

The Planning Commission met in regular session on June 10, 2021 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

*Ms. Karyn Adams	Ms. Tamara Boyer	Mr. Louis Browning
Ms. Jacqueline Dent	Ms. Elizabeth Eason	Mr. Richard Graf
Mr. Tim Hill	Ms. Sandra Korbelik	Ms. Amy Midis
Mr. Jim Nichols	Mr. Chris Ooten	Mr. Patrick Phillips, Chair
Mr. Jeff Roth	Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

Commissioner Karyn Adams join the meeting at 1:35 Pm prior to any voting.

A proclamation was read in appreciation and gratitude for Planning Commissioner Ms. Beth Eason who is terming off at the end of the month.

2. APPROVAL OF JUNE 10, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MAY 13, 2021 MINUTES

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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

Daniel Sanders, 900 South Gay Street, Knoxville, TN 37902 requested that Item #20 be removed from the postponement list and heard today.

Applicant David Harbin, 4334 Papermill Drive, Knoxville, TN 37909 requested that Item #20 be postponed for 30 days until the July 8, 2021 Planning Commission meeting.

Postponements for 30 days:

1. MOTION (ROTH) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JULY 8, 2021 MEETING.

MOTION CARRIED 14-1 (NO KORBELIK). POSTPONED 30 DAYS

Postponements for 90 days:

2. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE SEPTEMBER 9, 2021 MEETING.

MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 90 DAYS

C. WITHDRAWALS

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

MOTION CARRIED UNANIMOUSLY 15-0. WITHDRAWN

D. TABLED ITEMS**1. CHRISTINE DUNCAN****3-C-20-SU**

2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020)

2. ROCK POINTE DEVELOPMENT, LLC**5-SB-20-C**

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 071IA001, 00101, 00201, 00203, and 011, 013 and 071IA020-028, Council District 6. (Tabled date 9/10/2020)

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

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

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

None

G. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

H. CONSENT ITEMS

Joe Drummer, 8915 Ripon Circle, Knoxville, TN 37923 requested that Item #26 be removed from consent.

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Chair Phillips noted Applicant Lindsay Lieb, 205 Fox Road, Knoxville, TN 37922 requested that Item # 15 be pulled off consent and postponed until the July 8, 2021 meeting.

1. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEMS #15 AND #26.**

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

ALLEY OR STREET CLOSURES

5. MIKE SOUEID**9-A-20-AC**

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

1. **STAFF RECOMMENDATION**

Postpone this application for 90 days to be heard at the September 9, 2021 Planning Commission meeting.

POSTPONED 90 DAYS EARLIER IN THE MEETING

6. MIKE SOUEID**9-A-20-SC**

Request closure of Cate Avenue between Pilkay Road and Third Creek between City Blocks 50810 and 50830, Council District 6.

1. **STAFF RECOMMENDATION**

Postpone this application for 90 days to be heard at the September 9, 2021 Planning Commission meeting.

POSTPONED 90 DAYS EARLIER IN THE MEETING

7. RICHARD CLARK**5-B-21-SC**

Request closure of Glenmore Drive between its southeast terminus at West Hills Bynon Park and Bennington Drive, Council District 2.

Speaking today:

Richard Clark, 7916 Bennington Drive, Knoxville, TN 37909

Ken Brown, 8016 Bennington Drive, Knoxville, TN 37909

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

Deny closure of Glenmore Drive from its southern terminus point at West Hills and Bynon Park to its intersection with Bennington Drive since it provides public access to the park and leaves open the option for the park to develop in this area, possibly including a more defined public entry at this location.

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

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

8. MATTHEW HOWELL WANTLAND**6-A-21-SC**

Request closure of the undeveloped portion of Georgia Avenue starting south of East Depot Avenue to the train tracks to the southeast and between Parcel ID 095AL014 and 095AL015, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the southern portion of Georgia Avenue, located between the train tracks and Depot Avenue, since it is undeveloped, does not provide access to any lots, and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since May 13, 2021.

Item No.**File No.****HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

9. CHRIS SHARP / URBAN ENGINEERING, INC. 5-A-21-HPA

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

1. STAFF RECOMMENDATION

Postpone for 30-days to the July 8, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

10. WILBANKS, LLC

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road; 6601 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part of), 04501 and 04502 and 07201, Council District 3.

Screaking today:

Alan Grissom, 8550 Kingston Pike, Knoxville, TN 37919

Barry Moore, 6411 Keck Road, Knoxville, TN 37912

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-G-21-SP**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

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From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

1. STAFF RECOMMENDATION

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for portions of parcels 068 04501 and 068 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 068 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**4-B-21-PA**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

1. STAFF RECOMMENDATION

Approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for portions of parcels 068 04501 and 068 04401 and approve MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for parcels 068 046 and 068 07201 because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

C. REZONING**4-M-21-RZ**

From C-H-2 (Highway Commercial) to I-G (General Industrial) for 726 Callahan Drive;

From AG (Agricultural) to I-G (General Industrial) for 0 Keck Road;

From C-G-1 (General Commercial) to C-H-1 (Highway Commercial) for 8.24-acre portion of parcel and from C-G-1 (General Commercial) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel for 6302 Keck Road;

From AG (Agricultural) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From C-H-1 (Highway Commercial) to I-G (General Industrial) for 6601 Wilbanks Road.

1. STAFF RECOMMENDATION

Approve I-G (General Industrial) / HP (Hillside Protection Overlay) zoning for portions of parcels 068 04501 and 068 04401 (0.61 acre) and approve I-G (General Industrial) zoning for parcels 068 07201, 068 05602 and 068 046; approve C-H-1 (Highway Commercial) zoning for a portion of parcel 068 04401 (8.24 acres) because it is consistent with the surrounding development and adjacent to an interstate interchange and commercial corridor.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

11. JENKINS BUILDERS, INC.**5-G-21-RZ**

0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902

Item No.**File No.**

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 3 du/ac because it is consistent with the Growth Policy Plan, the sector plan, and surrounding development.

MOTION (E. SMITH) AND SECOND (GRAF) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING WITH UP TO 4 DU/AC.

MOTION CARRIED 13-2 (NO ADAMS, KORBELIK). APPROVED

12. TAYLOR D. FORRESTER O/B/O OFR INVESTMENTS, LLC**5-J-21-RZ**

1820 Amherst Road / Parcel ID 92 M A 009, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the Northwest County Sector Plan designation and would not cause adverse impacts.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. STEPHANIE WALTHER**6-A-21-RZ**

0 Amherst Road / Parcel ID 92 05802, Commission District 3. Rezoning from I (Industrial) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and surrounding zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. KARLA GOINS

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

Speaking today:

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

6-A-21-SP

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

1. STAFF RECOMMENDATION

Staff recommends postponement of this item for 30-days to July 8, 2021 Planning Commission after further discussions with Knox County Engineering regarding access and the Schaad Road improvements.

B. REZONING

6-B-21-RZ

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

1. STAFF RECOMMENDATION

Staff recommends postponement of this item for 30-days to July 8, 2021 Planning Commission after further discussions with Knox County Engineering regarding access and the Schaad Road improvements.

2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO POSTPONE BOTH THE SECTOR PLAN AMENDMENT AND REZONING FOR 30 DAYS TO THE JULY 8, 2021 PLANNING COMMISSION MEETING PER STAFF RECOMMENDATION.

**MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 30 DAYS.**

15. LINDSEY LIEB

6-C-21-RZ

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

1. STAFF RECOMMENDATION

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

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2. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL THE JULY 8, 2021 PLANNING COMMISSION MEETING AS REQUESTED BY THE APPLICANT.**

**MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 30 DAYS.**

16. WES CARRUTHERS**6-D-21-RZ**

4315 Rutledge Pike / Parcel ID 70 L C 001, Council District 6. Rezoning from C-N (Neighborhood Commercial) / HP (Hillside Protection Overlay) to C-G-1 (General Commercial) / HP (Hillside Protection Overlay).

1. **STAFF RECOMMENDATION**

Approve C-G-1 (General Commercial) zoning because it is a minor extension of the zone and is in compliance with the sector plan's land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. ROBYN ASKEW, TRUSTEE FOR OPTION HOLDER

1928 Marietta Church Road / Parcel ID 129 128, Commission District 6.

Speaking today:

Robyn Askew, 620 Market Street, 5th Floor, Knoxville, TN 37902

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

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

1. **STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. REZONING

6-E-21-RZ

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 1.6 du/ac consistent with the slope analysis and the Growth Policy Plan.

2. MOTION (GRAF) AND SECOND (OOTEN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2 DU/AC.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

18. BARRY VAULTON / VAULTON FAMILY HOLDINGS COMPANY, LLC

6-F-21-RZ

8014 Asheville Highway / Parcel ID 62 165 (part of), Commission District 8. Rezoning from A (Agricultural) to OA (Office Park).

1. STAFF RECOMMENDATION

Approve OA (Office Park) zoning because it is consistent with the East County Sector Plan's ECO-5 (Asheville Highway Mixed Use Agricultural, Residential and Office Districts) designation and is a minor extension of an existing zone district.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. PAVEL AND EMILIA GUSHTYUK

8819 Rutledge Pike / Parcel ID 42 029, Commission District 7.

Speaking today:

Pavel and Emilia Gushtyuk, 7820 Emory Road NE, Corryton, TN 37721
Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

6-C-21-SP

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the GC (General Commercial) designation since it does not meet the criteria for the GC land use classification and does not meet the requirements for a sector plan amendment.

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

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

B. REZONING**6-G-21-RZ**

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

1. **STAFF RECOMMENDATION**

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

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

MOTION CARRIED UNANIMOUSLY 15-0. DENIED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

20. INNSBRUCK FARMS**3-SB-21-C**

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

1. **STAFF RECOMMENDATION**

POSTPONE the application until the July 8, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. NICKLE ROAD SUBDIVISION

4-SC-21-C

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

1. STAFF RECOMMENDATION

POSTPONE the application until the July 8, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. BAKERTOWN ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

6-SA-21-C

0 Bakertown Road / Parcel ID 091 25604 (part of).

1. STAFF RECOMMENDATION

APPROVE alternative design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works and because the alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

6-B-21-UR

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

See application for all addresses and Parcel ID's submitted.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 73 attached dwelling units on individual lots and the reduction of the peripheral setback from 35-FT to 25-FT on the west and east boundaries and to 15-FT on the south boundary, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. PINE GROVE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

6-SB-21-C

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

1. STAFF RECOMMENDATION

POSTPONE the request until the July 8, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

6-C-21-UR

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

1. STAFF RECOMMENDATION

POSTPONE the request until the July 8, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW

24. KNOX STORAGE EQUITIES, LLC

5-G-21-UR

9091, 9103 and 9105 Middlebrook Pike / Parcel ID 105 086, 087 and 07801. Proposed use: Indoor and outdoor self-storage facility in CA (General Business) and PR (Planned Residential) Districts. Commission District 3.

Speaking today:

Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902
Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

1. STAFF RECOMMENDATION

APPROVE the request for a 3-story indoor self-storage facility with approximately 103,930 sqft of floor area, subject to 11 conditions.

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2. **MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE REQUEST FOR A 3-STORY INDOOR SELF-STORAGE FACILITY WITH APPROXIMATELY 103,930 SQFT OF FLOOR AREA, SUBJECT TO NOW 13 CONDITIONS, ADDING CONDITION #12: PROVIDING HOUSING SHIELDS TO THE THREE (3) POLE MOUNTED SITE LIGHTING FIXTURES ON THE WEST SIDE OF THE SITE TO RESTRICT THE LIGHT SOURCES FROM BEING VISIBLE AND THE LIGHT FROM SPILLING ONTO THE RESIDENTIAL PROPERTY TO THE WEST. THE REVISED LIGHTING PLAN MUST BE REVIEWED AND APPROVED BY PLANNING COMMISSION STAFF BEFORE BUILDING PERMITS ARE ISSUED; AND CONDITION #13: PROVIDING NON-REFLECTIVE, DARK EXTERIOR BUILDING MATERIALS BELOW WALL MOUNTING SITE LIGHTING ON THE WEST, NORTH AND EAST ELEVATIONS. THE REVISED BUILDING ELEVATIONS MUST BE REVIEWED AND APPROVED BY PLANNING COMMISSION STAFF BEFORE BUILDING PERMITS ARE ISSUED.**

**MOTION CARRIED 13-2 (NO EASON, KORBELIK).
APPROVED**

25. JENNIFER MOORE-PITTS**5-H-21-UR**

8535 Asheville Highway / Parcel ID 62 21101. Proposed use: Recovery housing for men in OB (Office, Medical, and Related Services) - pending District. Commission District 8.

Speaking today:

Jennifer Moore-Pitts, 1707 Greenwell Drive, Knoxville, TN 37938
 Robert Vaughn, 1645 Bays Mountain Road, New Market, TN 37820
 David Hamilton, 1810 Merchant Drive, Knoxville, TN 37912
 Herb Anders, 8501 N. Ruggles Ferry Pike, Knoxville, TN 37871
 Carl William Goins, 1717 Loves Creek Road, Knoxville, TN 37924
 Colby Jagnanda, 7204 Larkspur Lane, Knoxville, TN 37849

The Commission agreed to an additional 60 seconds to the applicant to allow for a recipient for these services to speak to the Commission.

1. STAFF RECOMMENDATION

APPROVE the request for a recovery housing facility for substance abuse treatment for a combined maximum of 40 residential clients per condition number six (6), limited to individuals seeking treatment voluntarily and are not compelled by court order or other involuntary action, subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

26. DENNA MIDDLETON**6-A-21-UR**

9036 Middlebrook Pike / Parcel ID 105 O C 028 (CN portion only).
Proposed use: Restaurant / Food Trucks in CN (Neighborhood Commercial) / OB (Office, Medical and Related Services) District.
Commission District 3.

Speaking today:

Joe Drummer, 8915 Ripon Circle, Knoxville, TN 37923

Denna Middleton, 9111 Cross Park Drive, D-200, Knoxville, TN 37932

1. STAFF RECOMMENDATION

APPROVE the request to allow up to three food trucks to be parked at 9036 Middlebrook Pike subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

27. CRESCENT AT EBENEZER, LLC**6-D-21-UR**

1040 Ebenezer Road / Parcel ID 132 09901. Proposed use: Multi-family development in PR (Planned Residential), PR (Planned Residential) / F (Floodway), and PC (Planned Commercial) District. Commission District 5.

Speaking today:

Woodra Cash, 1008 Farrington Drive, Knoxville, TN 37923

Roland Shankles, 8800 Westland Drive, Knoxville, TN 37923

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

1. STAFF RECOMMENDATION

APPROVE the development plan for 2 additional apartment buildings adding 78 new dwelling units to the existing apartment complex, subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

Commissioner Tamara Boyer left the meeting at this time, 5:10 PM.

28. URBAN ENGINEERING, INC.**6-E-21-UR**

637 Idlewood Lane / Parcel ID 133 H A 032. Proposed use: Four Townhouses in PR (Planned Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to four (4) attached townhouses, subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. BENJAMIN C. MULLINS O/B/O SCHUBERT AND SCHAAD TRUSTEES**6-F-21-UR**

1321 Dry Gap Pike / Parcel ID 57 125 (part of). Proposed use: Commercial in PR (Planned Residential) District. Commission District 7.

Speaking today:

Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902

Jennifer Weaver, 1612 Maremont Road, Knoxville, TN 37918

Jeff Cook, 6754 Timberrun Lane, Knoxville, TN 37924

Amy Hiddle, 6826 Cardindale Drive, Knoxville, TN 37918

Ken Pankowitz, 1718 Durham Park Lane, Knoxville, TN 37918

Keith Trumbo, 6530 Fountain City Road, Knoxville, TN 37918

Brian Williams, 1362 Paxton Drive, Knoxville, TN 37918

The Planning Commission agreed to give the opposition [and Applicant] a total of 4 additional minutes.

1. STAFF RECOMMENDATION

APPROVE the request for a retail store of approximately 10,640 sqft as shown on the development plan, subject to 7 conditions

Item No.**File No.**

2. **MOTION (HILL) AND SECOND (EASON) WERE MADE TO APPROVE THE REQUEST FOR A RETAIL STORE OF APPROXIMATELY 10,640 SQFT AS SHOWN ON THE DEVELOPMENT PLAN, SUBJECT TO 7 CONDITIONS EXPANDING CONDITION #7 TO INCLUDE THE FOLLOWING:**
A: ON ALL STREET FACING FACADES, PROVIDE PROJECTING VERTICAL WALL ARTICULATION OF NO LESS THAN 12 INCHES, SUCH AS PILASTERS AND BUILDING ENTRANCES, AT NO MORE THAT 30-FT INTERVALS; B: NO LESS THAN 50 PERCENT OF THE WIDTH BETWEEN THE VERTICAL ARTICULATIONS SHALL INCLUDE DOORS AND/OR WINDOWS AT THE PEDESTRIAN LEVEL OF THE FAÇADE WITH THE PRIMARY ENTRANCE. THE HEIGHT OF THE WINDOWS SHALL BE NO LESS THAN TWO-THIRDS OF THE WIDTH OF THE WINDOW SYSTEM (BAY). ARCHITECTURAL FEATURES, SUCH AS AWNINGS AND CANOPIES SHALL BE PROVIDED OVER THE WINDOWS AND DOORS; C: VARYING THE ROOF PROFILE BY STEPPING DOWN PORTIONS OF THE FACADE IN SEQUENCE WITH HTHE VERTICAL WALL ARTICULATIONS ON ALL STREET-FACING FACADES.

REVISED MOTION (HILL) SECOND (E. SMITH) WERE MADE TO APPROVE THE REQUEST FOR A RETAIL STORE OF APPROXIMATELY 10,640 SQFT AS SHOWN ON THE DEVELOPMENT PLAN, SUBJECT TO 7 CONDITIONS EXPANDING CONDITION #7 TO INCLUDE THE FOLLOWING:
A: PROVIDE A VARIED ROOF PROFILE BY USING A COMBINATION OF GABLE AND HIP ROOF FORMS AND OVERHANGS; B: PROVIDE NO LESS THAN TWO OF THE FOLLOWING ELEMENTS ON STREET-FACING FACADES; TEXTURE CHANGE, MATERIAL MODULE CHANGE, OR A WALL ARTICULATION CHANGE OF NO LESS THAN 12 INCHES IN DEPTH OR PROJECTION, SUCH AS A REVEAL, PILASTER, OR PROJECTING RIB. THESE ELEMENTS SHALL REPEAT AT INTERVALS OF NO LESS THAN 50 FEET; C; BUILDING MATERIALS AND VISUAL ELEMENTS USED ON THE PRIMARY BUILDING FRONTAGE MUST CONTINUE ON ALL BUILDING FAÇADES THAT ARE VISIBLE FROM A PUBLIC RIGHT-OF-WAY; FURTHER ADDING CONDITION #8: PROVIDE FRONT YARD BUFFERING THAT REACHES A MINIMUM HEIGHT OF 3 FEET.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

30. DANIEL GETTINGS

6-G-21-UR

8810 Courtyard Way / Parcel ID 105 15804. Proposed use: Change of use - clubhouse to apartment in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the request to change the existing clubhouse into an additional dwelling unit for a total of 165 multi-family dwelling units, subject to 1 condition.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

31. VALLEY CHURCH UMC**6-H-21-UR**

11012 Hardin Valley Road / Parcel ID 103 11102 (OB/TO portion only).
Proposed use: Church in OB (Office, Medical, and Related Services) / TO
(Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the development plan for a church comprising approximately 12,340 square feet, subject to the following conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

POSTPONE the request until the July 8, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

33. BENJAMIN C. MULLINS O/B/O RUFUS SMITH AND DOOLEY L.P.**6-B-21-SU**

7140, 7144 and 7134 Deane Hill Drive / Parcel ID 120 E D 001 and 002.
Proposed use: Removal of a previously approved planned district (C) designation in RN-3 (General Residential Neighborhood) (C) District. Council District 2.

Speaking today:

Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902
Robert Hultz, 509 Stone Pony Lane, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request to remove the previously approved planned district (C) designation from this parcel.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

34. PSYCHIATRIC SERVICES OF EAST TENNESSEE, LLC

6-C-21-SU

201 Prosperity Drive / Parcel ID 119 K A 008. Proposed use: Behavioral Health Center in C-H-2 (Highway Commercial) District. Council District 2.

Speaking today:

Bob Stubblefield, 2132 Wilson Road, Knoxville, TN 37912

1. **STAFF RECOMMENDATION**

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

FINAL SUBDIVISIONS

35. GLEN AT HARDIN VALLEY RESUB OF LOT 49, COMMON AREA, AND JPE

6-SA-21-F

2535 Mishas Meadow Way / Parcel ID 103 O A 001 (part of), 00171 (part of) and all of 00149, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve Variances 1 and 2.

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. DUNCAN FARM

6-SB-21-F

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

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

POSTPONE until the July 8, 2021 Planning Commission meeting at the request of the applicant

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

37. KNOXVILLE-KNOX COUNTY PLANNING**6-A-21-OB**

Consideration of the FY 2022 Operating Budget for Knoxville-Knox County Planning.

Speaking today:

1. STAFF RECOMMENDATION

Approval of the FY 2022 Operating Budget.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. CITY OF KNOXVILLE**6-B-21-OB**

Consideration of Plans of Service: 01-05-21.AX - 0 Callahan Drive, Tax I.D. 067 258.01 and 1934 Old Callahan Drive, Tax I.D. 067 256 (part of), an area generally described as a certain tract of land abutting the northern right-of-way of Callahan Drive approximately 800 feet west of the intersection with Old Callahan Drive, Commission District 7;

02-05-21.AX - 7630 Luscombe Drive, Tax I.D. 133BE021, an area generally described as a tract of land northeast of Luscombe Drive and approximately 300 feet northeast of the intersection of Bardon Road and Luscombe Drive, Commission District 4.

1. STAFF RECOMMENDATION

Item No.**File No.**

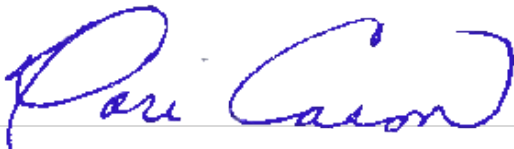
Staff recommends approval of the plans of service for the three properties being annexed by the City of Knoxville.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO ADJOURN.

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:05 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.