

MARCH 14, 2019

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on March 14, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	**Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Open
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF MARCH 14, 2019 AGENDA

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE AGENDA COMBINING ITEMS #14 AND #34 TOGETHER AT FINAL SUBDIVISIONS.

MOTION CARRIED 14-0. APPROVED

3. APPROVAL OF FEBRUARY 14, 2019 MINUTES

APPROVED ON CONSENT

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

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A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL THE APRIL 11, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED 30 DAYS

C. ITEMS REQUESTED TO BE WITHDRAWN

None

D. TABLED ITEMS

1. GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

- a. Concept Subdivision Plan

4-SD-16-C

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

- b. USE ON REVIEW

4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

2. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

- a. Concept Subdivision Plan

1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

- b. USE ON REVIEW

1-J-17-UR

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

Item No.**File No.**

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| <p>3. BULLARD FARM - EAGLE CDI, INC.</p> <p>a. Concept Subdivision Plan
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.</p> <p>b. USE ON REVIEW
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.</p> | <p>5-SA-18-C</p> <p>5-B-18-UR</p> |
| <p>4. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC</p> <p>a. Concept Subdivision Plan
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.</p> <p>b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p> | <p>7-SA-18-C</p> <p>7-C-18-UR</p> |
| <p>5. DOMINION DEVELOPMENT GROUP
Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.</p> | <p>4-G-18-UR</p> |
| <p>6. GORDON SMITH
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.</p> | <p>8-B-18-AC</p> |
| <p>7. WHITE'S ADDITION
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.</p> | <p>10-SC-18-F</p> |
| <p>8. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY
North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.</p> | <p>12-SD-18-F</p> |
| <p>9. DEBRA G. DAUGHERTY
Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.</p> | <p>12-C-18-UR</p> |

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

None

G. CONSENT ITEMS

Items recommended for approval on consent are marked (*). They will be considered under one motion to Approve.

1. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #29, 30, AND 36.**

MOTION CARRIED 14-0. APPROVED.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #29, 30, AND 36.**

MOTION CARRIED 14-0. APPROVED.

ORDINANCE AMENDMENTS

5. KNOXVILLE-KNOX COUNTY PLANNING**3-A-19-OA**

Consideration of Amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

1. **STAFF RECOMMENDATION**
Planning staff recommend approval of the proposed amendment to the Knox County Zoning Ordinance.
2. **MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 60 DAYS UNTIL THE MAY 9, 2019 MEETING.**

MOTION CARRIED 14-0. POSTPONED 60 DAYS

Item No.**File No.****ALLEY OR STREET CLOSURES:**

6. UNIVERSITY OF TENNESSEE**12-A-18-SC**

Request closure of a portion of Volunteer Boulevard between the west line of Todd Helton Drive and the south line of West Cumberland Avenue, Council District 1.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE the requested closure of a portion of Volunteer Boulevard between the west line of Todd Helton Drive and the south line of Cumberland Avenue.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. UNIVERSITY OF TENNESSEE**12-B-18-SC**

Request closure of a portion of Todd Helton Drive between the west line of Pat Head Summit Street and the south line of Volunteer Blvd., Council District 1.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE the requested closure of a portion of Todd Helton Drive between the west line of Pat Head Summit Street and the south line of Volunteer Boulevard.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET OR SUBDIVISION NAME CHANGES

None

Item No.**File No.****PLANS, STUDIES, REPORTS**

8. KNOXVILLE-KNOX COUNTY PLANNING**3-A-19-OYP**

2019 One Year Plan Update.

1. STAFF RECOMMENDATION

Planning staff recommend approval of the 2019 One Year Plan.

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE THE 2019 ONE YEAR PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED 14-0. APPROVED****CONCEPTS / USES ON REVIEW**

9. MILL VISTA**3-SA-19-C**

Northeast side of W. Martin Mill Pike, north of Brown Road, Council District 1.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the April 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**10. THE GABLES AT WESTMORELAND****3-SB-19-C**

East end of Old Kent Drive, Council District 2.

Speaking today:

Bart Carey, 7008 Sherwood Drive, Knoxville, TN.

Ben Mullins, 550 W. Main St., Knoxville, TN.

Russ Rackner, Rackner Engineering, P.O. Box 30456, Knoxville, TN.

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

APPROVE the Concept Plan for 27 detached residential units on individual lots, subject to 11 conditions.

2. MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO POSTPONE THE CONCEPT PLAN FOR 30 DAYS TO THE APRIL 11, 2019 MEETING.

A VOICE VOTE WAS TAKEN.

**MOTION CARRIED 12-2 (ROTH AND CROWDER NO).
POSTPONED 30 DAYS**

11. HISTORIC MIDDLEBROOK PRESERVATION TRUST**3-SC-19-C**

East side of Ed Shouse Drive, west side of I-640, north of Middlebrook Pike, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE the Concept Plan to the April 11, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

12. TURNER HOMES, LLC - THOMAS LANE - TURNER HOMES, INC.**A. CONCEPT SUBDIVISION PLAN****3-SD-19-C**

Southwest side of Thomas Lane, south of E. Emory Road, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****3-E-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 91 attached and 2 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. ALPINE MEADOWS - TURNER HOMES, LLC**A. CONCEPT SUBDIVISION PLAN****3-SE-19-C**

North end of Long Shot Lane, east side of I-75, Council District 5.

1. STAFF RECOMMENDATION

APPROVE the concept plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**3-F-19-UR**

Proposed use: Attached residential subdivision in RP-1 (Planned Residential) District.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 55 attached dwellings on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****FINAL SUBDIVISIONS:**

14. COTTINGTON COURT RESUBDIVISION OF LOT 25**12-SC-18-F**

North side of South Northshore Drive, southwest side of Cottingham Court, Commission District 4.

John King, 620 Market Street, Knoxville, TN.

Ron German, 9108 British Station Lane, Knoxville, TN.

Brent Watson, 809 Crestwell Court, Knoxville, TN.

Ros Kingery, 2561 Willow Point Way, Knoxville, TN.

Jim Snowden, 205 W. Baxter Avenue, Knoxville, TN.

1. STAFF RECOMMENDATION

Deny Final Plat.

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY FINAL PLAT PER STAFF RECOMMENDATION.

A VOICE VOTE WAS TAKEN.

MOTION CARRIED 11-3 (HILL, PHILLIPS, AND ROTH NO). DENIED

ITEM #34. MICHAEL BRADY, INC. (COMBINED WITH ITEM #14 PER APPROVED AGENDA)**12-E-18-UR**

Northwest side of S. Northshore Drive, southwest side of Cottingham Lane. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.

3. STAFF RECOMMENDATION

DENY the Use on Review request and proposed development plan

4. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY THE USE ON REVIEW REQUEST AND DEVELOPMENT PLAN PER STAFF RECOMMENDATION.

Item No.**File No.**

A VOICE VOTE WAS TAKEN.

**MOTION CARRIED 12-2 (HILL AND ROTH NO).
DENIED**

**15. MARKETS AT CHOTO, RESUBDIVISION OF
LOTS 1R3R-1, 1R4R-1, AND 1R1R3R-1**

2-SE-19-F

Southeast side of S. Northshore Drive at intersection of Choto Road,
Commission District 5.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**16. JOHNSON ADDITION TO POWELL,
RESUBDIVISION OF P/O LOT 1**

2-SF-19-F

Northeast side of Collier Road at intersection of Paradise Drive,
Commission District 7.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. WALTERS LANDING NO. II

2-SM-19-F

Southwest side of Keck Road, at the intersection of Lacy Road,
Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE until the April 11, 2019 Planning Commission
meeting, at the applicant's request

POSTPONED 30 DAYS EARLIER IN THE MEETING

**18. MORNINGSIDE URBAN RENEWAL,
RESUBDIVISION OF LOT 295R****3-SA-19-F**

West side of Laurans Avenue, south of Groner Drive, Council District 6.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. RIVER MEADOWS, UNIT 2**3-SB-19-F**

West side of Saylor's Ford Road, south of River Poppy Road, Commission District 8.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

**20. EDGEWOOD HEIGHTS, RESUBDIVISION OF
LOTS 39-40****3-SC-19-F**

Southwest side of Barton Street, northwest of Washington Pike, Council District 4.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. STALIN CROSSING**3-SD-19-F**

West side of Bruhin Road, north of Dutch Valley Road, Council District 5.

1. STAFF RECOMMENDATION

Approve Final plat.

Item No.**File No.**

APPROVED ON CONSENT EARLIER IN THE MEETING

22. WESTLAND OAKS, UNIT 1**3-SE-19-F**

South side of Westland Drive, west of Pellissippi Parkway, Commission District 5.

1. STAFF RECOMMENDATION

Approve Final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

23. FARIS EID**2-B-19-RZ**

West side of Central Street and south side of Pruett Place, Council District 4. Rezoning from C-3 (General Commercial) to C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines.

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE C-3 (General Commercial) / H-1 (Historic Overlay) and Design Guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. DANIEL LEVY

West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**2-A-19-SP**

From A (Agriculture) to GC (General Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

RECOMMEND postponement of the plan amendment until the April 11, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**2-D-19-RZ**

From A (Agricultural) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the rezoning until the April 11, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. SUPERIOR STEEL**3-A-19-RZ**

Northwest side of Asbury Road, northwest of Vaughn Lane, west of E. Governor John Sevier Highway, Commission District 8. Rezoning from A (Agricultural) / LI (Light Industrial) to I (Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE I (Industrial) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. TOMAS A. GARCIA**3-B-19-RZ**

West side of Neubert Springs Road, southwest of Oliver Road, Council District 1. Rezoning from R-1 (Low Density Residential) to R-1A (Low Density Residential).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE R-1A (Low Density Residential) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. LAND DEVELOPMENT SOLUTIONS**3-C-19-RZ**

Multiple parcels west of I-275, and east of Elm Street between Teddy Avenue and Bernard Avenue, Council District 6. Rezoning from C-3 (General Commercial) to I-3 (General Industrial).

1. STAFF RECOMMENDATION

RECOMMEND that City Council APPROVE I-3 (General Industrial) district zoning.

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

MOTION CARRIED 14-0. APPROVED.

THE PLANNING COMMISSION TOOK A BRIEF INTERMISSION AND RE-CONVENED AT 3:41 P.M.

28. NADER MUBARAK

Northeast of Chapman Highway, northwest of E. Governor John Sevier Highway, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**3-A-19-SP**

From MDR/O (Medium Density Residential and Office), LDR (Low Density Residential) & HP (Hillside & Ridgetop Protection Area) to GC (General Commercial) & HP (Hillside & Ridgetop Protection Area).

1. STAFF RECOMMENDATION

RECOMMEND postponement of the request for GC (General Commercial) sector plan designation until the April 11, 2019 Planning Commission meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****B. REZONING****3-D-19-RZ**

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

1. STAFF RECOMMENDATION

RECOMMEND postponement of the request for CA (General Business) district zoning until the April 11, 2019 Planning Commission Meeting, as per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. RALPH SMITH**3-E-19-RZ**

East side of Cate Road, north side of W. Emory Road, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Ralph Smith, 205 Lamar Avenue, Clinton, TN.

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE RA (Low Density Residential) district zoning, subject to two conditions.

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE REZONING PER STAFF RECOMMENDATION WITH 2 CONDITIONS AS AMENDED: 1) NO MORE THAN TWO ACCESS DRIVES TO CATE ROAD, REGARDLESS OF THE NUMBER OF LOTS CREATED ON THE PARCEL, AND 2) NO NEW ACCESS DRIVE WILL BE PERMITTED TO EMORY ROAD, REGARDLESS OF THE NUMBER OF LOTS CREATED ON THE PARCEL.**

MOTION CARRIED 14-0. APPROVED

30. THOMAS DRISKILL**3-F-19-RZ**

Southwest side of Corum Road, southeast of Billy Neal Lane, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

Irene Wood, 536 Corum Road, Knoxville, TN.

Item No.**File No.**

Michael Frazier, 615 Corum Road, Knoxville, TN.

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) district zoning up to 3 dwelling units per acre. (Applicant requested PR up to 5 dwelling units per acre)

2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE REZONING PER STAFF RECOMMENDATION.

A VOICE VOTE WAS TAKEN.

YES 6, NO 8. MOTION FAILED.

3. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE 30 DAYS UNTIL THE APRIL 11, 2019 MEETING.

MOTION CARRIED 14-0. POSTPONED.

COMMISSIONER EASON LEFT MEETING at 4:05 P.M.

31. PRIMOS LAND COMPANY / ESTES EXPRESS

Southeast side of Strawberry Plains Pike, southeast end of Neals Commerce Lane, Council District 4.

Cliff Honaker, 6420 Strawberry Plains Pike, Knoxville, TN.

Josh Sanderson, 4909 Ball Road, Knoxville, TN.

Dale Rhoton, 7025 Strawberry Plains Pike, Knoxville, TN.

A. EAST COUNTY SECTOR PLAN AMENDMENT**3-B-19-SP**

From GC (General Commercial) to MU (Mixed Use).

1. STAFF RECOMMENDATION

Item No.**File No.**

ADOPT RESOLUTION # 3-B-19-SP, amending the East County Sector Plan to MU-SD (Mixed Use Special District) ECO-7 and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

2. **MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO DENY THE SECTOR PLAN AMENDMENT.**

MOTION CARRIED 12-1 (ROTH NO). DENIED

B. REZONING**3-G-19-RZ**

From C-6 (General Commercial Park) to I-3 (General Industrial).

1. **STAFF RECOMMENDATION**

APPROVE I-3 (General Industrial) district zoning, subject to one condition.

2. **MOTION (HILL) AND SECOND (GOODWIN) WERE MADE TO DENY THE REZONING.**

A VOICE VOTE WAS TAKEN.

MOTION CARRIED 7-6 (BOYER, BROWNING, CLANCY, GRAF, OOTEN, AND ROTH NO). DENIED

32. KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION**3-H-19-RZ**

Southwest of Olive Street, east of McConnell Street, south of Kenner Avenue, Council District 6. Rezoning from R-1 (Low Density Residential) to R-2 (General Residential).

1. **STAFF RECOMMENDATION**

RECOMMEND that City Council APPROVE R-2 (General Residential) district zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. HOMESTEAD LAND HOLDINGS, LLC

North side N. Campbell Station Road, west of Loggerhead Lane,
Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

3-C-19-SP

From A (Agricultural) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

ADOPT RESOLUTION #3-C-19-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

3-I-19-RZ

From A (Agricultural) to PR (Planned Residential)

1. STAFF RECOMMENDATION

RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 4 du/ac zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW:

34. MICHAEL BRADY INC.

12-E-18-UR

Northwest side of S. Northshore Drive, southwest side of Cottingham Lane. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

Item No.**File No.**

DENY the Use on Review request and proposed development plan.

DENIED EARLIER IN THE MEETING

35. MARK BIALIK / GBS ENGINEERING**3-A-19-UR**

North side of Hardin Valley Road, east of Westcott Blvd. Proposed use: Parking lot expansion in PC (Planned Commercial) - pending District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a retail hardware store of approximately 18,834 square feet and outdoor garden center of approximately 15,500 square feet, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. HUBER PROPERTIES, LLC**3-B-19-UR**

Southwest side Canton Hollow Road, south of Deep Woods Lane, north of Woody Drive. Proposed use: Duplexes on individual lots in RA (Low Density Residential) District. Commission District 5.

Craig Swenson, 10702 Deep Woods Lane, Concord, TN.

John Huber, P.O. Box 23038, Knoxville, TN.

Jim Snowden, 205 W. Baxter Avenue, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 4 duplexes on individual lots for a total of 8 dwelling units, subject to 5 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED 13-0. APPROVED

37. LARRY D. WRIGHT**3-C-19-UR**

West side of Laurans Avenue, south of Groner Drive. Proposed use: Detached residences on individual lots. in RP-1 (Planned Residential) District. Council District 6.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. PYA WALTMAN CAPITAL**3-D-19-UR**

East side of Ebenezer Road, east of Highbridge Drive. Proposed use: Professional Office, approx. 6,100 sq. ft. in T (Transition) pending District. Commission District 4.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for a professional office of approximately 6,100 square feet, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. BRENDON PARK APARTMENTS**3-G-19-UR**

North side of Ten Mile Road, west of Cross Creek Road. Proposed use: Apartments in PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the development plan for a multi-dwelling development with up to 36 apartment units and a 1200 square foot leasing office, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

40. JOURNEYPURE KNOXVILLE, LLC**3-H-19-UR**

West side of Ebenezer Road, north of S. Peters Road. Proposed use: Recovery house for substance abuse - females only, 30 maximum in OB (Office, Medical, and Related Services) / F (Floodway) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the request for a 30-bed recovery housing facility for outpatient substance abuse treatment, limited to female patients only, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. SOUTH SENIOR LIVING, LLC**3-I-19-UR**

West side of E. Moody Avenue, north side of Tipton Avenue. Proposed use: Assisted living facility in R-1A (Low Density Residential) / H-I (Historic Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

APPROVE the request for an assisted living/memory care facility with 62 units which include a total of 74 beds as shown on the site development plan, subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. PRI OF EAST TN, INC.**3-J-19-UR**

West side of S National Drive, South of Asbury Road. Proposed use: Asphalt plant in I (Industrial) District. Commission District 8.

Greg Ailshie, 6434 Owens Road, Knoxville, TN.

Bradley Cox, 2817 Asbury Road, Knoxville, TN.

Thomas Kinser, 403 Henry Haynes Road, Knoxville, TN.

Colleen Cruze Bhatti, 2731 Asbury Road, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the asphalt plant with maximum capacity of 200 tons per hour, as shown on the development plan, subject to 7 conditions.

2. MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO APPROVE REQUEST FOR ASPHALT PLANT PER STAFF RECOMMENDATION.

MOTION CARRIED 11-2. (BUSTIN AND GOODWIN NO) APPROVED

OTHER BUSINESS

43. CONSIDERATION OF CONCEPT PLAN EXTENSION FOR PLEASANT VILLAGE SUBDIVISION (FILE NUMBER 2-SA-17-C) TO APRIL 13, 2021.**3-A-19-OB****1. STAFF RECOMMENDATION**

Approve the extension of the Concept Plan for Pleasant Village Subdivision (2-SA-17-C) until April 8, 2021, pursuant to Section 2.09.C of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

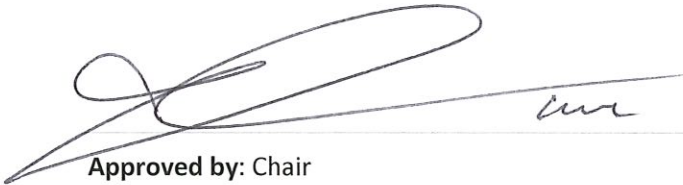
B.**Adjournment****1. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADJOURN.****2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:08 P.M.**



Prepared by: Laura Edmonds



Approved by: Secretary for the Commission



Approved by: Chair

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