 2' OF HEIGHT OVER 50' FROM ANY REQUIRED SETBACK ABUTTING A RESIDENTIAL DISTRICT LOT LINE.

SECTION 8.9 HILLSIDE PROTECTION OVERLAY ZONING DISTRICT

REVISE SECTION 8.9.B APPLICABILITY TO HAVE THE HILLSIDE PROTECTION OVERLAY DISTRICT REGULATIONS APPLY ONLY TO LOTS WITHIN RESIDENTIAL DISTRICTS AND CLARIFY THE EXEMPTION OF LOTS OF RECORD BY HAVING THIS EXEMPTION APPLY ONLY TO LOTS OVER A SIZE DETERMINED APPROPRIATE BY STAFF FOLLOWING REVIEW OF THE IMPACT OF THIS EXEMPTION, PER STAFF RECOMMENDATION.

MOTION CARRIED 9-4 (NO ROTH, SMITH, GRAF, OOTEN). APPROVED

ALLEY OR STREET CLOSURES:

None

STREET OR SUBDIVISION NAME CHANGES

None

Item No.**File No.**

PLANS, STUDIES, REPORTS

None

CONCEPTS / USES ON REVIEW

6. TENNOVA MEDICAL PARK**4-SC-19-C**

0 Middlebrook Pike / Parcel ID 106 K C 01702 and 016, 106DA008,
Council District 2.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the July 11, 2019 Planning
Commission Meeting (applicant is requesting approval).

Speaking today:

Wayne Klein, 617 main Street, Knoxville, TN

John Heinz, 6908 Stockton Drive, Knoxville, TN

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE
TO APPROVE THE CONCEPT PLAN SUBJECT TO 11
CONDITIONS PRESENTED BY STAFF AT THE MEETING
TODAY. APPLICANT WAS PRESENT AND STATED THEY
WERE IN AGREEMENT WITH ALL 11 CONDITIONS:**

1. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
2. Installation of all required improvements for Phase 1 and Phase 2 of the development per the recommendations of the Tennova Middlebrook Pike Medical Park Traffic Impact Study (Revised May 2019), and as subsequently revised and approved by Planning, City Engineering and TDOT staff.
3. Revising the traffic impact study before permitting new development on Phase 3 of the site, which includes Lot 5 and the property zoned A-1 on the south side of the creek.
4. Dedicating ROW per the requirements of the Major Road Plan and any additional ROW as required by City of Knoxville Engineering or Tennessee Department of Transportation (TDOT). The dedication of ROW on Old Weisgarber Rd shall be dedicated when Phase 3 is developed, which includes Lot 5 and the property zoned A-1 on the south side of the creek.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk easements as identified on the plan.
6. If required by the City of Knoxville Department of Engineering or TDOT, providing a pedestrian crosswalk across Middlebrook Pike at the Dowell Springs Blvd intersection.
7. Coordinating with Knoxville Area Transit to relocate the existing bus stop located along Middlebrook Pike.

Item No.

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- 8. Provide greenway construction easements as identified on the Concept Plan, or as otherwise approved by the City of Knoxville Department of Parks and Recreation.
- 9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 11. Meeting all applicable requirements of the Tennessee Department of Transportation.

MOTION CARRIED 13-0. APPROVED

7. BEAU MONDE PH 3, NORTSHORE TOWN CENTER PH II

6-SA-19-C

1830 Thunderhead Road / Parcel ID 154 09804 & 09817 154FG001-012, 154FE027, Council District 2.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan until July 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. RATHER ROAD - JOHN KING

A. CONCEPT SUBDIVISION PLAN

6-SB-19-C

10620 Rather Road / Parcel ID 89 218, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-3 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

Speaking today:

Jerry Anderson, 10518 Rather Road, Knoxville, TN

Garret Tucker, 7523 Taggart Lane, Knoxville, TN

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1-3 PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED 13-0. APPROVED**

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

MOTION CARRIED 13-0. APPROVED**B. USE ON REVIEW****6-A-19-UR**

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

1. **STAFF RECOMMENDATION**
APPROVE the Development Plan for up to 26 attached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' adjacent to Lots 13-15, subject to 1 condition.
2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED 13-0. APPROVED**9. DADZIE SQUARE****6-SC-19-C**

5115 Tillery Road / Parcel ID 80 C A 028, Council District 5.

1. **STAFF RECOMMENDATION**
POSTPONE the Concept Plan to the July 11, 2019 Planning Commission Meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**10. OT TINDELL FARM - TRANTANELLA CONSTRUCTION CO.****A. CONCEPT SUBDIVISION PLAN****6-SD-19-C**

East 1108 E Beaver Creek Drive / Parcel ID 47 233, Commission District 7.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

POSTPONE the Concept Plan to the July 11, 2019 Planning Commission Meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

6-C-19-UR

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

1. STAFF RECOMMENDATION

POSTPONE the Use on Review to the July 11, 2019 Planning Commission Meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. GLENROTHES – STEVEN MADDOX / MADDOX COMPANIES

A. CONCEPT SUBDIVISION PLAN

6-SE-19-C

127 Triplett Lane / Parcel ID 132 021, Commission District 3.

1. STAFF RECOMMENDATION

DENY variance 1 based on the comments as identified.

POSTPONE action on variances 2 and 3 and the Concept Plan until a revised plan is submitted addressing the double frontage lot requirement.

Speaking today:

Phillip Royer, 322 Triplett Lane, Knoxville, TN

Brenda Walker Kriedler, 9701 Franklin Hill Blvd., Knoxville, TN

Dwight Kriedler, 9701 Franklin Hill Blvd., Knoxville, TN

Steven Maddox, 101 Dalton Place Way, Knoxville, TN

2. MOTION (SCOTT) AND SECOND (BROWNING) WERE MADE APPROVE VARIANCES 1-3.

MOTION CARRIED 11-2 (NO EASON, GRAF)

Item No.**File No.**

- 3. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO THE [8] CONDITIONS AS READ INTO THE RECORD AT TODAY'S MEETING:**

APPROVE the Concept Plan subject to 8 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Submission of revised plans to Knox County Engineering for approval to ensure that the roads are built (albeit they are private) to Knox County standards
4. Provide plan details to Planning staff on the buffer and proposed fencing along Franklin Blvd., and information regarding who will maintain the buffer and fence.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

MOTION CARRIED 13-0. APPROVED

- 4. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADD A CONDITION OF A REDUCED ROAD WIDTH [AS LOW AS 22 FEET BUT NOT TO EXCEED 24 FEET] TO THE CONCEPT PLAN.**

MOTION CARRIED 13-0. APPROVED

Item No.**File No.****B. USE ON REVIEW****6-E-19-UR**

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

1. STAFF RECOMMENDATION

POSTPONE action on the Use on Review approval until a revised plan is submitted addressing the double frontage lot requirement.

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE USE ON REVIEW AS AMENDED FOR UP TO 26 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS AND THE REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE EASTERN AND SOUTHERN BOUNDARY LINES.**

MOTION CARRIED 13-0. APPROVED

12. SEVIER MEADOWS – MESANA INVESTMENTS, LLC
A. CONCEPT SUBDIVISION PLAN**6-SF-19-C**

2315 Goff Road / Parcel ID 135 02202 (part of), Commission District 9.

1. STAFF RECOMMENDATION

APPROVE variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**6-F-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 77 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' along Maryville Pike and the southern property boundary, subject to 1 condition.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****13. COWARD MILL****6-SG-19-C**

0 Coward Mill Road / Parcel ID 103 09102, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan for 115 detached residential units on individual lots subject to 12 conditions.

Speaking today:

Randy Wolf, 12213 Warrior Trail, Knoxville, TN

Deborah Pettit, 10451 Laurel Point Lane, Knoxville, TN

Drew Statten, P.O. Box 11315, Knoxville, TN 37939

2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED 13-0. APPROVED**

FINAL SUBDIVISIONS:

14. WALTERS LANDING NO. II**2-SM-19-F**

0 Lacy Road / Parcel ID 68 H A 012.01, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE final plat to the July 11, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**15. BARINEAU HILLS, PHASE II****6-SA-19-F**

0 Barineau Lane / Parcel ID 147 073, 073.01, Commission District 9.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****16. WEAVER AND NEEDHAM PROPERT**

6-SB-19-F

4120 Ellistown Road / Parcel ID 41 046, Commission District 8.

1. STAFF RECOMMENDATION

POSTPONE final plat to the July 11, 2019 Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**17. WILLIAM HAMM PROPERTY**

6-SC-19-F

1100 Pineola Lane / Parcel ID 121 O A 005, Council District 2.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**18. AVIAN FOREST**

6-SD-19-F

0 East Raccoon Valley Drive / Parcel ID 26 part of 044, 049, & 050, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**19. HATCHER HILL CITY HOUSE LLC ON VINE**

6-SE-19-F

519 W. Vine Avenue / Parcel ID 94 E J 032.01, Commission District 6.

1. STAFF RECOMMENDATION

POSTPONE final plat until the July 11, 2019 Planning Commission meeting, at the request of the applicant

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****20. JANE'S PLACE, RESUBDIVISION OF LOTS 2-3 AND COMMON AREAS**

6-SF-19-F

8043 Ball Camp Pike / Parcel ID 91 O F p/o 2.32, 210.04-210.06,
Commission District 6.

1. STAFF RECOMMENDATION

APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Commissioner Roth left the meeting at 3:45 P.M.

REZONINGS AND PLAN AMENDMENT/REZONINGS**21. ALONZO GREGG**

6-A-19-RZ

5703 Jacksboro Pike / Parcel ID 48 M A 016, Council District 4. Rezoning
from R-1 (Low Density Residential) to R-2 (General Residential).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE R-2 (General
Residential) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. TERRY L. HICKS

6-B-19-RZ

6505 Rutledge Pike / Parcel ID 60 13112 &13103, Commission District
8. Rezoning from A (Agricultural) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CB
(Business and Manufacturing) district zoning limited to the
area as shown in Exhibit A.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****23. PREFERRED PUMP & EQUIPMENT****6-C-19-RZ**

3010 E. Governor John Sevier Highway / Parcel ID 96 part of 11304, Commission District 8. Rezoning from CA (General Business) to I (Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE I (Industrial) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. NMI RESIDENTIAL INVESTMENTS, LLC**6-D-19-RZ**

0 Chimney Top Lane / Parcel ID 154 F F 021 154 09804 (part of), Council District 2. Rezoning from OS-2 (Open Space) to TC-1 (Town Center).

1. STAFF RECOMMENDATION

POSTPONE the request until the July 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. U S REALTY INVESTMENTS CORP**6-E-19-RZ**

7332 Oak Ridge Highway / Parcel ID 78 156, Commission District 6. Rezoning from RA (Low Density Residential) to CA (General Business).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CA (General Business) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. RALPH SMITH / PLS**6-F-19-RZ**

7606 Old Clinton Pike / Parcel ID 67 A B 008, Commission District 7. Rezoning from A (Agricultural) and RB (General Residential) to PR (Planned Residential).

1. STAFF RECOMMENDATION

Item No.**File No.**

Recommend that County Commission Approve PR (Planned Residential) district zoning at a density up to 4.5 du/ac.

Speaking today:

Ralph Smith, 205 Lamar Ave., Clinton, TN

2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4.8 DWELLING UNITS PER ACRE AS REQUESTED BY THE APPLICANT AT THE MEETING TODAY.**

MOTION CARRIED 12-0. APPROVED

27. MESANA INVESTMENTS, LLC / SCOTT DAVIS

6-G-19-RZ

7101 Mary Lay Lane / Parcel ID 61 065.01, Commission District 8.
Rezoning from A (Agricultural) to PR (Planned Residential).

1. **STAFF RECOMMENDATION**

RECOMMEND that County Commission APPROVE PR (Planned Residential) district zoning at a density up to 5 du/ac.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. THE DEVELOPMENT CORPORATION OF KNOX COUNTY

629 Mannela Drive / Parcel ID 74 PART OF 096, Commission District 8.

A. EAST COUNTY SECTOR PLAN AMENDMENT

6-A-19-SP

From BP-1 (business Park) to LDR (Low Density Residential).

1. **STAFF RECOMMENDATION**

RECOMMEND that County Commission ADOPT RESOLUTION #6-A-19-SP, amending the East County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

Speaking today: Ray Christian, 17 Market Square, Knoxville, TN

Item No.**File No.**

2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE SECTOR PLAN AMENDMENT BECAUSE THE PLAN SHOULD HAVE RECOGNIZED THE NEED FOR PROTECTING THE ADJACENT LOW-DENSITY RESIDENTIAL PROPERTIES ALONG MANELLA DRIVE, BY LIMITING THE BP-1 INTRUSION INTO THE RURAL RESIDENTIAL NEIGHBORHOOD, PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED

B. REZONING**6-H-19-RZ**

From EC (Employment Center) (k) to A (Agricultural).

1. **STAFF RECOMMENDATION**
RECOMMEND that County Commission APPROVE A (Agricultural) district zoning.
2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE A (AGRICULTURAL) ZONING PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. APPROVED

29. ROBBIE TOOLE

0 E. Governor John Sevier Highway / Parcel ID 111 036.05 (part of),
Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**6-B-19-SP**

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

1. **STAFF RECOMMENDATION**
RECOMMEND that County Commission DENY RC (Rural Commercial) sector plan amendment.

Speaking today:

Janice Pritchett, 1918 Serene Cove Way, Knoxville, TN 37920

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

2. **MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO DENY THE REQUEST FOR RC (RURAL COMMERCIAL) SECTOR PLAN AMENDMENT PER STAFF RECOMMENDATION.**

MOTION CARRIED 12-0. DENIED

B. REZONING**6-I-19-RZ**

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

1. STAFF RECOMMENDATION

RECOMMEND that County Commission DENY CR (Rural Commercial) zoning.

2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO DENY THE REQUEST FOR CR (RURAL COMMERCIAL) ZONING PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. DENIED

30. MESANA INVESTMENTS, LLC / SCOTT DAVIS**6-J-19-RZ**

0 East Copeland Drive / Parcel ID 46 188, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) district zoning at a density up to 3 dwelling units per acre. The applicant requested 5 du/ac.

Speaking today:

Steve Carrol, 509 East Copeland Road, Knoxville, TN

Phyllis Johnson, 517 East Copeland Road, Knoxville, TN

Drew Statten, P.O. Box 11315, Knoxville, TN 37939

2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DWELLING UNITS PER ACRE PER STAFF RECOMMENDATION.

MOTION CARRIED 12-0. APPROVED

31. WESTON BABELAY

5821 Babelay Road / parcel ID 49 10201, Commission District 8.

Item No.**File No.****A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****6-C-19-SP**

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

Speaking today:

Weston Babelay, 5824 Edmonson Lane, Knoxville, TN

1. STAFF RECOMMENDATION

RECOMMEND that County Commission ADOPT RESOLUTION #6-C-19-SP, amending the Northeast County Sector Plan to RC (Rural Commercial) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

- 2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE THE REQUEST FOR RC (RURAL COMMERCIAL) SECTOR PLAN AMENDMENT BECAUSE THE UNUSED AND BLIGHTED PROPERTY FROM A PREVIOUS COMMERCIAL GREENHOUSE OPERATION WARRANTS RECONSIDERATION OF THE LAND USE PLAN TO RURAL COMMERCIAL AT THIS LOCATION TO ALLOW FOR POTENTIAL REDEVELOPMENT OF THE PROPERTY TO AGAIN PROVIDE RURAL COMMERCIAL USES FOR THE NEIGHBORING COMMUNITY, PER STAFF RECOMMENDATION.**

MOTION CARRIED 10-2 (NO OOTEN, PHILLIPS). APPROVED

B. REZONING**6-K-19-RZ**

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

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE CR (Rural Commercial) district zoning.

- 2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE CR (RURAL COMMERCIAL) ZONING PER STAFF RECOMMENDATION.**

MOTION CARRIED 10-2 (NO OOTEN, PHILLIPS). APPROVED

Item No.**File No.****32. BENJAMIN C. MULLINS KADUNZA LTD, LLC**

3216 Johnson Road / Parcel ID 92 01201, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**6-D-19-SP**

From NC (Neighborhood Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

POSTPONE the request until the July 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**6-L-19-RZ**

From A (Agricultural) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

POSTPONE the request until the July 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

33. MERCHANTS INVESTMENTS, LLC**6-M-19-RZ**

114 Cedar Lane / Parcel ID 68 L D 009, Council District 5. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-3 (General Commercial) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. KINGS PROPERTIES & DEVELOPMENT, LLC**6-N-19-RZ**

5704 Beaver Ridge Road / Parcel ID 78 229, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential).

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

RECOMMEND that County Commission APPROVE PR (Planned Residential) district zoning at a density up to 5 du/ac.

APPROVED ON CONSENT EARLIER IN THE MEETING

35. CANNON AND KUIPERS, LLC**6-O-19-RZ**

916 E Beaver Creek Drive / Parcel ID 47 228, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Mary Sue Tovino, 906 East Beaver Creek Drive, Knoxville, TN

Garret Tucker, 7523 Taggart Lane, Knoxville, TN

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4.0 du/ac. (Applicant requested 5 du/ac.)

2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4.5 DWELLING UNITS PER ACRE

MOTION CARRIED 12-0. APPROVED.

36. CHRIS BURKHART – I-40 CONSTRUCTION SERVICES**6-P-19-RZ**

1001 Spring Hill Road / Parcel ID 71 I A 001 071IA028 & 071IA027,
Council District 6. Rezoning from C-6 (General Commercial Park) to I-3 (General Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE I-3 (General Industrial) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****37. MESANA INVESTMENTS, LLC****6-Q-19-RZ**

8610 Old Rutledge Pike / Parcel ID 41 281, Commission District 8.
Rezoning from CA (General Business) / A (Agricultural) to PR (Planned Residential).

Speaking today:

Drew Statten, P.O. Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4 du/ac. (Applicant requested 5 du/ac)

2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4 DWELLING UNITS PER ACRE PER STAFF RECOMMENDATION.

MOTION CARRIED 11-1 (NO OOTEN). APPROVED

USES ON REVIEW:

38. GRAHAM CORPORATION**4-A-19-UR**

6636 Clinton Highway / Parcel ID 067LB004 and 067LB005. Proposed use: Creation of 3 new retail structures in existing development in PC-1(Retail and Office Park) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the request for approximately 17,900 square feet of additional retail space at Crown Point Plaza Shopping Center as shown on the development plan subject to 12 conditions.

Speaking today:

Rob Graham, 2300 Old Callahan Drive, Knoxville, TN

Tim Graham, 2300 Old Callahan Drive, Knoxville, TN

Duane Rheingold, PO 7345 Region Lane, Knoxville, TN

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE THE USE ON REVIEW SUBJECT TO 9 CONDITIONS, EXCLUDING CONDITIONS #3, #4 AND #6.**

MOTION CARRIED 12-0. APPROVED

39. WESTON BABELAY**6-B-19-UR**

5820 Babelay Road / Parcel ID 049 110. Proposed use: Wedding / event venue in A (Agricultural) District. Commission District 8.

1. **STAFF RECOMMENDATION**

APPROVE the request for the Rural Retreat as identified on the site plan and a maximum of 240 guests, subject to 6 conditions

APPROVED ON CONSENT EARLIER IN THE MEETING

40. AMERCO REAL ESTATE COMPANY U-HAUL MOVING & STORAGE OF KARNs**6-D-19-UR**

0 Oak Ridge Highway / Parcel ID 91 00106. Proposed use: Indoor / Outdoor Storage and Vehicle Rental in PC (Planned Commercial) District. Commission District 6.

1. **STAFF RECOMMENDATION**

2. POSTPONE the application until the July 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED EARLIER IN THE MEETING

41. SYCAMORE SIGN SERVICE**6-G-19-UR**

9352 Park West Boulevard / Parcel ID 119 01836 & 01837. Proposed use: Sign Plans for Medical Center in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) District. Council District 2 & Commission District 3.

1. **STAFF RECOMMENDATION**

APPROVE the development plan for the proposed signage system for the medical center subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.**OTHER BUSINESS

42. CONSIDERATION OF PLANS OF SERVICE**6-A-19-OB**

0 Lynbrulee Lane / PARCEL ID 122 I C 015. Commission District 9.

6832 S. Northshore Drive / Parcel ID 134 A E 39. Commission District 4.

10308 Cogdill Road / Parcel ID / 131 C A 008. Commission District 6.

1. STAFF RECOMMENDATION

Knoxville-Knox County Planning staff recommends approval of the plans of service for the three properties being annexed by the City of Knoxville.

2. MOTION (GOODWIN) AND SECOND (EASON) WERE MADE TO APPROVE THE PLANS OF SERVICE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-0. APPROVED**

ADJOURNMENT

1. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO ADJOURN.**2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:27 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.