

The Planning Commission met in regular session on June 8, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

Commission Chair Hill recognized Commissioners Jeff Roth and Pat Philips and their commitment and service to the Commission and the community.

2. APPROVAL OF JUNE 8, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MAY 11, 2023 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Commissioner Pat Phillips requested that Item #10 be postponed 30 days.

1. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JULY 13, 2023 MEETING, INCLUDING ITEM #10.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

Commissioner Pat Phillips asked that Item #45 be withdrawn.

1. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO WITHDRAW ITEM AS READ INCLUDING ITEM #45.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

D. TABLED ITEMS READ

Commissioner Tim Hill asked that Item #21 be tabled.

1. MOTION (HILL) AND SECOND (SHELSON) WERE MADE TO TABLE ITEM #21.

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

1. TERRY E. ROMANS
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

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

5-A-22-SP

B. REZONING

5-A-22-RZ

Item No.**File No.**

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

- | | |
|---|--------------------------|
| <p>2. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3
326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)</p> | <p>7-SE-22-F</p> |
| <p>3. GABRIEL W. RATCLIFFE
2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)</p> | <p>11-A-22-RZ</p> |
| <p>4. BEELER ROAD SUBDIVISION
(Tabled date 3/9/2023) SCHEDULED TO BE UNTABLED</p> | |
| <p>A. CONCEPT SUBDIVISION PLAN
0 Beeler Road / Parcel ID 029 18803, Commission District 8.</p> | <p>1-SF-23-C</p> |
| <p>B. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR (Planned Residential) District. (Tabled date 3/9/2023)</p> | <p>1-E-23-DP</p> |

E. ITEM TO BE REMOVED FROM THE TABLE READ

- 1. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO UNTABLE ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED

F. CONSENT ITEMS READ

Kelli Thompson, 136 Fallberry St. Oak Ridge, TN 37830 requested that Item #19 be removed from the consent list.

Planning Staff requested that Item #30 be removed from the consent list.

- 1. MOTION (PHILLIPS) AND SECOND (SHELSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #19 AND #30.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

- 1. **MOTION (PHILLIPS) AND SECOND (SMITH) WERE MADE TO APPROVE ITEM #2 AS A CONSENT ITEM.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the May 11, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. LISA OLIVER

6-A-23-SC

Request closure of Eakers Street between the northeast property line of parcel 109GE028 and its southern terminus, Council District 1.

Speaking today:

Lisa Oliver, 3603 Eakers Rd., Knoxville, TN 37920

- 1. **STAFF RECOMMENDATION**

Approve the request to close the portion of Eakers Road fronting parcel 109GE029, retaining all easements, since the closure would not adversely affect surrounding properties.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

6. UNIVERSITY OF TN

6-B-23-SC

Request closure of Riverside Drive / Kreis Road between southwest corner of parcel 096 01104 and its southern terminus, Council District 6.

Speaking today:

Ethan Parker, 505 Summer Place, UT Tower 989C, Knoxville, TN 37902

- 1. **STAFF RECOMMENDATION**

Approve the request to close the portion of Riverside Dr from the southwest corner of parcel 096 01104 to where it meets Kreis Road, then closing Kreis Road in its entirety, subject to retaining all easements, since staff has received

Item No.**File No.**

no objections and closure would not adversely affect surrounding properties.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. VICTOR JERNIGAN

522 and 524 Victory Street / Parcel ID 108 A C 017 and 018, Council District 6.

Speaking today:

Garrett Jernigan, 5246 Bent River Blvd., Knoxville, TN 37919

A. CENTRAL CITY SECTOR PLAN AMENDMENT

4-I-23-SP

From MDR/O (Medium Density Residential/Office) to MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the MU-SD, CC21 (Mixed Use Special District, Sutherland Northside) land use classification because it does not meet the requirements for a land use amendment.

2. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO MU-SD, CC21 (MIXED USE SPECIAL DISTRICT, SUTHERLAND NORTHSIDE) BECAUSE IT IS A LOGICAL EXTENSION OF THE EXISTING LAND USE CLASSIFICATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****4-G-23-PA**

From MDR/O (Medium Density Residential/Office) to MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the MU-SD, CC21 (Mixed Use-Special District, Sutherland Northside) land use classification because it does not meet the criteria for a land use amendment.

3. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE ONE YEAR PLAN AMENDMENT TO MU-SD, CC21 (MIXED USE SPECIAL DISTRICT, SUTHERLAND NORTHSIDE) BECAUSE IT IS A LOGICAL EXTENSION OF THE EXISTING LAND USE CLASSIFICATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****C. REZONING****4-P-23-RZ**

From RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Deny the C-G-2 (General Commercial) zoning district because it is an intensive encroachment into a residential area.

4. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE REZONING TO C-G-2 (GENERAL COMMERCIAL).**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****8. ZACHARY TETLEY/NEXUS PARTNERS, LLC****6-A-23-RZ**

1909 and 1915 Hoitt Avenue / Parcel ID 082 H H 035 and 034, Council District 4. 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 and compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**9. JUAN HERNANDEZ****6-C-23-RZ**

3705 Valley View Drive / Parcel ID 070 B A 012, Council District 4.
Rezoning from RN-1 (C) (Single-Family Residential Neighborhood) to RN-4 (C) (General Residential Neighborhood).

Speaking today:

Juan Hernandez, 6129 Babelay Rd., Knoxville, TN 37924

Jessica Bobeck, 3801 Valley View Dr. NE, Knoxville, TN 37917

Blake Stapleton, 3303 Gary Rd., Knoxville, TN 37917

Stephanie Soldano, 3805 Valley View Drive, Knoxville TN, 37917

1. STAFF RECOMMENDATION

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

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

MOTION FAILED 6-7 (NO OOTEN, SHELSON, HIGGINS, LEVENSON, ROTH, BARGER, SMITH). FAILED

3. MOTION (HIGGINS) AND SECOND (ROTH) WERE MADE TO APPROVE REZONING TO RN-3 (C) (GENERAL RESIDENTIAL NEIGHBORHOOD).

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

10. DAMON FALCONNIER**6-E-23-RZ**

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****11. GORDON SMITH****6-F-23-RZ**

1902 Forest Avenue / Parcel ID 0 094 N P 02801, Council District 1. Rezoning from O (Office) to RN-6 (Multi-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

12. FRANCO IRAKOZE**6-G-23-RZ**

0 Sterchi Street / Parcel ID 094 A J 019, Council District 3. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial Mixed-Use) zoning because it is consistent with the sector plan and provides an appropriate transition of land use intensities.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. DAVID BUCKNER**6-K-23-RZ**

0 and 112 Shipman Drive / Parcel ID 069 E A 027 and 028, Council District 5. Rezoning from RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to O (Office) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve O (Office) zoning because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

CONCEPT PLANS AND SPECIAL USES

14. 5117 LONAS DRIVE SUBDIVISION

4-SB-22-C

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

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. SHANNON HILLS SUBDIVISION

5-SA-23-C

4900 Shannon Lane / Parcel ID 059 B A 035, Council District 4.

1. STAFF RECOMMENDATION

Approve the requested variance based on the recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. 6702 WESTLAND DR

6-SD-23-C

6702 Westland Drive / Parcel ID 121 P B 024, Council District 2.

1. STAFF RECOMMENDATION

Approve the requested alternative design standards based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the Concept Plan, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****17. THE WOODS AT LONAS DRIVE****6-SG-23-C**

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

1. STAFF RECOMMENDATION

Postpone for 30-days to the July 13, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES**18. WILLIAM MAYS****4-A-23-SU**

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

1. STAFF RECOMMENDATION

Postpone the request until the July 13, 2023 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

19. PETER DADZIE**6-A-23-SU**

2553 Western Avenue / Parcel ID 094 A A 017. Proposed use: Nightclub in C-H-1 (Highway Commercial) District. Council District 5.

Speaking today:

Peter Dadzie, 702 E Magnolia Ave., Knoxville, TN 37917

Kelli Thompson, 136 Fallberry St. Oak Ridge, TN 37830

1. STAFF RECOMMENDATION

Approve the request for the nightclub with approximately 3,000 sqft of floor area in the C-H-1 (Highway Commercial) zoning district, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****20. COMMERCIAL SITE DESIGN, SAMBATEK PC
NC****6-B-23-SU**

2900 North Broadway / Parcel ID 081 D C 004. Proposed use: Drive-through facility for a restaurant in C-G-2 (General Commercial) and IH (Infill Housing Overlay) District. Council District 4.

Speaking today:

Michael Hicks, 8312 Creedmoor Rd., Raleigh, NC 27613

Monica Black, 1547 Claiborne Place, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the proposed drive-through facility for a restaurant, subject to 8 conditions.

2. MOTION (SHELSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-1 (NO ADAMS). APPROVED****FINAL SUBDIVISIONS**

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS**21. KNOXVILLE-KNOX COUNTY PLANNING****8-A-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts.

1. STAFF RECOMMENDATION

Planning staff recommends that Planning Commission reapprove the changes to C-G-2 and C-G-3 as amended and approved by the Commission on October 6, 2022.

TABLED EARLIER IN THE MEETING

Item No.**File No.****22. CITY OF KNOXVILLE****6-B-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 17.3 Nonconforming Lot of Record, to clarify the definition of lot of record, and relocating the definition of lot of record from Article 17.3 Nonconforming Lot of Record to Article 2.3 Definitions.

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 17.3.E Nonconforming Lot of Record, to provide clarity with respect to development on lots created by deed, and to provide additional flexibility in limited situations upon approval by the Department of Engineering, and to Article 2.3 Definitions, relocating the definition of Lot of Record from Article 17.3 to Article 2.3.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS**23. CITY OF KNOXVILLE****6-A-23-OB**

Consideration of Plans of Service: 1-05-23-AX - 7624 Sabre Drive, Tax I.D. 120ND03100, an area generally described as being one parcel of land situated in the 6th Civil District of Knox County, Tennessee, to be within Ward 47, City Block 47665 of the City of Knoxville Tennessee, abutting the eastern right-of-way of Sabre Road and being approximately 0.64 acres; 2-05-23-AX - 2920 Dresser Road, Tx I.D. 122OJ00201, an area generally described as being one parcel of land situated in the 9th Civil District of Knox County, Tennessee, to be within Ward 25, City Block 25916 of the City of Knoxville Tennessee, abutting the eastern right-of-way of Dresser Road and being approximately 5.29 acres.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY**STREET NAME CHANGES**

None

Item No.**File No.****PLANS, STUDIES, REPORTS***Heard with City requests.***PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS**

24. DOMINGO GARCIA**6-B-23-RZ**

1533 Forrester Road / Parcel ID 047 E B 016, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

25. JACK SMITH**6-D-23-RZ**

3416 Zion Lane / Parcel ID 091 03901, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

26. ROY ANDERSON AND STEPHEN PADGETT**6-H-23-RZ**

842 East Raccoon Valley Drive / Parcel ID 026 057, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Stephen Padgett, 211 Stonebreeze Dr., Powell, TN 37849

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

Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

27. TROWBRIDGE LAND HOLDINGS, LLC**6-I-23-RZ**

8103 Norris Freeway and 8150 Pelleaux Road / Parcel ID 028 057, and 021, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Brad Davis, 12236 Stone House Ln., Knoxville, TN 37934

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3.5 du/ac because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

2. MOTION (PHILLIPS) AND SECOND (BROWING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

28. TROWBRIDGE LAND HOLDINGS, LLC**6-J-23-RZ**

7816 Ball Camp Pike / Parcel ID 091 226, Commission District 6. Rezoning from I (Industrial) and A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 5 du/ac on the front, Industrial-zoned portion of the site because it is consistent with the sector plan designation and with surrounding development, subject to one condition.

WITHDRAWN EARLIER IN THE MEETING

29. TAYLOR D. FORRESTER

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

6-A-23-SP

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

6-L-23-RZ

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

30. MAYHEW SUBDIVISION

Speaking today:

Russell N Rackley, PE, PO Box 30456, Knoxville, TN 37922

A. CONCEPT SUBDIVISION PLAN

6-SA-23-C

7642 Old Clinton Pike / Parcel ID 067 A B 01303, Commission District 7.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the requested alternative design standard based on the justification provided by the applicant.

Approve the Concept Plan subject to 6 conditions.

2. **MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

6-A-23-DP

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

1. **STAFF RECOMMENDATION**

APPROVE the development plan for up to 47 attached dwellings on individual lots, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

31. CRUZ FARMS

Speaking today:

Chris Sharp, 10330 Hardin Valley Road, Suite 201, Knoxville, TN 37932

A. CONCEPT SUBDIVISION PLAN

6-SB-23-C

0 Hardin Valley Road / Parcel ID 117 034, Commission District 6.

1. **STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 8 conditions.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

6-B-23-DP

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

1. **STAFF RECOMMENDATION**

Approve the development plan for an attached residential subdivision with up to 62 dwellings on individual lots, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

32. MAYA HILLS

Speaking today:

Chris Sharp, 10330 Hardin Valley Road, Suite 201, Knoxville, TN 37932

Daniel Wilkens, 1928 Hickory Glen Rd., Knoxville, TN 37932

A. CONCEPT SUBDIVISION PLAN

6-SC-23-C

0 and 11316 Hardin Valley Road / Parcel ID 117 033, 034 02 and 034 (part of), Commission District 6.

1. **STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 6 conditions.

Item No.

File No.

- 2. **MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

6-C-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for an attached residential subdivision with up to 55 dwellings on individual lots, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

33. RAINIER VALLEY

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN 37938

Lisa Avne, 4823 East Emory Rd., Knoxville, TN 37938

Cheri Roop, 7600 Old Maynardville Pike, Knoxville, TN 37938

A. CONCEPT SUBDIVISION PLAN

6-SE-23-C

0 (2 parcels), 7501, 7505, 7509, 7513, 7517, 7521, 7525, 7529, 7533, 7537, 7541, 7545, 7549, 7553, 7557 and 7561 Rainier Valley Way / Parcel ID 029 P M 001 –018, Commission District 7.

1. STAFF RECOMMENDATION

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

Item No.**File No.**

Approve the Concept Plan subject to 6 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN**6-E-23-DP**

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 12 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

34. KV CONSTRUCTION, LLC - ELLISTOWN RD**A. CONCEPT SUBDIVISION PLAN****6-SF-23-C**

0 Ellistown Road / Parcel ID 040 16601, Commission District 8.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****6-I-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a detached residential subdivision with up to 47 lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

DEVELOPMENT PLANS

35. DKLEVY ARCHITECTURE AND DESIGN**5-B-23-DP**

9432 and 9502 Middlebrook Pike / Parcel ID 105 047 and 104 21301.

Proposed use: 128-unit multifamily development in PR (Planned Residential) up to 12 du/ac District. Commission District 3.

Speaking today:

Daniel Levy, 3523 Maloney Road, Knoxville, TN 37920

Jeffrey Wright, 1243 Hearthstone Ln., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the development plan for a 128-unit multi-family development, subject to 8 conditions.

2. MOTION (PHILLIPS) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, ADDING A 9TH CONDITION THAT A LANDSCAPE SCREENING WALL BE INSTALLED IN ADDITION TO, AND IN THE SAME LOCATION AS, THE VEGETATIVE BUFFER IN CONDITION #2.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

36. SIDDHARTH SHAH**6-D-23-DP**

10401 Laurel Pointe Lane / Parcel ID 090 I B 042. Proposed use: Peripheral setback reduction in PR (Planned Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan to reduce the peripheral setback from 35-ft to 16-ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****37. SERGHEY BOTEZAT****6-F-23-DP**

0 Ball Camp Pike / Parcel ID 092 00405. Proposed use: Multi-dwelling development in PR (Planned Residential) pending District. Commission District 6.

Speaking today:

Benjamin C. Mullins, 550 W. Main St., Suite 500, Knoxville, TN37902

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

Brenda Brooks, 6223 Highland Place Way, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the development plan for the multi-dwelling development with attached and detached houses with up to 32 dwelling units and a reduction of the peripheral setback from 35 ft to 30 ft, subject to 10 conditions.

2. MOTION (SMITH) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****38. DANIEL LEVY****6-G-23-DP**

6700, 6701, 6714, 6728, and 6742 Martel Ln / Parcel ID 147 C D 006, 007, 005, 004 and 003. Proposed use: Office/warehouse in PC (Planned Commercial) District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan for 4 commercial office/warehouse buildings, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**39. DAVID HARBIN****6-H-23-DP**

0 Cain Road / Parcel ID 092 K L 046. Proposed use: Duplex in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for one duplex on an individual lot, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. RON WHITTAKER

6-J-23-DP

0 Bell Road / Parcel ID 020 10102 Proposed use: Single family residence in PR (Planned Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

41. TOMPAUL KNOXVILLE, LLC

6-A-23-UR

2609 Asbury Road / Parcel ID 096 03606. Proposed use: Metal and plastics reclamation facility in I (Industrial) District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the request for a metals and plastics reclamation facility with approximately 60,000 sqft of processing area, as presented in the Description of Operations and shown on the development plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

42. FSP ENTERPRISES, LLC

6-SA-23-F

3518 Maloney Road / Parcel ID 135 00601, Commission District 9.

1. STAFF RECOMMENDATION

Approve the variance because the access drive is existing and the reduction in width would not be likely to cause adverse impacts on surrounding properties.

Approve the subdivision plat because it is otherwise in compliance with the Subdivision Regulations.

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

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

43. KNOX COUNTY**6-A-23-OA**

Consideration of an amendment to the Knox County Code, Appendix A – Zoning, Section 2:20, Specific Terms, to clarify the definition of Swimming Pool.

1. STAFF RECOMMENDATION

At the request of Knox County Commission (Resolution R-23-4-906), planning staff recommends an amendment to the Knox County Zoning Ordinance, Appendix A – Zoning, Section 2.20, "Specific terms", amending the definition of "Swimming pool" to read as follows:

Swimming pool: Any structure intended for swimming or recreational bathing that has the capacity to contain water over twenty-four (24) inches deep. This includes in-ground, aboveground and on-ground pools, hot tubs and spas.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

44. KNOXVILLE-KNOX COUNTY PLANNING**6-B-23-OB**

Consideration of the FY 2024 Operating Budget for Knoxville-Knox County Planning.

1. STAFF RECOMMENDATION

Staff recommends approval of this budget.

APPROVED ON CONSENT EARLIER IN THE MEETING**45. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION****6-C-23-OB**

Discussion on changing the name of the Knoxville-Knox County Planning Commission.

Item No.

File No.

WITHDRAWN EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:02
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.