

The Planning Commission met in regular session on June 13, 2024, 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

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

A – Absent from the meeting

2. APPROVAL OF JUNE 13, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF MAY 9, 2024 MINUTES

APPROVED ON CONSENT

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

B. AUTOMATIC POSTPONEMENTS READ

C. AUTOMATIC WITHDRAWALS READ

- 1. MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO ADD ITEM #62 TO THE AUTOMATIC WITHDRAWALS.

MOTION CARRIED UNANIMOUSLY 11-0. WITHDRAWN

D. POSTPONEMENTS TO BE VOTED ON READ

30 days

- 1. MOTION (HIGGINS) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS AS READ, WITH THE ADDITION OF ITEM #46, FOR 30 DAYS UNTIL THE JULY 11, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS

60 days

- 2. MOTION (HIGGINS) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE AUGUST 8, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 60 DAYS

90 days

- 3. MOTION (HIGGINS) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE SEPTEMBER 12, 2024 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 90 DAYS

E. WITHDRAWALS TO BE VOTED ON READ

None

F. TABLED ITEMS

- | | |
|---|-------------------------|
| <p>1. WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023)</p> | <p>4-A-23-SU</p> |
| <p>2. CHAD WILHITE
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)</p> | <p>8-G-23-RZ</p> |
| <p>3. R. BENTLEY MARLOW
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)</p> | <p>8-A-23-OA</p> |
| <p>4. WILKINSON SUBDIVISION
(Tabled date 10/5/2023)</p> | |
| <p>A. CONCEPT SUBDIVISION PLAN
8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.</p> | <p>7-SC-23-C</p> |
| <p>B. DEVELOPMENT PLAN
Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.</p> | <p>7-A-23-DP</p> |
| <p>5. MILLERTOWN VILLAS
4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)</p> | <p>9-SA-23-C</p> |
| <p>6. R. BENTLEY MARLOW (REVISED)</p> | <p>8-E-23-OA</p> |

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

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

G. ITEMS TO BE TABLED READ

- 1. MOTION (HIGGINS) AND SECOND (BOYER) WERE MADE TO TABLE ITEMS AS READ.**

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MOTION CARRIED UNANIMOUSLY 11-0. TABLED

H. ITEMS TO BE REMOVED FROM THE TABLE READ

None

I. CONSENT ITEMS READ

Vice-Chair Ooten recused himself from voting on the Consent List.

- 1. **MOTION (SMITH) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS 28, 31, 48, 56, AND 58.**

MOTION CARRIED 10-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

None

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

5. FINAL PLAT OF HAYDEN FARMS SUBDIVISION, PHASE 2B

6-SA-24-F

11503 Barkley Knoll Lane / Parcel ID 103 072 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. FINAL PLAT OF THE RIDGE AT NEALS LANDING, UNIT 2

6-SB-24-F

241 Neals Landing Road / Parcel ID 61 070 01 (part of), Commission District 8.

1. STAFF RECOMMENDATION

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Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. FINAL PLAT OF ANDES HILL

6-SC-24-F

8531 Troutman Lane / Parcel ID 105 A A 017, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. FINAL PLAT OF THE HAVEN AT HARDIN VALLEY, PHASE 1B

6-SD-24-F

12202 Couch Mill Road / Parcel ID 117 008 12 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. FINAL PLAT OF SAINT MARC’S SUBDIVISION (PREVIOUSLY KNOWN AS MAYHEW PROPERTY SUBDIVISION)

6-SE-24-F

7642 Old Clinton Pike / Parcel ID 67 A B 013 03, Commission District 7.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

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**10. FINAL PLAT OF STRAWBERRY HILLS
SUBDIVISION, PHASE 2, SECTION A**

6-SF-24-F

521 Brakebill Road / Parcel ID 72 267 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

**11. FINAL PLAT OF THE RESERVE AT THREE
RIDGES LOTS 130 &131 (FORMETLY KNOWN
AS HOMESTEAD LAND HOLDINGS PROPERTY
ON MILLERTOWN PIKE)**

6-SG-24-F

7336 Millertown Pike / Parcel ID 50 202 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

12. THUNDER MOUNTAIN PROPERTIES

1-K-24-RZ

8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

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Speaking today:

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

Dawn Close, 8815 Sevierville Pike, Knoxville, TN 37920

Bryan Smith, 1567 Grenshaw Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

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

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

MOTION FAILED 2-9 (NO: OOTEN, BOYER, BROWNING, BARGER, SHELSON, OVERTON, HUBER, LEVENSON, SMITH)

3. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC BECAUSE IT IS CONSISTENT WITH THE KNOX COUNTY COMPREHENSIVE PLAN AND SURROUNDING DEVELOPMENT WITH THE CONDITIONS NOTED IN THE STAFF RECOMMENDATION.

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

13. THUNDER MOUNTAIN PROPERTIES

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

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

1-G-24-SP

From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, SCo-1 (South Knox County Gateway), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone the sector plan amendment application to the July 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

1-L-24-RZ

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

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1. STAFF RECOMMENDATION

Postpone the rezoning application to the July 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. BENJAMIN C. MULLINS

5-K-24-RZ

2814 Tipton Station Road / Parcel ID 148 049 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

- Benjamin Mullins, 550 W. Main St. Ste 500, Knoxville, TN 37902
- Robert Dykes, 7544 Galyon Ln., Knoxville, TN 37920
- Doug Carter, 7730 Goddard Rd., Knoxville, TN 37920
- Andy Fox, 2356 Winners Dr., Knoxville, TN 37920
- Brian Smith, 1567 Greshaw Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

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

2. MOTION (OVERTON) AND SECOND (HUBER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC.

MOTION CARRIED 8-3 (NO: SHELSON, HIGGINS, MIDIS). APPROVED

15. ELIZABETH DAVIS RAINES

6-A-24-RZ

7639 Gibbs Road / Parcel ID 021 085 10, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking:

- Aaron Taylor, 7634 Gibbs Rd., Corryton, TN 37721
- Tammy Canant, 7619 Gibbs Rd., Corryton, TN 37721

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone for the part of the parcel requested in Exhibit B because it is consistent with the Knox County Comprehensive Plan and other development in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

16. SARAH PEACOCK

6-B-24-RZ

5700 Old Rutledge Pike / Parcel ID 60 140 (part of), Commission District 8. Rezoning from I (Industrial) to CB (Business and Manufacturing).

1. STAFF RECOMMENDATION

Postpone for 60 days to the August 8, 2024 Planning Commission meeting to coincide with a plan amendment request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

17. KNOX WILLIAMS

6-C-24-RZ

9419 Dutchtown Road / Parcel ID 119 H F 026, Commission District 3. 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 Knox County Comprehensive Plan and other development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. KNOXVILLE REAL ESTATE MANAGEMENT LLC

6-D-24-RZ

11120 Hardin Valley Road / Parcel ID 103 110 08, Commission District 6. Rezoning from PR (Planned Residential) up to 1 du/ac to PR (Planned Residential) up to 2 du/ac.

Speaking today:

Javonte Carter, 3901 Asheville Hwy., Knoxville, TN 37914

Greg Wonderman, 2239 Berrywood Dr., Knoxville, TN 37932

1. STAFF RECOMMENDATION

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

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- 2. **MOTION (HIGGINS) AND SECOND (MIDIS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE CONDITION THAT THE DISTURBED AREA BE LIMITED TO THE RECOMMENDED DISTURBANCE BUDGET IN THE SLOPE ANALYSIS.**

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

19. LESLIE BRUSSEL-SMITH

6-G-24-RZ

8237 Collier Road / Parcel ID 46 142, 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 Knox County Comprehensive Plan and other development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. EDWARD E SHARP

6-H-24-RZ

8519 Strawberry Plains Pike / Parcel ID 62 271 (part of), Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the Knox County Comprehensive Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. JULIE CLONINGER

6-I-24-RZ

5917 Thorn Grove Pike / Parcel ID 97 100, Commission District 9. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

1. STAFF RECOMMENDATION

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

- 2. **MOTION (SMITH) AND SECOND (HUBER) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS TO THE JULY 11, 2024 MEETING OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.**

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MOTION CARRIED UNANIMOUSLY 10-1 (NO: SHELSO). POSTPONED 30 DAYS

22. FRANCES LEWIS**6-K-24-RZ**

7915 Griffith Road / Parcel ID 28 156, 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 Knox County Comprehensive Plan and other development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. TAYLOR D FORRESTER**6-L-24-RZ**

11326 Sam Lee Road / Parcel ID 103 059, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 8 du/ac.

Speaking today:

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

William Nichols, 11400 Valley View Dr., Knoxville, TN 37932

Rob Sanders, 2654 Berringer Station Ln., Knoxville, TN 37932

Jeff McCormick, 11418 Mill Cove Ln., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan and is supported by residential amenities.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

24. STEFAN CLAAR / 1222 DEVELOPMENT**6-M-24-RZ**

8511 Howell Lane / Parcel ID 51 D C 010 01, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

25. JUSTIN HARVEY

6-N-24-RZ

8813 Ball Camp Pike / Parcel ID 104 069 01, Commission District 6. Rezoning from PR (Planned Residential) up to 5 du/ac to PR (Planned Residential) up to 12 du/ac.

Speaking today:

Justin Harvey, 1131 Anthem View Ln., Knoxville, TN 37922

Karen Bishop, 8747 Ball Camp Pike, Knoxville, TN 37931

Becca White, 9519 Daybreak Dr., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac for the lot area within the SMR (Suburban Mixed Residential) place type only, because it is consistent with the Comprehensive Plan and changing conditions along the corridor.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

26. BENJAMIN C MULLINS

6-O-24-RZ

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the July 11, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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27. BENJAMIN C MULLINS

6-Q-24-RZ

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the July 11 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

28. MESANA INVESTMENTS, LLC

6-S-24-RZ

7920, 8014 Asheville Highway; 0, 8003 Strawberry Plains Pike / Parcel ID 73 080 08, 080 03, and 062 164, 165 (part of), Commission District 8.
Rezoning from CA (General Business), A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Mia Bell, 8021 Strawberry Plains Pike, Knoxville, TN 37924

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

29. MESANA INVESTMENTS, LLC

6-T-24-RZ

0 Asheville Highway / Parcel ID 62 023 09, 023 08, Commission District 8. Rezoning from PC (Planned Commercial) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. LOVELL PLACE LLC & LOVELL PLACE AT CORNERSTONE DRIVE, LLC

6-U-24-RZ

1013, 1033 Lovell Road / Parcel ID 118 050 01, 049, Commission District 6. Rezoning from OB (Office, Medical, and Related Services), A (Agricultural), TO (Technology Overlay) to CA (General Business), TO (Technology Overlay).

1. STAFF RECOMMENDATION

Approve the CA (General Commercial) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development. The TO (Technology Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

31. BELLTOWN PHASE 3

5-SD-24-C

0 Freedom Bell Avenue / Parcel ID 066 121, Commission District 6.

Speaking today:

Josh Sanderson, 4909 Ball Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the requested variance to increase the maximum number of lots on one side of a road without a turnaround from 1 to 2, for the portion of Road 'N' northwest of the Road 'L' intersection.

A. There is a large depression north of the terminus of Road 'N' and providing a turnaround would extend the paved road surface into the closed contour of the depression.

B. Road 'N' cannot continue north due to a large depression, which is a unique characteristic of the site.

C. The granting of the variation will not be detrimental to public safety, health, or welfare because this portion of Road 'N' will be used very little by the general public and does not require a turnaround per the fire code.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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3. STAFF RECOMMENDATION

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

4. MOTION (SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

5. STAFF RECOMMENDATION

Approve the Concept Plan subject to 10 conditions.

6. MOTION (SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

32. CATLETT ROAD SUBDIVISION

Speaking today:

Chris Sharp, 10330 Hardin Valley Rd. Suite 201, Knoxville, TN 37932

A. CONCEPT SUBDIVISION PLAN

6-SA-24-C

1141 Catlett Road / Parcel ID 130 160, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the K value from 25 to 20 between stations 1+40.22 and 3+69.02 on Road B, based on the following evidence of hardship.

1. The property is somewhat irregularly shaped and is challenging topographically. The most optimum location of proposed Road B happens to coincide with the steepest part of the property with the HP (Hillside Protection) designation.

2. The shape of the property and the location of the slope with respect to the proposed road is unique to the property and has not been created by any person having an interest in the property.

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3. Granting this variance will not be detrimental to public safety, health, or welfare as the proposed reduction is in compliance with the AASHTO standard, as stated by the applicant.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the concept plan subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**B. DEVELOPMENT PLAN****6-A-24-DP**

Proposed use: 33-lot single family subdivision in PR(k) (Planned Residential) up to 4.68 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision of up to 33 detached dwellings in the PR (planned Residential) zone, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**33. HOROBET ON BOB GRAY ROAD****A. CONCEPT SUBDIVISION PLAN****6-SB-24-C**

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

1. **STAFF RECOMMENDATION**

Postpone the concept 30 days until the July 11, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****6-E-24-DP**

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

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the July 11, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

34. 616 NORTH WOODDALE ROAD**A. CONCEPT SUBDIVISION PLAN****6-SC-24-C**

616 N Wooddale Road / Parcel ID 61 057, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the distance between broken back curves from 150' to 76.81' between stations 2+44.70 to 3+21.51 on Road B, based on the following evidence of hardship.

1. The property is slightly irregularly shaped and is challenging topographically. There is a steep slope at the rear portion of the property with the HP (Hillside Protection) designation and a powerline easement that informs the lot configuration.

2. The shape of the property and the location of the slope is unique to the property and has not been created by any person having an interest in the property.

3. Granting of this variance is not anticipated to be detrimental to public safety, health, or welfare. The proposed reduction is supported by the Knox County Engineering & Public Works Department.

Approve the requested variance to reduce the distance between reverse curves from 50' to 36.29' between stations 1+64.44 to 2+00.73 on Road B, based on the following evidence of hardship.

1. The property is slightly irregularly shaped and is challenging topographically. There is a steep slope

Item No.

File No.

at the rear portion of the property with the HP (Hillside Protection) designation and a powerline easement that informs the lot configuration.

2. The shape of the property and the location of the slope is unique to the property and has not been created by any person having an interest in the property.

3. Granting of this variance is not anticipated to be detrimental to public safety, health, or welfare. The proposed reduction is supported by the Knox County Engineering & Public Works Department.

Approve the requested alternative design standards as recommended by the Knox County Engineering and Public Works Department.

Approve the concept plan subject to 11 conditions

TABLED EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

6-F-24-DP

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

2. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision for up to 70 detached dwellings in the PR zone, based on the acreage on the final plat, subject to 2 conditions.

TABLED EARLIER IN THE MEETING

35. EBENEZER SUBDIVISION

Speaking today:

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

A. CONCEPT SUBDIVISION PLAN

6-SD-24-C

0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the concept plan to the July 11, 2024, Planning Commission meeting because the application does not address all conditions of the zoning approval.

2. **MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE REQUESTED VARIANCE TO INCREASE THE MAXIMUM SLOPE THROUGH THE CUL-DE-SAC OF ROAD A FROM 10 PERCENT TO 11.75 PERCENT, BASED ON THE EVIDENCE OF HARDSHIP PRESENTED BY THE APPLICANT:**
 - A. **THE INCREASE IN ROAD SLOPE IS DUE TO THE TOPOGRAPHY OF THE EXISTING PROPERTY. THE PROPOSED INCREASE IN SLOPE WILL ALSO ALLOW THE ROAD TO BETTER ACCOMMODATE A FUTURE CONNECTION TO THE PROPERTY NORTH OF THE PROJECT.**
 - B. **THE UNIQUE TOPOGRAPHY OF THE PROPERTY AND FUTURE ROAD EXTENSION IS THE BASIS FOR THE REQUEST (REFERENCE DESCRIPTION IN ITEM "A" ABOVE).**
 - C. **THE PURPOSE OF THE VARIANCE IS NOT BASED EXCLUSIVELY UPON A DESIRE FOR FINANCIAL GAIN, BUT IS A RESULT OF THE PHYSICAL ATTRIBUTES OF THE PROPERTY.**
 - D. **TO OUR KNOWLEDGE, THE VARIANCE WILL NOT BE A DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, OR BE INJURIOUS TO OTHER PROPERTIES AND IMPROVEMENTS IN THE NEIGHBORHOOD.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

3. **MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE REQUESTED VARIANCE TO INCREASE THE MAXIMUM SLOPE THROUGH THE CUL-DE-SAC ON ROAD B FROM 10 PERCENT TO 13.80 PERCENT, BASED ON THE EVIDENCE OF HARDSHIP PRESENTED BY THE APPLICANT.**
 - E. **THE INCREASE IN ROAD SLOPE IS DUE TO THE TOPOGRAPHY OF THE EXISTING PROPERTY. THE PROPOSED INCREASE IN SLOPE WILL ALSO ALLOW THE ROAD TO BETTER ACCOMMODATE A FUTURE CONNECTION TO THE PROPERTY NORTH OF THE PROJECT.**
 - F. **THE UNIQUE TOPOGRAPHY OF THE PROPERTY AND FUTURE ROAD EXTENSION IS THE BASIS FOR THE REQUEST (REFERENCE DESCRIPTION IN ITEM "A" ABOVE).**
 - G. **THE PURPOSE OF THE VARIANCE IS NOT BASED EXCLUSIVELY UPON A DESIRE FOR FINANCIAL GAIN, BUT IS A RESULT OF THE PHYSICAL ATTRIBUTES OF THE PROPERTY.**
 - H. **TO OUR KNOWLEDGE, THE VARIANCE WILL NOT BE A DETRIMENT TO PUBLIC SAFETY, HEALTH, OR WELFARE, OR BE INJURIOUS TO OTHER PROPERTIES AND IMPROVEMENTS IN THE NEIGHBORHOOD.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.**

4. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS BASED ON THE JUSTIFICATION PROVIDED BY THE APPLICANT AND RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

5. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 14 CONDITIONS:
 - 1) CONNECTION TO SANITARY SEWER AND MEETING OTHER RELEVANT UTILITY PROVIDER REQUIREMENTS.
 - 2) PROVISION OF STREET NAMES CONSISTENT WITH THE UNIFORM STREET NAMING AND ADDRESSING SYSTEM WITHIN KNOX COUNTY (COUNTY ORD. 91-1-102).
 - 3) MEETING THE CONDITIONS OF THE PR (PLANNED RESIDENTIAL) ZONING DISTRICT FOR THE SUBJECT PROPERTY (FILE # 1-D-24-RZ). THE CONDITIONS ARE LISTED IN THE COMMENTS BELOW.
 - 4) THE REQUIRED LANDSCAPE SCREENING MUST BE INSTALLED BEFORE BUILDING PERMITS FOR HOME CONSTRUCTION ARE ISSUED OR A BOND PROVIDED PER THE REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS TO ENSURE INSTALLATION. IF THE DEVELOPMENT IS PHASED, THIS REQUIREMENT IS FOR EACH PHASE INDEPENDENTLY. THIS DOES NOT PRECLUDE THE ISSUANCE OF A SINGLE BOND FOR ALL REQUIRED LANDSCAPING IF REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS OR OTHERWISE AGREED UPON DURING THE DESIGN PLAN PHASE.
 - 5) EXTEND THE PUBLIC RIGHT-OF-WAY OF ROSEMONT BOULEVARD AND HEATHWOOD BEND FOR THE EXISTING CURBING AND PAVEMENT THAT EXTEND ONTO THE SUBJECT PROPERTY. THE RIGHT-OF-WAY AT THE END OF HEATHWOOD BEND MUST BE LARGE ENOUGH TO ACCOMMODATE A LARGER TURNAROUND TO BE CONSTRUCTED BY KNOX COUNTY.

Item No.**File No.**

6) IMPLEMENTING THE RECOMMENDATIONS OF THE EBENEZER ROAD SUBDIVISION TRANSPORTATION IMPACT STUDY (TIS) BY ARDURRA, 5/28/2024, AS REVISED AND APPROVED BY PLANNING, KNOX COUNTY ENGINEERING AND PUBLIC WORKS, CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING, AND TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STAFF (SEE EXHIBIT B). A MEMORANDUM OF UNDERSTANDING WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS FOR COMPLETING THESE ROAD IMPROVEMENTS IS REQUIRED PER CHAPTER 54, ARTICLE V OF THE KNOX COUNTY CODE (ORD. O-23-4-102). ALL OFFSITE IMPROVEMENTS ARE TO BE PAID FOR BY THE DEVELOPMENTS OUTLINED IN THE TIS (EBENEZER SUBDIVISION AND APARTMENT COMPLEX). THE PERCENTAGE OF COST THE APPLICANT (EBENEZER SUBDIVISION) IS RESPONSIBLE FOR WILL BE DETERMINED DURING THE DESIGN PLAN PHASE. DURING PERMITTING, KNOX COUNTY ENGINEERING AND PUBLIC WORKS WILL DETERMINE HOW MANY DWELLINGS MAY BE PERMITTED PRIOR TO THE ROAD IMPROVEMENTS BEING IMPLEMENTED. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED IF ADDITIONAL TRAFFIC IS GENERATED THAN WAS ACCOUNTED FOR BY THE TIS.

7) CERTIFYING THAT THE REQUIRED SIGHT DISTANCE IS AVAILABLE ALONG EBENEZER ROAD IN BOTH DIRECTIONS AT THE ROAD 'A' INTERSECTION DURING THE DESIGN PLAN PHASE.

8) SUBMITTING A GEOTECHNICAL REPORT OF THE CLOSED CONTOUR ON THE SITE TO BE REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE. IF IT IS NOT A SINKHOLE, THE CERTIFICATION TO BE PROVIDED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS MUST BE PLACED ON THE FINAL PLAT. IF IT IS A SINKHOLE, THE AREA SHOWN AS A CLOSED CONTOUR MUST BE SHOWN ON THE FINAL PLAT WITH A 50-FT BUFFER AS REQUIRED BY SECTION 3.06.B. OF THE SUBDIVISION REGULATIONS. IF ANY BUILDING CONSTRUCTION IS PROPOSED WITHIN THE 50-FT BUFFER AREA AROUND THE DESIGNATED SINKHOLES/DEPRESSIONS (INCLUDING THE DEPRESSIONS), A GEOTECHNICAL REPORT MUST BE PREPARED BY A REGISTERED ENGINEER TO DETERMINE SOIL STABILITY AND THAT REPORT MUST BE SUBMITTED TO THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS FOR CONSIDERATION. ANY CONSTRUCTION IN THESE AREAS IS SUBJECT TO APPROVAL BY THE COUNTY FOLLOWING REVIEW OF THE REPORT. ENGINEERED FOOTINGS MUST BE DESIGNED FOR THESE AREAS. FOR THOSE LOTS THAT DO NOT HAVE A BUILDING SITE OUTSIDE OF THE 50-FT BUFFER, APPROVAL BY KNOX COUNTY WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL. THE SINKHOLES/DEPRESSIONS AND 50-FT BUFFER SHALL BE DESIGNATED ON THE FINAL PLAT EVEN IF THEY ARE APPROVED TO BE FILLED.

9) PROVIDING THE RIGHT-OF-WAY STUB-OUTS AT THE NORTHERN TERMINI OF ROAD A AND ROAD B, AS SHOWN ON THE CONCEPT PLAN, AND NOTIFICATION OF FUTURE CONNECTION PER SECTION 3.04.C.2 OF THE SUBDIVISION REGULATIONS.

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10) PROVIDING TEMPORARY CUL-DE-SACS AT THE NORTHERN TERMINI OF ROAD A AND ROAD B. THE PUBLIC RIGHT-OF-WAY MAY REMAIN 50 FT WIDE THROUGH THE CUL-DE-SACS, WITH ANY PORTION OF THE PAVED SURFACE OUTSIDE OF THE RIGHT-OF-WAY BEING IN AN EASEMENT PER THE REQUIREMENTS OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE. WHEN THE ROAD IS EXTENDED INTO THE ADJACENT PROPERTY, THE CURBED RADII AND PAVEMENT OF THE CUL-DE-SACS CAN BE REMOVED IF THE STANDARD 26 FT WIDE PAVED AND CURBED ROAD CROSS SECTION IS INSTALLED AND THE ADJACENT RESIDENTIAL DRIVEWAYS ARE EXTENDED TO THE NEW CURB LINE. THE COST OF THESE MODIFICATIONS AND EXTENSIONS IS THE SOLE RESPONSIBILITY OF THE PERSON(S) EXTENDING THE ROAD.

11) THE RETENTION PONDS ALONG EBENEZER ROAD MUST BE LOCATED SO AS NOT TO IMPEDE THE FUTURE WIDENING OF EBENEZER ROAD. THE LOCATION OF THE PONDS IS TO BE DETERMINED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING THE DESIGN PLAN PHASE.

12) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO, THE INTERSECTION SPACING REQUIREMENTS OF ARTICLE 3, SECTION 3.51.02.C. OF THE KNOX COUNTY ZONING ORDINANCE.

13) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING, AND TDOT.

14) BEFORE CERTIFICATION OF THE FINAL PLAT FOR THE SUBDIVISION, ESTABLISH A PROPERTY OWNERS ASSOCIATION OR OTHER LEGAL ENTITY RESPONSIBLE FOR MAINTAINING COMMON FACILITIES, SUCH AS COMMON AREAS, AMENITIES, PRIVATE ROADS, AND/OR STORMWATER DRAINAGE SYSTEMS.

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

B. DEVELOPMENT PLAN

6-H-24-DP

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

2. STAFF RECOMMENDATION

Postpone the development plan to the July 11, 2024, Planning Commission meeting because the application does not address all conditions of the zoning approval.

3. MOTION (SMITH) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A RESIDENTIAL SUBDIVISION WITH UP TO 113 DETACHED DWELLINGS, SUBJECT TO ONE CONDITION:

Item No.

File No.

1) MEETING ALL APPLICABLE REQUIREMENTS OF THE KNOX COUNTY ZONING ORDINANCE, INCLUDING BUT NOT LIMITED TO THE ZONING CONDITIONS.

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

36. LANTERN PARK, PHASE 2

Speaking today:

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

Daniel Sanders, 920 Volunteer Landing Ste 200, Knoxville, TN 37915

A. CONCEPT SUBDIVISION PLAN

6-SE-24-C

0 Mission Hill Lane, 0 Lantern Park Lane (formerly known as 0 Hardin Valley Road) / Parcel ID 116 M E 001, 012, 022. Commission District 6.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. DEVELOPMENT PLAN

6-I-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 7 detached dwellings on individual lots in Phase 2 of Lantern Park (25 total lots for Lantern Park) and a reduction of the peripheral setback from 35 ft to 20 ft on the eastern boundary line of lots 22-26, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

37. NEALS LANDING, UNIT 3

A. CONCEPT SUBDIVISION PLAN

6-SF-24-C

241 Neals Landing Road / Parcel ID 61 070 01 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum vertical curve K value from 25 to 23 on Vista View Lane at STA 116+25, based on the following evidence of hardship presented by the applicant.

a. This phase of the subdivision needs to be slightly higher than the prior phases to drain into the previously constructed detention basin properly. Reaching this higher elevation was done as quickly as possible along the proposed vertical alignment, resulting in a K value of 23 instead of 25.

b. Shallow rock is a unique condition to the property encountered on this proposed roadway from approximately Station 117+00 through the end of the alignment. The lowered K value request results from trying to get the vertical alignment above the rock layer as quickly as possible.

c. The granting of the variation will not be detrimental to public safety, health, or welfare because easements through the curves in question allow for adequate sight distance.

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

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

6-J-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 6 du/ac District.

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

Approve the development plan for a residential subdivision with up to 41 detached dwellings and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS**38. AMY SHERRILL****3-A-24-DP**

1315 Lovell Road / Parcel ID 118 H A 032 02. Proposed use: Commercial development in PC (Planned Commercial), TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a retail/office building that has approximately 26,600 sq ft of floor area, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. ANGELIC MINISTRIES INTERNATIONAL**6-B-24-DP**

3430 Zion Lane / Parcel ID 91 042 (part of). Proposed use: 5 tiny homes in PR (Planned Residential) up to 4 du/ac District. Commission District 6.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

40. SCOTT SHARP**6-C-24-DP**

1304 Centerpoint Boulevard / Parcel ID 118 016 16. Proposed use: Vehicle maintenance facility in PC (Planned Commercial), TO (Technology Overlay) District. Commission District 3.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for an oil change facility that has approximately 2,668 sq ft of floor area, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. JERRY P GLENN**6-D-24-DP**

3208, 3210 Solway Road / Parcel ID 89 127, 127 01. Proposed use: 2 duplexes in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for two duplexes in the PR zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. BEN MULLINS**6-G-24-DP**

0 Hardin Valley Road / Parcel ID 104 017 07. Proposed use: Multifamily development 84 units in RB(k) (General Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

Withdraw due to a rezoning to the RB (General Residential) zone instead of the PR (Planned Residential) zone.

WITHDRAWN EARLIER IN THE MEETING

43. ADAM SCHMEING**6-K-24-DP**

6712 E Emory Road / Parcel ID 20 N B 040. Proposed use: Two single-family and one duplex lot subdivision in PR (Planned Residential) up to 5 du/ac District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for a three-lot subdivision with two single-family dwellings and a duplex in the PR zone, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

USES ON REVIEW

44. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC

6-A-24-UR

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

45. TOMMY HUNT

6-B-24-UR

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the July 11, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

46. PATRICK & KIMBERLY MCGUIRE

3-A-24-OB

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

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the May 9, 2024 Planning Commission meeting.

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

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

3-SB-24-F

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

1. STAFF RECOMMENDATION

Postpone the plat application for 30 days to the July 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

48. BRYAN MAYO

6-E-24-RZ

1805 Ferd Hickey Road / Parcel ID 106 G A 005, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today:

Brian Mayo, 1600 Leeland Way, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

49. DAVID MARKEVYCH

6-F-24-RZ

324 Watauga Drive / Parcel ID 58 D A 007, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

50. ANDREW OSAKUE

6-J-24-RZ

3107 Landview Drive / Parcel ID 82 L E 031, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it will bring zoning into compliance and is consistent with the surrounding development.

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APPROVED ON CONSENT EARLIER IN THE MEETING

51. KNOX ONCORE, LLC

6-P-24-RZ

0, 1000 May Avenue, 0 Richards Street, 0 W Fifth Avenue, 0 Clark Street, 0 W Fourth Avenue / Parcel ID 094 E A 001, 002, 007, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 015, 016, 017, 018, 019, 020; 094 F F 008, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025. Council District 6. Rezoning from I-H (Heavy Industrial), F (Floodplain Overlay) to C-H-1 (Highway Commercial), F (Floodplain Overlay).

1. STAFF RECOMMENDATION

Approve the C-H-1 (Highway Commercial) zoning district it is consistent with the sector plan and surrounding development. The F (Floodplain) overlay would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

52. BENCHMARK ASSOCIATES, INC.

6-R-24-RZ

3407 Valley View Drive / Parcel ID 70 A B 007, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District) to RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), C (Former Planned District).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection) overlay district and C (Former Planned District) designation would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

53. FRANCO IRAKOZE

6-V-24-RZ

277 Ogle Avenue / Parcel ID 123 A B 012 , Council District 1. Rezoning from C-G-1 (General Commercial) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-2 (General Commercial) district because it is consistent with the One Year Plan and sector plan.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS / SPECIAL USES

54. MONTEREY OAKS SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

5-SC-24-C

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the July 11, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

5-A-24-SU

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the July 11, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

SPECIAL USES

55. LEAH METCALF

5-C-24-SU

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

1. STAFF RECOMMENDATION

Postpone for 30 days to the July 11, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.

File No.

56. RONNIE L. PHILLIPS

6-A-24-SU

4213 Washington Pike / Parcel ID 70 C B 017 02. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood), C (Former Planned District) District. Council District 4.

Speaking today:

Ronnie Phillips, 9111 Cross Park Dr., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (C) (Single-Family Residential Neighborhood) district, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

57. BRIAN L. BUCKMON

6-B-24-SU

2112 E Magnolia Ave, 0 Linden Avenue / Parcel ID 82 O N 004, 082 O N 014. Proposed use: Funeral Home in C-G-2 (General Commercial) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a funeral home, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

58. TYLER STINNETT

6-C-24-SU

0, 1033 Ford Place / Parcel ID 95 O F 036, 035. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

Speaking Today:

Tony Allen, 741 Banks Ave., Knoxville, TN 37917

1. STAFF RECOMMENDATION

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

Item No.

File No.

- 2. **MOTION (HIGGINS) AND SECOND (HUBER) WERE MADE TO POSTPONE FOR 30 DAYS TO THE JULY 11, 2024 MEETING.**

**MOTION CARRIED 9-2 (NO: MIDIS AND SHELSON).
POSTPONED 30 DAYS**

59. CARRIE ROGERS

6-D-24-SU

10130 Kingston Pike; 0, 101, 244, 256, 260, 280 For Sanders West Boulevard / Parcel ID 131 L A 001 01, 001 05, 001 06, 131 L A 001 08, 001 10, 001 11, 131 N C 108. Proposed use: Master sign plan in CA (General Business), OP (Office Park), PC (Planned Commercial), AG (General Agricultural), PR (Planned Residential) District. Commission District 5.

- 1. **STAFF RECOMMENDATION**

Approve the master sign plan for Covenant Health West office park as proposed, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

60. GIANCARLO MARUCCHI

6-E-24-SU

5405 Central Avenue Pike / Parcel ID 68 F C 055. Proposed use: Single family dwelling to duplex conversion in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

- 1. **STAFF RECOMMENDATION**

Approve the request for a conversion to a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

61. 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**

Item No.

File No.

Postpone consideration of this item to the September 12, 2024 Planning Commission meeting.

POSTPONED 90 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

62. JESSICA WILLIS / SOUTHERN SIGNS

6-A-24-OB

Consideration of a third sign in the C-G-1 (General Commercial) zone in accordance with Article 13.9.F.5.e.

1. STAFF RECOMMENDATION

Staff recommends denial of the request for a third sign in the C-G-1 district because the proposal does not meet the criteria in the Zoning Code of the City of Knoxville, Article 13.9.F.5.e (Signs Permitted in Specific Districts).

WITHDRAWN EARLIER IN THE MEETING

63. KNOXVILLE-KNOX COUNTY PLANNING

6-B-24-OB

Consideration of the FY 2025 Operating Budget for Knoxville-Knox County Planning.

1. STAFF RECOMMENDATION

No staff recommendation

APPROVED ON CONSENT EARLIER IN THE MEETING

64. KNOXVILLE-KNOX COUNTY PLANNING

6-C-24-OB

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.

1. STAFF RECOMMENDATION

Planning recommends approval of amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1 with an effective date of June 14, 2024.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:04
P.M.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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