

The Planning Commission met in regular session on June 9, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	A Ms. Tamara Boyer	Mr. Louis Browning
Mr. Richard Graf	Mr. Logan Higgins	Mr. Tim Hill
Ms. Amy Midis	Mr. Jim Nichols	Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Nathaniel Shelso	*Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

Commissioner Eddie Smith arrived prior to any vote being taken.

## 2. APPROVAL OF JUNE 9, 2022 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MAY 12, 2022 MINUTES

-

**APPROVED ON CONSENT**

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

##### A. AUTOMATIC POSTPONEMENTS READ

##### B. POSTPONEMENTS TO BE VOTED ON READ

Benjamin C. Mullins, 550 Main St., Suite 500, Knoxville, TN 37902 requested that Item #28 be postponed for 30 days until the July 14, 2022 meeting.

Commissioner Tim Hill asked that Item #47 be postponed for 30 days until the July 14, 2022 meeting.

Postponements for 30 days:

1. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEMS #28 AND #47 FOR 30 DAYS UNTIL THE JULY 14, 2022 MEETING.**

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS**

##### C. WITHDRAWALS READ

*None*

##### D. TABLED ITEMS READ

1. **VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY**  
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)
2. **ROBERT W. MONDAY**  
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)

**8-SA-21-F**

- A. SOUTH COUNTY SECTOR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).

**12-A-21-SP**

**Item No.****File No.****B. REZONING****12-G-21-RZ**

From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

**3. WESLEY HICKS****1-F-22-UR**

7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)

**4. THE BECKHAM PROPERTY****12-SC-21-F**

1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)

**5. HUBER PROPERTIES, LLC**

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)

**A. Northwest County Sector Plan Amendment****10-L-21-SP**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**B. ONE YEAR PLAN AMENDMENT****10-I-21-PA**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

**C. REZONING****10-R-21-RZ**

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

**1. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO TABLE ITEM AS READ.****MOTION CARRIED UNANIMOUSLY 14-0. TABLED****E. ITEMS REQUESTED TO BE UNTABLED READ**

*None*

**F. CONSENT ITEMS READ**

Applicant Michael Carter, 1328 Farrington Dr., Knoxville, TN 37923 asked that Item #31 be removed from the consent list.

**Item No.**

**File No.**

Commissioner Tim Hill requested that Item #47 be removed from the consent list.

- 1. **MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #31 AND #47.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the May 12, 2022 Planning Commission meeting.

**ALLEY OR STREET CLOSURES**

**5. OBSIDIAN DEVELOPMENT LLC AND ROHM AND HAAS COMPANY**

**6-A-22-AC**

Request closure of an unnamed alley from the northwest corner of parcel 094OC009 and its eastern terminus, Council District 6.

- 1. **STAFF RECOMMENDATION**

Approve closure of the unnamed alley located from the northwest corner of parcel 094OC009 and its eastern terminus.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**6. RYAN LYNCH**

**6-A-22-SC**

Request closure of a portion of Ball Camp Pike between the southeast corner of 4313 Ball Camp Pike and its eastern terminus, Council District 3.

- 1. **STAFF RECOMMENDATION**

Approve closure from the southeast corner of parcel 093CF038 to its eastern terminus to provide additional land for development, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**7. OBSIDIAN DEVELOPMENT LLC AND ROHM AND HAAS COMPANY**

6-B-22-SC

Request closure of a portion of Donald Lee Derrickson Avenue between the southeast corner of parcel 094OC018 and the western edge of parcels 094OC009 and 094OC031, Council District 6.

**1. STAFF RECOMMENDATION**

Approve closure of a portion of Donald Lee Derrickson Avenue between the southeast corner of parcel 094OC018 and the western edge of parcels 094OC009 and 094OC031.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**8. OBSIDION DEVELOPMENT LLC AND ROHM AND HASS COMPANY**

6-C-22-SC

Request closure of a portion of N. Twenty Third Street from its intersection with Donald Lee Derrickson Avenue and Euclid Avenue to its northern terminus, Council District 6.

**1. STAFF RECOMMENDATION**

Approve closure of a portion of N. Twenty Third Street between its intersection with Donald Lee Derrickson Avenue and Euclid Avenue to its northern terminus.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**9. NMI RESIDENTIAL INVESTMENTS, LLC**

6-D-22-SC

Request closure of a portion of Chimney Top Lane from its original terminus to a point 65.17 ft. to the southwest, Council District 2.

**1. STAFF RECOMMENDATION**

Approve closure of a portion of Chimney Top Lane from its original terminus to a point 65.17 ft. to the southwest to support construction of the berm along Pellissippi Parkway, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

---

**10. KNOXVILLE-KNOX COUNTY PLANNING**

**6-A-22-CP**

Consideration of the Alcoa Highway Corridor Study.

Speaking today:

Gene Burr, 3621 Maloney Road, Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the Alcoa Highway Corridor Study amending the Knoxville-Knox County General Plan 2033 and the South County Sector Plan.

- 2. MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO APPROVE THE ALCOA HIGHWAY CORRIDOR STUDY AMENDING THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033 AND THE SOUTH COUNTY SECTOR PLAN EXCLUDING THE 1.2 ACRE TRIANGULAR PIECE OF PROPERTY AT THE ENTRANCE TO MARTHA WASHINGTON HEIGHTS [PARCEL ID 122OJ005] FROM THE EXPANSION OF THE MU-SD, SCO-3 LAND USE DESIGNATION.**

**MOTION CARRIED 12-2 (NO SHELSON, HIGGINS). APPROVED**

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

---

**11. TERRY E. ROMANS**

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

---

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**

**5-A-22-SP**

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

**1. STAFF RECOMMENDATION**

Recommend postponement for an additional 30 days until the July 14, 2022 meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**B. REZONING**

**5-A-22-RZ**

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

**1. STAFF RECOMMENDATION**

Recommend postponement for an additional 30 days until the July 14, 2022 meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**12. GARY CLARK**

**6-A-22-RZ**

6327 Lacy Road / Parcel ID 068 H A 015, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**13. HAND PARTNERSHIP, LP**

**6-B-22-RZ**

4050 Sutherland Avenue / Parcel ID 107 K H 001, Council District 2. Rezoning from O (Office) to C-N (Neighborhood Commercial).

Speaking today:

Michael Craig, 310 Radford Place, Knoxville, TN 37917

Benjamin C. Mullins, 550 W. Main St., Suite 550, Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

**Item No.****File No.**

Approve C-N (Neighborhood Commercial) zoning because it is consistent with sector plan and One Year Plan.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**14. MICHAEL WILLIAMS****6-C-22-RZ**

1419 Woodbine Avenue / Parcel ID 082 P E 028, Council District 6.  
Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-4 (General Residential Neighborhood) zoning because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. DANIEL GROZAV****6-D-22-RZ**

7507 Ball Camp Pike / Parcel ID 091 20103, Commission District 6.  
Rezoning from A (Agricultural) to RB (General Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**16. ROBERT FLANIGAN****6-E-22-RZ**

829, 831 and 833 Kimberlin Heights Road / Parcel ID 125 097, 00304 and 099, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****17. MICHAEL MCCALL II****6-F-22-RZ**

4320 Cabbage Drive / Parcel ID 028 11301 (part of), Commission District 7. Rezoning from PR (Planned Residential) to A (Agricultural).

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**18. DAVID JOHNSON****6-G-22-RZ**

8934 Pleasant Hill Road / Parcel ID 062 L B 017 (part of), Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**19. SAAD KADO / SHINING STAR PROPERTIES, LLC**

2834 Barnard Road / Parcel ID 092 022, Commission District 3.

Speaking today:

Kristy Gaddis, 2927 Barnard Rd., Knoxville, TN 37921

Wanis Rhegbi, 4909 Ball Rd., Knoxville, TN 37931

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****6-A-22-SP**

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

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to MDR (Medium Density Residential) because it does not meet the location criteria, or the requirements for an amendment.

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

**Item No.**

**File No.**

**MOTION CARRIED 12-2 (NO ROTH, OOTEN). DENIED**

**B. REZONING**

**6-H-22-RZ**

From A (Agricultural) to PR (Planned Residential) up to 12 du / ac.

**1. STAFF RECOMMENDATION**

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

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

**MOTION CARRIED 13-1 (NO ROTH). APPROVED**

**20. WAYNE KLINE**

6909 Pennell Lane / Parcel ID 078 J E 037, Commission District 6.

Speaking today:

Wayne Kline, 617 Main St., Knoxville, TN 37902

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**6-B-22-SP**

From LDR (Low Density Residential) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to GC (General Commercial) because it is not compatible with the adjacent residential neighborhood.

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

**MOTION CARRIED 8-6 (NO S. SMITH, BROWNING, ROTH, E. SMITH, GRAF, OOTEN). DENIED**

**B. REZONING**

**6-J-22-RZ**

From RA (Low Density Residential) to CA (General Business).

**1. STAFF RECOMMENDATION**

Deny CA (General Business) zoning because it is not compatible with the adjacent residential neighborhood.

**Item No.****File No.**

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

**MOTION CARRIED 11-3 (NO E. SMITH, ROTH, OOTEN). DENIED**

**21. DANIEL LEVY****6-K-22-RZ**

0 McElroy Avenue / Parcel ID 108 B A 025 (part of) Council District 6.  
Rezoning from OP (Office Park) to I-MU (Industrial Mixed-Use).

1. **STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

CONCEPTS / DEVELOPMENT PLANS

**22. 5117 LONAS DRIVE SUBDIVISION****4-SB-22-C**

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

1. **STAFF RECOMMENDATION**

Table the concept plan as requested by the applicant.

**TABLED EARLIER IN THE MEETING**

**23. 4904 E. EMORY ROAD SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****4-SC-22-C**

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

1. **STAFF RECOMMENDATION**

Postpone the Concept Plan until the July 14, 2022 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****B. USE ON REVIEW****4-E-22-UR**

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

**2. STAFF RECOMMENDATION**

Postpone the Use on Review until the July 14, 2022 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**24. THE WOODS AT PARKDALE****5-SE-22-C**

5800 and 0 Parkdale Road / Parcel ID 058 I G 00901 and 010, Council District 4.

**1. STAFF RECOMMENDATION**

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

Approve the concept plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**25. MOCKINGBIRD MEADOWS****6-SA-22-C**

2129 E. Emory Road / Parcel ID 037 23005, Commission District 7.

Speaking today:

John Anderson, 10215 Technology Dr., Suite 304, Knoxville, TN 37932  
Catherine Anglin, 900 S. Gay St., Suite 2200, Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

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

Approve the concept plan subject to 12 conditions.

**Item No.****File No.**

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

## 26. BRAKEBILL RIDGE

### A. CONCEPT SUBDIVISION PLAN

**6-SB-22-C**

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

1. **STAFF RECOMMENDATION**

Postpone the Concept Plan until the July 14, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

### B. USE ON REVIEW

**6-B-22-UR**

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

1. **STAFF RECOMMENDATION**

Postpone the Use on Review until the July 14, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

## 27. EVERETT WOODS

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite 500, Knoxville, TN 37902  
Justin Morgan, 134 Rutledge Pike., Knoxville, TN 37709

### A. CONCEPT SUBDIVISION PLAN

**6-SC-22-C**

12650 Yarnell Road / Parcel ID 141 05003 (part of), Commission District 6.

1. **STAFF RECOMMENDATION**

**Item No.****File No.**

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

Approve the Concept Plan subject to 8 conditions.

2. **MOTION (S. SMITH) AND SECOND (SHELSON) WERE MADE TO APPROVE THE VARIANCE AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

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

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

**1. STAFF RECOMMENDATION**

Approve the development plan for up to 59 attached dwelling units on individual lots, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**28. ANDES HILL****A. CONCEPT SUBDIVISION PLAN****6-SD-22-C**

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

**1. STAFF RECOMMENDATION**

Postpone the Concept Plan until the July 14, 2022 Planning Commission meeting as recommended by staff.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****B. USE ON REVIEW****6-G-22-UR**

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

**1. STAFF RECOMMENDATION**

Postpone the Use on Review until the July 14, 2022 Planning Commission meeting as recommended by staff.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**29. KNOXVILLE MULTI-USE STADIUM****6-SE-22-C**

0 and 400 E. Jackson Avenue, 0 and 250 Patton Street, 501, 650 and 651 Willow Avenue / Parcel ID 095 H B 001, 002, 003, 004, 005 and 00801; 095HC010 and 012; Council District 6.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan, subject to six conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**30. CARDINAL LANDING****6-SF-22-C**

0 Bakertown Road / Parcel ID 091 25608, Commission District 6.

**1. STAFF RECOMMENDATION**

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

Approve the concept plan subject to 12 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****USES ON REVIEW****31. MICHAEL CARTER****6-A-22-UR**

1328 Farrington Drive / Parcel ID 144 D A 018. Proposed use: Reduce front yard setback from 35' to 28' for garage expansion in PR (Planned Residential) District. Commission District 5.

Speaking today:

Michael Carter, 1328 Farrington Dr., Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

Approve the request to reduce the front yard setback from 35' to 28' for a garage expansion, subject to 3 conditions.

**2. MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE REQUEST TO REDUCE THE FRONT YARD SETBACK SUBJECT TO CONDITIONS #1 AND #2.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****32. MBI COMPANIES, INC.****6-C-22-UR**

7212 Chapman Highway / Parcel ID 137 18501. Proposed use: Expansion of TVA Credit Union parking lot in CB (Business and Manufacturing) & SC (Shopping Center) District. Commission District 9.

**1. STAFF RECOMMENDATION**

Approve the proposed parking lot expansion, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****33. ICON APARTMENT HOMES AT LOVELL ROAD****6-D-22-UR**

1033 Lovell Road / Parcel ID 118 049. Proposed use: Multi-family development in OB / TO and OB / HP Districts. Commission District 6.

Commissioner Scott Smith recused himself.

Speaking today:

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

Ruth Ellis, 550 Main Street, Suite 750, Knoxville, TN 37902

Leona Skiles, 931 Clover Fields Ln, Knoxville, TN 37932

William Standifer, 832 Clover Fields Ln., Knoxville, TN 37932

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

Approve the development plan for a multifamily development with up to 315 dwelling units, subject to ten conditions.

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**34. LAZYDAYS RV****6-F-22-UR**

7655 Lake Springs Road / Parcel ID 73 03601. Proposed use: RV Maintenance Facility in PC (Planned Commercial) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for an RV maintenance facility with approximately 38,000 sqft of floor area, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## SPECIAL USES

**35. DANIEL ASHER****6-A-22-SU**

5835 San Cristobal Lane / Parcel ID 092 L H 023. Proposed use: Peripheral setback reduction from 25 ft. to 8 ft. in RN-1 (Single-Family Residential Neighborhood) (c) District. Council District 3.

**1. STAFF RECOMMENDATION**

Approve the request to reduce the peripheral setback from 25-ft to 8-ft, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**36. ASANTE WILSON****6-C-22-SU**

3100 Lansing Avenue / Parcel ID 082 E P 037. Proposed use: Single family house into 2 affordable units by adding basement apartment in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

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

Approve the request to convert the existing single-family dwelling into a two-family dwelling, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**37. RIC MIXON****6-D-22-SU**

5201 Lonas Drive / Parcel ID 107 G B 008. Proposed use: Owner wishes to create an addition to an existing single-family house and change it into a duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

**1. STAFF RECOMMENDATION**

Approve the request for an addition to convert a single family dwelling into a two-family dwelling in the RN-1 zone, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**38. PALMETTO KNOXVILLE-WESTERN AVENUE, LLC****6-E-22-SU**

3935 Western Avenue / Parcel ID 93 D K 001 (part of). Proposed use: Gas Station with convenience store in C-G-1 (General Commercial) District. Council District 3.

**1. STAFF RECOMMENDATION**

Approve the request to redevelop a portion of the site to a gas convenience store with 12 fueling positions in the C-G-1 zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

The Commission took a 10-minute break at 3:30 pm.

**FINAL SUBDIVISIONS****39. RESUBDIVISION OF LOT 1, FINAL PLAT OF ACRE KINGSTON PIKE, LLC****5-SD-22-F**

8004 Kingston Pike / Parcel ID 120 J A 008, Council District 2.

**Item No.****File No.**

Speaking today:

Richard Graves, 550 W. Main St., Suite 500, Knoxville, TN 37902

Benjamin C. Mullins, 550 W. Main St., Suite 550, Knoxville TN 37902

**1. STAFF RECOMMENDATION**

Deny the variance to waive the requirement to dedicate right-of-way and reduce the curb radius needed because the conditions do not meet the variance requirements of the Subdivision Regulations and the applicant has created their own hardship.

Deny the subdivision plat because it is not in compliance with the subdivision regulations.

**2. MOTION (MIDIS) AND SECOND (S. SMITH) WERE MADE TO DENY THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 14-0. DENIED**

**1. MOTION (MIDIS) AND SECOND (E. SMITH) WERE MADE TO DENY THE SUBDIVISION PLAT PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 14-0. DENIED**

**PLANNED DEVELOPMENT**

---

**40. DAVID COCKRILL**

**4-A-22-PD**

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

**1. STAFF RECOMMENDATION**

Postpone the application until the July 14, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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

---

**41. KNOXVILLE-KNOX COUNTY PLANNING****6-A-22-OA**

Consideration of a minor amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9-1 to add Dwelling-Townhouse as a permitted use in the Industrial Mixed-Use (I-MU) Zoning District.

**1. STAFF RECOMMENDATION**

Staff recommends approval of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add Dwelling-Townhouse as a permitted use in the Industrial Mixed-Use (I-MU) Zoning District.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**42. KNOXVILLE-KNOX COUNTY PLANNING****6-B-22-OA**

Consideration of minor amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 16.6, Infill Housing Overlay District Review.

**1. STAFF RECOMMENDATION**

Staff recommends approval of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 16.6.E, to allow for administrative approval of applications for Level 1 Certificates of Appropriateness, for limited projects which meet the adopted design guidelines for the property.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**43. KNOXVILLE-KNOX COUNTY PLANNING****6-C-22-OA**

Consideration of minor amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9-1 to add cultural facilities as a special use in the Single-Family, General Residential and Multi-Family Zoning districts.

**1. STAFF RECOMMENDATION**

Staff recommends approval of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add Cultural Facility as a special use

**Item No.****File No.**

in the following zoning districts: RN-1, RN-2, RN-3, RN-4, RN-5, RN-6, RN-7.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**44. CITY OF KNOXVILLE**

**6-D-22-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 - Definitions, Animal Care Facility - Small Animal, to remove the wording “during the day” and to change the definition of Kennel to remove the word “dogs” and replace with “animals”.

**1. STAFF RECOMMENDATION**

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 – Definitions, Animal Care Facility – Small Animal, to remove the wording “during the day” and to change the definition of Kennel to remove the word “dogs” and replace with “animals”.

**2. MOTION (MIDIS) AND SECOND (OOTEN) WERE MADE TO APPROVE AMENDMENTS TO THE KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, ARTICLE 2.3, DEFINITIONS, SUBJECT TO ALSO AMENDING ARTICLE 9.2, USE MATRIX TABLE 9-1 TO CHANGE ANIMAL CARE FACILITY – SMALL ANIMAL FROM A PERMITTED USE TO A SPECIAL USE IN THE C-N (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**45. CITY OF KNOXVILLE**

**6-E-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.4.N.3.c - Sign Measurement, to correct language to reference detached signs subject to the provisions of Section 13.9.F, instead of 13.9.C.

**1. STAFF RECOMMENDATION**

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.4.N.3.c -Sign Measurement, to correct language to reference detached signs subject to the provisions of Section 13.9.F, instead of 13.9.C.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**46. CITY OF KNOXVILLE****6-F-22-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.A1.1, Principal Use Standards Associated with Animal Care Facility - Small Animal, Animal Breeder, and Kennel, to remove the wording “five or more dogs and/or cats” and replacing it with the word “animal” and by adding language requiring boarding facilities to provide certification of compliance with Chapter 18 - Noise; Section 18.3 - Standards of the City Code of Ordinances.

**1. STAFF RECOMMENDATION**

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.A1.1, Principal Use Standards Associated with Animal Care Facility – Small Animal, Animal Breeder, and Kennel, to remove the wording “five or more dogs and/or cats” and replacing it with the word “animal” and by adding language requiring boarding facilities to provide certification of compliance with Chapter 18-Noise; Section 18.3 – Standards of the City Code of Ordinances.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**47. CITY OF KNOXVILLE****6-G-22-OA**

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

**1. STAFF RECOMMENDATION**

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

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**48. CITY OF KNOXVILLE****6-H-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.A.3.d, General Regulations for Accessory Structures, to provide requirements on how accessory structures may be located in a through lot.

**1. STAFF RECOMMENDATION**

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.A.3.d, General Regulations for Accessory Structures, to provide requirements on how accessory structures may be located in a through lot.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**49. CITY OF KNOXVILLE****6-I-22-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 11, Off Street Parking: 11.1.A.4, to remove the reference to requirements of section 11.12 since there is no section 11.12 in Article 11; Article 11.5.B.1, to replace reference to Table 11-6 with Table 11-4; Article 11.5.B.1, add the heading Table 11-4: Minimum Stall and Aisle Dimensions to existing table with no heading; Article 11.5.B.3, replace reference to Table 11-6 with Table 11-4; Article 11.5.D, revise last sentence to clarify, “The protrusions cannot affect more than 25% of spaces in the entire parking lot.”; Article 11.5.E.1, replace reference to Table 11-6 with Table 11-4; Article 11.6.A.2, replace reference to Table 11-6 with Table 11-4; Article 11.6.G.4, revise sentence to clarify, “The parking rows must be terminated at both ends with terminal islands that have a minimum of 120 square feet per island.”; Article 11.7.A.1, replace reference to Table 11-4 with Table 11-5; Article 11.7.A.1, replace the Maximum Number of Driveways for Lot Frontages table heading 11-4 with 11-5; Article 11.7.A.1, clarify in the Maximum Number of Driveways for Lot Frontages table for single-family dwellings with lot frontages greater than 75’, a circular driveway is allowed. (This is to be consistent with Article 11.3.E.2.b); Article 11.7.B, replace reference to Table 11-5 with Table 11-6; Article 11.7.B, replace the Corner Clearance Requirements table heading 11-5 with 11-6; Article 11.7.C, replace reference to Table 11-6 with Table 11-7; Article 11.7.C, replace the driveway Width and Curb Cut Length Standards table heading 11-6 with 11-7; Article 11.7.C.2, replace reference to Table 11-9 with Table 11-7; Article 11.7.C.4 – replace reference to Table 11-9 with Table 11-7; Article 11.7.C.5, replace reference to Table 11-9 with Table 11-7; Article 11.9.A, replace reference to Table 11-7 with Table 11-8; Article 11.9.A, replace the Required Bicycle Parking table heading 11-7 with 11-8; Article 11.9.B, clarify DK district bicycle parking requirements by adding the last sentence: “For non-residential uses with adequate site constraints, the required number minimum bicycle parking may be reduced subject to the review and approval of the Department of Engineering.”; Article 11.10.A, replace reference to Table 11-8 with Table 11-9; Article 11.10.D.2, replace existing sentence with, “All areas devoted to permanent off-street loading must be surfaced and maintained as to control dust, rutting, erosion as a result of continuous use, and migration of surface materials.”; Article 11.10.D, replace the Off-Street Loading Requirements table heading 11-8 with 11-9; Article 11.11, replace the word “hall” with “shall” so sentence reads, “...and school buses shall not be parked...”..

**1. STAFF RECOMMENDATION**

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 11, as proposed

**Item No.****File No.**

in the enclosed memorandum, dated May 19, 2022, from the City's Plans Review & Building Inspections Division.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**50. CITY OF KNOXVILLE**

6-J-22-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 13.6.G.1, Standards for Specific Sign Types, to read, "Changeable price signs are limited to parcels with a minimum of 250 feet of frontage on the street where the property is addressed."

**1. STAFF RECOMMENDATION**

Staff recommends approval of an amendment to the Knoxville Code, Appendix B, Zoning Code, Article 13.6.G.1, Standards for Specific Sign Types, to read, "Changeable price signs are limited to parcels with a minimum of 250 feet of frontage on the street where the property is addressed."

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**51. KNOX COUNTY**

6-K-22-OA

Consideration of minor amendments to the Knox County Zoning Ordinance, Sections 6.40.01 through 6.40.03, 6.50.07 and 6.60.03(C).

Speaking today:

Jim Snowden, 205 W. Baxter Ave., Knoxville, TN 37917

Andrew Davis, 400 Main St., Suite 615, Knoxville, TN 37902

Sandra Korbely, 5212 Daphne Dr., Knoxville, TN 37914

Wayne Kline, 617 Main St., Knoxville, TN 37902

Mike Moyers, 400 Main St., Suite 612, Knoxville, TN 37902

Larry Silverstein, 7808 Sheffield Dr., Knoxville, TN 37909

- 1. MOTION (SHELSON) AND SECOND (NO SECOND) WERE MADE TO POSTPONE CONSIDERATION OF THIS ITEM FOR 30 DAYS AND REQUEST THAT STAFF WORK WITH THE COUNTY LAW DEPARTMENT TO REFINE THE LANGUAGE.**
- 2. COMMISSIONER SHELSON WITHDREW HIS MOTION.**
- 3. MOTION (E. SMITH) AND SECOND (OOTEN) WERE MADE TO LEAVE USES ON REVIEW WITH APPEAL TO THE BOARD OF ZONING APPEALS (BZA); TO PROVIDE CLARIFICATION THAT A DEVELOPMENT/CONCEPT PLAN (AS PART OF THE PR [PLANNED RESIDENTIAL] ZONE) CANNOT BE APPEALED TO THE BZA; TO REMOVE COUNTY COMMISSION AS AN APPEAL BODY FOR ALL OTHER THINGS.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**OTHER BUSINESS**

---

**52. PRIMOS LAND COMPANY**

**6-A-22-OB**

Consideration of 4515, 4714 and 4720 W. Emory Road / Parcel ID 066 121, 122 and 12201 - Planned Development Concept Plan Review: The Planning Commission will review a concept plan per Knox County Code, Article 6.80 for a mixed-use development. No decision will be made on the proposal. Commission District 6.

Speaking today:

Josh Sanderson, 4909 Ball Rd., Knoxville, TN 37932

Rick Harbin, 7615 Rio Grande Dr. Powell, TN 37849

Vince Griffin, 7428 Bridgefield Dr., Powell, TN 37849

There was no action taken.

---

**53. KNOXVILLE-KNOX COUNTY PLANNING**

**6-B-22-OB**

Consideration of the FY 2023 Operating Budget for Knoxville-Knox County Planning.

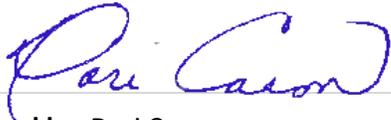
**1. STAFF RECOMMENDATION**

Approve the FY 2023 Operating Budget for Knoxville-Knox County Planning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:30 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.