

The Planning Commission met in regular session on June 11, 2026, 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

Commissioner	Present	Absent	Arrive late/left early
Tim Hill		✓	
Louis Browning	✓		
Rich Levenson, Vice-Chair	✓		
Tamara Boyer	✓		
Nancy Barger	✓		
(vacant)			
Marité Pérez		✓	
Matt Anderson	✓		
Margaret Butler	✓		
Miles Biggs	✓		
Kara Daley		✓	
Nick Gill	✓		
Amy Midis	✓		
Cathy Shuck	✓		
John Huber, Chair	✓		

## 2. APPROVAL OF JUNE 11, 2026 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF MAY 14, 2026 MINUTES

**APPROVED ON CONSENT**

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

**A. AUTOMATIC POSTPONEMENTS READ**

**B. AUTOMATIC WITHDRAWALS READ**

**C. POSTPONEMENTS TO BE VOTED ON READ**

30 Days

- 1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ, WITH THE ADDITON OF #12 AS REQUESTED BY APPLICANT ATTORNEY BEN MULLINS.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 30 DAYS**

60 Days

*None*

90 Days

- 1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ.

**MOTION CARRIED UNANIMOUSLY 11-0. POSTPONED 90 DAYS**

**D. WITHDRAWALS TO BE VOTED ON READ**

*None*

**E. TABLED ITEMS**

- 1. HEYOH DESIGN & DEVELOPMENT

**12-A-24-PD**

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

2805 Delrose Drive; 0 Riverside Road / Parcel ID 082MC02603, 037. Proposed use: Preliminary plan for a residential development in RN- 1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 6. (Tabled 7/10/2025)

**2. STEVEN W ABBOTT JR****9-E-25-DP**

8216 Norris Freeway / Parcel ID 028 01702. Proposed use: 4-lot subdivision of detached single-family dwellings in PR(k) (Planned Residential with conditions) up to 2 du/ac District. Commission District 8. (Tabled 11/13/2025)

**3. BENJAMIN C. MULLINS****3-H-26-RZ**

6110, 6114 Asheville Highway / Parcel ID 071EC001, 00101 (partial), Commission District 8. Reduction of an H (Historical Overlay) in the CA (General Business) District. (Tabled 5/14/2026)

**4. ARCIP HOLOBET****5-D-26-DP**

10506 Bob Gray Road / Parcel ID 118 071. Proposed use: Single-family attached subdivision in PR(k) (Planned Residential, with conditions) up to 10 du/ac, TO (Technology Overlay) District. Commission District 3. (Tabled 5/14/2026)

**F. WITHDRAWALS FROM THE TABLE***None***G. ITEMS TO BE TABLED READ***None***H. ITEMS TO BE REMOVED FROM THE TABLE READ***None***I. CONSENT ITEMS READ**

- 1. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

# CITY OF KNOXVILLE

## ORDINANCE AMENDMENTS

*None*

## FINAL SUBDIVISIONS

*None*

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*None*

## LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

## REZONINGS AND PLAN AMENDMENT/REZONINGS

### 5. VIOREL (VIO) ROTAR

6-B-26-RZ

0, 3223 Valley View Drive / Parcel ID 070AB015, 016 (partial), 018 (partial), Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Planned District).

Speaking:

Vio Rotar, 1505 Harrison Ln., Lenoir City, TN

Tracy Gangone, 3221 Mountain Spring Way, Knoxville, TN

Richard Hutchens, 3215 Misty Hill Way, Knoxville, TN

#### 1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) zoning district because it is consistent with the adopted plans and surrounding development. The HP (Hillside Protection Overlay) and the (C) (Previously Approved Planned District).

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**6. RALPH SMITH, PLS**

**6-E-26-RZ**

1325 Francis Road / Parcel ID 106GC007, Council District 3.  
Rezoning from AG (General Agricultural) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Postpone the application 30 days to the July 9, 2026 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**CONCEPT PLANS / SPECIAL USES**

**7. THE WOODS AT PARKDALE**

**6-SA-26-C**

0, 5800 Parkdale Road / Parcel ID 058IG00901, 010, Council District 4.

Speaking:

Ron Worley, 8015 Majors Rd., Knoxville, TN

Haley Johnson, 1728 Uppingham Dr., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the required intersection separation to less than 300 ft from Woodberry Dr.

A. To reduce turning conflicts, the proposed development will align with Pilleaux Dr and cannot meet the required 300 ft of intersection separation from Woodberry Dr.

B. Pilleaux Dr and Woodberry are approximately 226 ft apart. This is an existing condition that has not been created by the applicant.

C. The entrance on Parkdale Dr meets (The American Association of State Highway and Transportation Officials) AASHTO requirements for sight distance. The City of Knoxville Engineering recommends approval of this variance based on the justifications provided by the applicant.

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- 2. **MOTION (BUTLER) AND SECOND (BIGGS) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

- 3. **STAFF RECOMMENDATION**

Approve the concept plan for up to 14 lots, subject to 7 conditions.

- 4. **MOTION (BUTLER) AND SECOND (BIGGS) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**SPECIAL USES**

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**8. VIOREL (VIO) ROTAR**

**6-A-26-SU**

0, 3223 Valley View Drive / Parcel ID 070AB015, 016, 018.  
Proposed use: Removal of a previously approved Planned District designation (C) in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 4.

- 1. **STAFF RECOMMENDATION**

Approve the request to remove the previously approved planned district (C) designation because it will enable development that is consistent with the current zoning code and adopted plans.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**9. MICHAEL SEEMER**

**6-B-26-SU**

510, 520 Yarnell Avenue; 2409 Atchley Street / Parcel ID 109AF005, 006, 018. Proposed use: Neighborhood Nonresidential Reuse (Office) in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 1.

Speaking:

Mike Seemer, 2105 Jones St., Knoxville, TN  
Ryan Patterson, 513 Yarnell Ave., Knoxville, TN

- 1. **STAFF RECOMMENDATION**

**Item No.**

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Approve the requested neighborhood nonresidential reuse of a church for office spaces, subject to 5 conditions.

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

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**10. AMY SHERRILL / BENEFIELD RICHTERS COMPANY**

**6-C-26-SU**

4300, 4302 Asheville Highway / Parcel ID 071PB002, 01601.  
Proposed use: Wholesale Establishment in C-H-2 (Highway Commercial) District. Council District 6.

**10. STAFF RECOMMENDATION**

Approve the request for a wholesale establishment, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**11. BERRY FUNERAL HOMES**

**6-D-26-SU**

3708 Chapman Highway / Parcel ID 109IE030. Proposed use: Parking lot in C-G-2 (General Commercial) District. Council District 1.

**1. STAFF RECOMMENDATION**

Postpone the application for 30 days to the July 9, 2026 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

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OTHER BUSINESS

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**12. RYAN ROBERTSON**

**4-A-26-OB**

315 Kerbela Avenue / Parcel ID 109AB00103. Consideration of Level III Alternative Compliance Review in the SW-6 and SW-5 (South Waterfront) district for a proposed multi-family development.

**1. STAFF RECOMMENDATION**

Per Article 7.0.2.G., the Planning Commission should consider this request based on the approval criteria in subsection 8.a. and the attached Zoning Administrator report.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**KNOX COUNTY**

FINAL SUBDIVISIONS

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**13. FINAL PLAT OF MORNING RIDGE SUBDIVISION**

**5-SE-26-F**

0 Ball Road / Parcel ID 091 07701 (partial), Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**14. FINAL PLAT OF STRAWBERRY VALLEY**

**6-SA-26-F**

0 Asheville Highway / Parcel ID 062 02308, 02309, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan.

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**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME/SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**15. WALTER KENNETH SEAMAN II**

**4-G-26-RZ**

7508, 7510 Yount Road / Parcel ID 078 014, Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to  
3.2 du/ac.

**1. STAFF RECOMMENDATION**

Withdraw the application as requested by the  
applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**16. PARKER FEAGINS**

0, 7801 Strawberry Plains Pike / Parcel ID 062 05402 (partial),  
05405, Commission District 8.

**A. COUNTY COMPREHENSIVE PLAN AMENDMENT**

**5-E-26-PA**

From RC (Rural Conservation), SR (suburban Residential), HP  
(Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside  
Protection).

**1. STAFF RECOMMENDATION**

Approve the RCC (Rural Crossroads Commercial) plan  
amendment request for the portion of the property  
shown on the agenda map because it is consistent with  
changing conditions in the area. The (Hillside  
Protection Area) would be retained.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. REZONING****5-L-26-RZ**

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

**1. STAFF RECOMMENDATION**

Approve the CR (Rural Commercial) zone because it is consistent with the adopted plans, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. JAMES JENKINS****5-N-26-RZ**

0 Pine Grove Road / Parcel ID 084CA02001, 02103, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking:

John Valliant, 606 W Main St., Knoxville, TN

Cori Shubert, 6904 Pine Grove Rd., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 2 conditions.

**2. MOTION (BIGGS) AND SECOND (ANDERSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 5 DU/AC BECAUSE IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN, SUBJECT TO 2 CONDITIONS.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**18. LEMAY AND ASSOCIATES****6-A-26-RZ**

0 Harbor Crest Way / Parcel ID 162 05815, Commission District 5. Rezoning from A (Agricultural), PR (Planned Residential) up to 3 du/ac to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Postpone the application 30 days to the July 9, 2026 Planning Commission meeting, as requested by the applicant.

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**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**19. GULF PARK INC**

**6-C-26-RZ**

0 Dutchtown Road / Parcel ID 119HG004, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

**1. STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 4 du/ac due to environmental constraints on the site.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**20. BEIT VENTURES LLC**

**6-D-26-RZ**

8922 Three Points Road / Parcel ID 042 016, Commission District 8. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 3 du/ac, F (Floodway).

Speaking:

Dawn Irion, 5001 Hidden Have Way, Blaine, TN

**1. STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 2 du/ac due to environmental constraints with the site. The F (Floodway) designation would be retained.

**2. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2 DU/AC BECAUSE IT IS PARTIALLY RELATED TO THE RC PLACETYPE AND MEETS THE INTENT OF THE PR ZONE. THE F (FLOODWAY) DESIGNATION WOULD BE RETAINED.**

**MOTION CARRIED 9-2 (NO: GILL AND MIDIS). APPROVED**

**CONCEPT AND DEVELOPMENT PLANS**

**21. 7324 MILLERTOWN PIKE**

Speaking:

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

**A. CONCEPT SUBDIVISION PLAN****6-SB-26-C**

7324 Millertown Pike / Parcel ID 050 204, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the variance to decrease the intersection separation on Millertown Pike from 400 ft to 285 ft between Road A and Legg Creek Lane.

A. The property only has 273 feet of road frontage on Millertown Pike and cannot meet the intersection spacing requirement.

B. The lot's road frontage is unique to the property.

C. The entrance on Millertown Pike has been placed to meet the required sight distance. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

**2. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****3. STAFF RECOMMENDATION**

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

**4. MOTION (ANDERSON) AND SECOND (LEVENSON) 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 9 conditions.

**6. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**Item No.**

**File No.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**B. DEVELOPMENT PLAN**

**6-E-26-DP**

Proposed use: Detached residential subdivision in PR(k) (Planned Residential with conditions) up to 5.1 du/ac District.

**1. STAFF RECOMMENDATION**

Approve the Development Plan for up to 46 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 2 conditions.

**2. MOTION (ANDERSON) AND SECOND (BARGER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED.**

**CONCEPTS / USES ON REVIEW**

*None*

**DEVELOPMENT PLANS**

**22. DARREN F. GREEN**

**5-A-26-DP**

7335 Green Estates Way / Parcel ID 047 183. Proposed use: Attached residential development in PR (Planned Residential) up to 8 du/ac District. Commission District 7.

Speaking:

Robert Campbell, 7523 Taggert Ln., Knoxville, TN  
Arnold Cohen, 6025 Brookvale Ln., Knoxville, TN

*Commissioner Huber recused himself from discussing or voting on this item.*

**1. STAFF RECOMMENDATION**

Approve the Development Plan for up to 17 duplexes (34 dwelling units) and a peripheral setback reduction from 35 ft to 25 ft as shown on the development plan, subject to 6 conditions.

**2. MOTION (ANDERSON) AND SECOND (GILL) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 10-0. APPROVED****23. ALEX HAMILTON**

5-B-26-DP

1908 Schaeffer Road / Parcel ID 104 10702 (partial). Proposed use: 2 dwelling units (1 single family lot and 1 accessory dwelling unit) in PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay) Districts. Commission District 3.

**1. STAFF RECOMMENDATION**

Postpone the application 30 days to the July 9, 2026 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****24. SMART HOSPITALITY, LLC**

6-A-26-DP

1215 Everett Road / Parcel ID 141 04114. Proposed use: Multi-Family Development: Apartments, Townhomes, Clubhouse in CB (Business and Manufacturing), PR(k) (Planned Residential with conditions) up to 10 du/ac Districts. Commission District 6.

Speaking:

Robert Campbell, 7523 Taggart Ln., Knoxville, TN

Tanza Lawrence, 12624 Coyote Canyon Way, Knoxville, TN

James Burton, 1219 Everett Rd., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the Development Plan for up to 144 dwelling units, subject to 8 conditions.

**2. MOTION (LEVENSON) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****25. BRANDON GIBSON**

6-B-26-DP

4224 Cabbage Drive / Parcel ID 028 11204. Proposed use: Single-Family Dwelling in PR (Planned Residential) up to 3 du/ac District. Commission District 7.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Approve the development plan for up to two detached residential lots, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**26. IAN JAY**

**6-C-26-DP**

0, 8703, 8707 Joe Daniels Road; 0 W Emory Road / Parcel ID 076 009, 00901; 089 044; 089 193. Proposed use: Multi-dwelling and commercial development in PR(k) (Planned Residential with conditions) up to 3 du/ac District. Commission District 6.

**1. STAFF RECOMMENDATION**

Postpone for 90 days to the September 10, 2026 Planning Commission meeting, as requested by the applicant.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**27. ETHAN I. PHILLIPS**

**6-D-26-DP**

1315 Andes Road / Parcel ID 105 042. Proposed use: 1 new lot for existing house in PR (Planned Residential) up to 3 du/ac District. Commission District 6.

Speaking:

Ethan Phillips, 10308 Hardin Valley Rd., Knoxville, TN

Karen Murphy, 9329 Ivywood Ln., Knoxville, TN

**1. STAFF RECOMMENDATION**

Approve the development plan for up to two detached residential lots, subject to 6 conditions.

**2. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

**Item No.****File No.**USES ON REVIEW

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**28. 1222 DEVELOPMENT LLC****6-A-26-UR**

0 Asheville Highway / Parcel ID 062 049. Proposed use: Outdoor Self-Storage Units in CA (General Business) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the request for an outdoor storage facility, as shown in the development plan, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## PLANNED DEVELOPMENT

*None*

## ORDINANCE AMENDMENTS

*None*OTHER BUSINESS

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**29. KNOXVILLE-KNOX COUNTY PLANNING****5-A-26-OB**

Consideration of amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations pertaining to the vesting period of concept plan.

**1. STAFF RECOMMENDATION**

Approve the proposed amendments to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations, as identified in Exhibit A.

**APPROVED ON CONSENT EARLIER IN THE MEETING****30. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION****6-A-26-OB**

Election of Planning Commission Officers for the 2026-2027 term.

*Commissioners Huber and Levenson were elected at Chair and Vice-Chair, respectively, upon a motion from Comm. Anderson and a second from Comm. Boyer. This item was taken up as part of the annual meeting.*

**Item No.**

**File No.**

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**31. KNOXVILLE-KNOX COUNTY PLANNING**

**6-B-26-OB**

Consideration of the FY 2027 Operating Budget for Knoxville-Knox County Planning.

**1. EXECUTIVE COMMITTEE RECOMMENDATION**

The Executive Committee recommends approval of the proposed budget.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:07 P.M.

**Item No.**

**File No.**

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**Prepared by:** Dallas DeArmond

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**Approved by:** Secretary for the Commission

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**Approved by:** Chair

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