

The Planning Commission met in regular session on March 12, 2020 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**

A Ms. Tamara Boyer	Ms. Gayle Bustin	A Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
A 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 12, 2020 AGENDA**

**APPROVED ON CONSENT** -

**3. APPROVAL OF FEBRUARY 13, 2020 MINUTES**

**APPROVED ON CONSENT** -

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

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##### A. AUTOMATIC POSTPONEMENTS READ

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

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE APRIL 9, 2020 MEETING.

##### MOTION CARRIED 11-0. POSTPONED 30 DAYS

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE MAY 14, 2020 MEETING.

##### MOTION CARRIED 11-0. POSTPONED 60 DAYS

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##### C. WITHDRAWALS

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEMS AS READ.

##### MOTION CARRIED 11-0. WITHDRAWN

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##### D. TABLED ITEMS

1. WOODSON TRAIL, PHASE 4A  
South of Woodson Drive, east of Spring Creek Road,  
Council District 1.

10-SE-18-F

##### E. ITEMS REQUESTED TO BE TABLED

*None*

**F. ITEMS REQUESTED TO BE UNTABLED**

*None*

**G. CONSENT ITEMS**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.**

**MOTION CARRIED 11-0. APPROVED**

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.**

**MOTION CARRIED 11-0. APPROVED**

**ALLEY OR STREET CLOSURES**

*None*

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

**5. KNOXVILLE-KNOX COUNTY PLANNING**

**3-A-20-OYP**

2020 One Year Plan.

**1. STAFF RECOMMENDATION**

Knoxville-Knox County Planning staff recommend approval of the 2020 One Year Plan.

**2. MOTION (HILL) AND SECOND (PHILLIPS) WERE MADE TO RE-INSERT SOUTH WATERFRONT MIXED USE DISTRICT I (SW MUD-1) AND SOUTH WATERFRONT MIXED USE DISRICT II (SW MUD-2) INTO APPENDIX B LAND USE CLASSIFICATION TABLE AND DELETE SW FROM THE LIST OF ONE YEAR PERMITTED ZONES IN THE MIXED-USE URBAN CORRIDOR (MU-UC).**

**MOTION CARRIED 11-0. APPROVED**

**Item No.**

**File No.**

- 3. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE THE 2020 ONE YEAR PLAN WITH ADDITIONAL LANGUAGE AS READ.**

**MOTION CARRIED 11-0. APPROVED**

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**6. JENNIFER REYNOLDS / BAXTER PROPERTIES**

220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201, Council District 4.

**A. NORTH CITY SECTOR PLAN AMENDMENT**

**10-B-19-SP**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

Postpone the sector plan amendment request for 30 days to be heard at the April 9, 2020 Planning Commission Meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT**

**10-B-19-PA**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

Postpone the One Year Plan amendment request for 30 days to be heard at the April 9, 2020 Planning Commission Meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**C. REZONING**

**10-B-19-RZ**

From R-1 (Low Density Residential) and R-2 (General Residential) to C-3 (General Commercial).

**1. STAFF RECOMMENDATION**

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

2. Postpone the rezoning request for 30 days to be heard at the April 9, 2020 Planning Commission Meeting per the applicant's request.

### POSTPONED 30 DAYS EARLIER IN THE MEETING

- |           |                                                                                                                                                                                                                    |                  |
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| <b>7.</b> | <b>SCOTT DAVIS / MESANA INVESTMENTS, LLC</b><br>9127, 9137, 9141 and 0 Bluegrass Road / Parcel ID 144 114, 115, 116 and 111.01, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential). | <b>2-E-20-RZ</b> |
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Speaking today:

Drew Statton, P.O. Box 11315, Knoxville, TN.

- 1. STAFF RECOMMENDATION**

Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

- 2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE FOR 30-DAYS UNTIL THE APRIL 9, 2020 PLANNING COMMISSION MEETING, UNTIL DOCUMENTATION OF ACCESS CAN BE PROVIDED BY THE APPLICANT FOR THE OVERALL AREAS PROPOSED FOR REZONING.**

### MOTION CARRIED 11-0. POSTPONED 30 DAYS

- |           |                                                                                                                                                               |                  |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>8.</b> | <b>MESANA INVESTMENTS, LLC</b><br>9145 Bluegrass Road / Parcel ID 144 117, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential). | <b>2-F-20-RZ</b> |
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- 1. STAFF RECOMMENDATION**

Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

- 2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE FOR 30-DAYS UNTIL THE APRIL 9, 2020 PLANNING COMMISSION MEETING, UNTIL DOCUMENTATION OF ACCESS CAN BE PROVIDED BY THE APPLICANT FOR THE OVERALL AREAS PROPOSED FOR REZONING.**

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

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**9. JOEL DEW**

**3-A-20-RZ**

168 Overton Lane / Parcel ID 57 023, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Darrell Leach, 168 Overton Lane, Powell, TN.

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan’s LDR (Low Density Residential) designation.

**2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE RA (LOW DENSITY RESIDENTIAL) ZONING BECAUSE IT IS CONSISTENT WITH THE NORTH COUNTY SECTOR PLAN’S LDR (LOW DENSITY RESIDENTIAL) DESIGNATION.**

**MOTION CARRIED 11-0. APPROVED**

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**10. DIANE TUDOR**

**3-B-20-RZ**

3222 Weaver Cemetery Road / Parcel ID 27 244, Commission District 7. Rezoning from PR (Planned Residential) to A (Agricultural).

**1. STAFF RECOMMENDATION**

Approve A (Agricultural) zoning because it is consistent with the North County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**11. WESTON ODELL**

**3-C-20-RZ**

1413 Tipton Station Road / Parcel ID 137 053, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the South County Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**12. BOB ALCORN ARCHITECTS****3-D-20-RZ**

2811 Merchant Drive / Parcel ID 80 H C 03302, Council District 3.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

**1. STAFF RECOMMENDATION**

Approve O (Office) District zoning because it is consistent with the Northwest City Sector Plan designation of O (Office) land use classification for this property.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**13. VICTOR JERNIGAN****3-E-20-RZ**

920 Oak Grove Lane / Parcel ID 121 G G 019, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

Speaking today:

Mary English, 810 Oak Grove Lane, Knoxville, TN.

Victor Jernigan, 229 Sherway Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) District zoning because it is consistent with the West City Sector Plan designation of LDR (Low Density Residential) land use classification for this property.

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE RN-2 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) DISTRICT ZONING BECAUSE IT IS CONSISTENT WITH THE WEST CITY SECTOR PLAN DESIGNATION OF LDR (LOW DENSITY RESIDENTIAL) LAND USE CLASSIFICATION FOR THIS PROPERTY.****MOTION CARRIED 8-3 (TOCHER, EASON, HILL NO). APPROVED**

**Item No.****File No.****14. RALPH SMITH / PROFESSIONAL LAND SYSTEMS****3-F-20-RZ**

4708 Messer Lane / Parcel ID 78 11204, 4700 Messer Lane / Parcel ID 078 111, and 0 Messer Lane / Parcel ID 078 110, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan's LDR (Low Density Residential) designation.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. SCOTT DAVIS / MESANA INVESTMENTS, LLC****3-G-20-RZ**

6414 Stormer Road / Parcel ID 29 166, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

Withdraw the rezoning request per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

**16. SCOTT DAVIS / MESANA INVESTMENTS, LLC****3-H-20-RZ**

0 Coile Lane / Parcel ID 144 112.02 (part of), Commission District 5. Rezoning from A (Agricultural) for 9.4 acres only to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

Staff recommends postponement for 30-days until the April 9, 2020 Planning Commission meeting, until documentation of access can be provided by the applicant for the overall areas proposed for rezoning.

**2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30-DAYS UNTIL THE APRIL 9, 2020 PLANNING COMMISSION MEETING, UNTIL DOCUMENTATION OF ACCESS CAN BE PROVIDED BY THE APPLICANT FOR THE OVERALL AREAS PROPOSED FOR REZONING.**

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



**Item No.****File No.****17. SCOTT DAVIS / MESANA INVESTMENTS, LLC****3-I-20-RZ**

861 S. Gallaher View Road and 0 Westland Drive / Parcel ID 133 031.01 & 031.02, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning to 5 du/ac because it is consistent with the sector plan's Low Density Residential designation and with the surrounding development.

**2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC BECAUSE IT IS CONSISTENT WITH THE SECTOR PLAN'S LOW DENSITY RESIDENTIAL DESIGNATION AND WITH THE SURROUNDING DEVELOPMENT.**

**MOTION CARRIED 11-0. APPROVED****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)****18. GERALD GREEN KNOXVILLE-KNOX COUNTY PLANNING****3-A-20-SP**

913 Gettysvue Drive / Parcel ID 144 B A 049, Commission District 5. Southwest County Sector Plan Amendment from OS (Open Space) to LDR (Low Density Residential).

**1. STAFF RECOMMENDATION**

Adopt resolution #3-A-20-SP amending the Southwest County Sector Plan to LDR (Low Density Residential) because of a staff error when the Northwest County Sector Plan was comprehensively updated in 2005 per attached resolution, Exhibit A.

**2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #3-A-20-SP AMENDING THE SOUTHWEST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) BECAUSE OF A STAFF ERROR WHEN THE NORTHWEST COUNTY SECTOR PLAN WAS COMPREHENSIVELY UPDATED IN 2005 PER ATTACHED RESOLUTION, EXHIBIT A.**

**Item No.****File No.****MOTION CARRIED 11-0. APPROVED****CONCEPTS / DEVELOPMENT PLANS***(may include Uses on Review)***19. SPRADLIN PLACE****1-SA-20-C**

2225 Country Brook Lane / Parcel ID 79 D F 001-050 & 079DG001-058,  
Commission District 7.

Speaking today:

John King, P.O. Box 2425, Knoxville, TN.

**1. STAFF RECOMMENDATION**

DENY the applicants request to eliminate the sidewalk requirement condition of the concept plan approval.

APPROVE the revised sidewalk condition.

**2. MOTION (HILL) AND SECOND (BUSTIN) WERE MADE TO DENY THE APPLICANTS REQUEST TO ELIMINATE THE SIDEWALK REQUIREMENT CONDITION OF THE CONCEPT PLAN APPROVAL.**

**MOTION CARRIED 11-0. DENIED**

**3. MOTION (OOTEN) AND SECOND (HILL) WERE MADE TO APPROVE THE FOLLOWING REVISED SIDEWALK CONDITION STATING THAT THE APPLICANT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SECTION OF SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY OF PLEASANT RIDGE ROAD IN THE AREA IDENTIFIED ON THE ATTACHED MAPS AS "SIDEWALK IMPROVEMENT AREA". SINCE THE PROPOSED SIDEWALK WILL BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR THE CITY OF KNOXVILLE, THE SIDEWALK SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE KNOXVILLE DEPARTMENT OF ENGINEERING. ONCE THE DEVELOPER HAS OBTAINED APPROVAL FROM THE CITY OF KNOXVILLE FOR THE PROPOSED SIDEWALK IMPROVEMENTS AND POSTED A BOND WITH THE CITY FOR THE INSTALLATION OF THE SIDEWALK IMPROVEMENTS, THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS WILL RELEASE ANY UNUSED BOND FUNDS FOR SPRADLIN PLACE SUBDIVISION TO THE DEVELOPER.**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****20. WESTLAND CREEK****3-SA-20-C**

8444 Westland Drive / Parcel ID 133 050, Commission District 5.

**1. STAFF RECOMMENDATION**

POSTPONE the concept plan until the April 9, 2020 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****21. TOWERING OAKS****A. CONCEPT SUBDIVISION PLAN****3-SB-20-C**

12059 Hatmaker Lane / Parcel ID 130 07304, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 12 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. USE ON REVIEW****3-K-20-UR**

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

**2. STAFF RECOMMENDATION**

APPROVE the request for up to 85 detached dwellings on individual lots and a reduction of the peripheral setback to 20 ft for the north development boundary and "future development" lot, and to 25 ft for lot 1 and the eastern development boundary, as shown on the Concept Plan, subject to 2 conditions.

DENY the request to reduce the peripheral setback to 25' on the west boundary of lots 12-17 because there is no apparent need or justification for the reduction.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

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**22. SPACE MART DEVELOPMENT COMPANY, LP****2-A-20-UR**

701 & 0 E. Hill Avenue / Parcel ID 95 I C 00401 & 00403. Proposed use: Indoor, climate controlled self-storage facility in C-2 (Central Business District) District. Council District 6.

Planning Commission Attorney Steve Wise recused himself from this item.

Speaking today:

Jeff Grubb, 2009 Coleto Street, Austin, TX.

Mark Miller, Riverhill Gateway Neighborhood Association Representative, Knoxville, TN.

Stephanie Welch, Chief of Economic and Community Development for the City and Deputy to Mayor Indya Kincannon, 3213 Southaven Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the indoor, climate-controlled, self-storage use with approximately 117,200 square feet of floor area, subject to 5 conditions.

**2. MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO POSTONE USE ON REVIEW REQUEST FOR 30 DAYS TO BE HEARD AT THE APRIL 9, 2020 PLANNING COMMISSION MEETING.****MOTION CARRIED 11-0. POSTPONED 30 DAYS**

The Commission took a brief recess at 3:06 p.m. and resumed at 3:20 p.m.

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**23. WEIGEL'S LOVELL ROAD****3-A-20-UR**

1405 Lovell Road / Parcel ID 118 01601. Proposed use: Proposed commercial driveway in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Speaking today:

Kaity Patterson, 4334 Papermill Drive, Knoxville, TN.

Jim Snowden, Knox County Engineering, 205 W. Baxter Avenue, Knoxville, TN.

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

APPROVE the development plan for a curb cut onto Centerpoint Boulevard, subject to 6 conditions.

**2. MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A CURB CUT ONTO CENTERPOINT BOULEVARD, SUBJECT TO 5 CONDITIONS REMOVING CONDITION #3.****3. COMMISSIONER OOTEN AMENDED HIS MOTION TO CLARIFY THAT THIS ACTION IS ELIMINATING THE CROSS ACCESS EASEMENT CONDITION OF THE PREVIOUS WEIGELS APPROVAL, CASE NUMBER 12-B-10-UR. COMMISSIONER CLANCY SECONDED THE AMENDED MOTION.****MOTION CARRIED 11-0. APPROVED****24. MUHAMMED USMAN QURAIISHI****3-B-20-UR**

901 Harbour Shore Drive / Parcel ID 153 C A 034. Proposed use: Two new lots for detached houses in PR (Planned Residential) District. Commission District 5.

Muhammed Usman Quraishi, 901 Harbour Shore Drive, Knoxville, TN.

Todd Graves, 903 Harbour Shore Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the request for up to 3 detached residential dwellings on individual lots, subject to 4 conditions.

**2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE REQUEST FOR UP TO 3 DETACHED RESIDENTIAL DWELLINGS ON INDIVIDUAL LOTS, SUBJECT TO 4 CONDITIONS.****MOTION CARRIED 11-0. APPROVED****25. BENCHMARK ASSOCIATES, INC.****3-D-20-UR**

1510 Mountain Hill Lane and 0 Chesney Hills Lane / Parcel ID 104 M J 078 & 079. Proposed use: Reduce the peripheral setback from 35 ft to 20 ft. in PR (Planned Residential) District. Commission District 6.  
Speaking today:

Benjamin Moorman, 10308 Hardin Valley Road, Knoxville, TN.

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

Chris Lunsford, 1516 Mountain Hill Lane, Knoxville, TN.

**1. STAFF RECOMMENDATION**

DENY the request to reduce the peripheral setback from 35' to 20' for Lots 78 and 79 of the Chesney Hills subdivision for the reasons listed.

**2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY THE REQUEST TO REDUCE THE PERIPHERAL SETBACK FROM 35' TO 20' FOR LOTS 78 AND 79 OF THE CHESNEY HILLS SUBDIVISION FOR THE REASONS LISTED.**

**MOTION CARRIED 8-3 (OOTEN, GRAF, PHILLIPS NO). DENIED**

**26. SPOT 4 DOGS****3-E-20-UR**

6923 Harrell Road / Parcel ID 78 073. Proposed use: Dog grooming, training & daycare in CB (Business and Manufacturing) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the request for a dog grooming, training, daycare & kennel facility containing approximately 8,060 square feet of floor area and approximately 1,200 square feet of fenced outdoor activity area, as shown on the development plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**27. CLUBHOUSE VILLAS****3-F-20-UR**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-Dwelling Development in PR (Planned Residential) District. Commission District 5.

**1. STAFF RECOMMENDATION**

WITHDRAW the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**28. BAYLESS E. BILES, III****3-G-20-UR**

0 Martingale Drive / Parcel ID 67 13605. Proposed use: Single Residence in PR (Planned Residential) District. Commission District 6.

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

APPROVE the request for a single-family residence on 2.31 acres, as shown on the development plan, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**29. VERTEX DEVELOPMENT TN, LLC****3-I-20-UR**

11103 Hardin Valley Road / Parcel ID 103 108.04. Proposed use: Reduction of peripheral setback in PR (Planned Residential) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the requested reduction of the peripheral setback to 25' along the northeast subdivision boundary line that adjoins Conners Creek subdivision, subject to 2 conditions.

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE REQUESTED REDUCTION OF THE PERIPHERAL SETBACK TO 25' ALONG THE NORTHEAST SUBDIVISION BOUNDARY LINE THAT ADJOINS CONNERS CREEK SUBDIVISION, SUBJECT TO 2 CONDITIONS.**

**MOTION CARRIED 11-0. APPROVED**

**30. TOM BOYD****3-J-20-UR**

529 & 0 Nixon Road, 0 John Norton Road / Parcel ID 124 12704, 12705, 185 & 18508 . Proposed use: Rural Retreat in A (Agricultural) District. Commission District 9.

Speaking today:

Corinne Rovetti, 6925 Sevierville Pike, Knoxville, TN.

Robin King, 222 Little Switzerland Avenue, Knoxville, TN.

Daniel Levy, 3523 Maloney Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for the rural retreat with an event facility (temporary event tent) with approximately 3,200 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 8 conditions.

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

2. **MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO POSTPONE THE USE ON REVIEW REQUEST 30 DAYS UNTIL THE APRIL 9, 2020 PLANNING COMMISSION MEETING.**

**MOTION FAILED 4-7.**

3. **MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR THE RURAL RETREAT WITH AN EVENT FACILITY (TEMPORARY EVENT TENT) WITH APPROXIMATELY 3,200 SQUARE FEET FOR UP TO 300 GUESTS AND A MAXIMUM OF 9 OVERNIGHT ACCOMMODATIONS, SUBJECT TO 8 CONDITIONS.**
4. **COMMISSIONER CLANCY AMENDED HIS MOTION TO ADD A 9TH CONDITION THAT THE LIGHTING BE DARK SKY COMPLIANT DURING EVENTS, SECONDED BY COMMISSIONER HILL.**
5. **COMMISSION CLANCY AMENDED HIS MOTION TO ADD A 10<sup>TH</sup> CONDITION REQUIRING A MINIMUM 20 FT. BUFFER, SECONDED BY COMMISSIONER HILL.**
6. **MOTION (CLANCY) AND SECOND (HILL) TO APPROVE THE DEVELOPMENT PLAN FOR THE RURAL RETREAT WITH AN EVENT FACILITY (TEMPORARY EVENT TENT) WITH APPROXIMATELY 3,200 SQUARE FEET FOR UP TO 300 GUESTS AND A MAXIMUM OF 9 OVERNIGHT ACCOMMODATIONS, SUBJECT TO 10 CONDITIONS.**

**MOTION CARRIED 11-0. APPROVED***SPECIAL USES***31. CHRISTINE DUNCAN****3-C-20-SU**

2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 and 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3.

**1. STAFF RECOMMENDATION**

POSTPONE the request until the May 14, 2020 meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**



**Item No.****File No.****32. J.A. MURPHY GROUP, LLC****3-H-20-SU**

7805 Middlebrook Pike / Parcel ID 106 J A 40. Proposed use: 43 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

**1. STAFF RECOMMENDATION**

POSTPONE the request until the April 9, 2020 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**33. MIKE GRAY, P.E.****3-L-20-SU**

2085 N. Broadway / Parcel ID 81 E F 00802 and part of 008. Proposed use: Restaurant with drive-thru in C-G-2 (General Commercial) District. Council District 4.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a restaurant with drive thru containing approximately 2,600 square feet of floor area, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS****34. CHEROKEE HILL RESUBDIVISION OF LOT 47****3-SA-20-F**

525 Mellen Avenue / Parcel ID 107 N F 014, Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE Variance.

APPROVE Final Plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****35. MISSIONARY BAPTIST CHURCH AT N SIXTH AVENUE**

3-SB-20-F

1129 N. Sixth Avenue / Parcel ID 82 P B 009, Council District 4.

**1. STAFF RECOMMENDATION**

POSTPONE until the April 9, 2020 Planning Commission meeting, at the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****36. BELL ESTATES**

3-SC-20-F

7837 Bell Road / Parcel ID 20 10023, Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE Variance.

APPROVE Final Plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## PLANNED DEVELOPMENT

*None*

## ORDINANCE AMENDMENTS

**37. KNOXVILLE-KNOX COUNTY PLANNING**

3-A-20-OA

Minor amendments to the City of Knoxville Zoning Ordinance regarding deleting storage yard, outdoor - secondary use as a special use in the CG district; 16.4C.2 - add d. pocket neighborhoods in the RN-4, RN-5, RN-6, RN-7 per Article 4.5; and amend Table 10-1 to remove a typo under deck and under patio.

**1. STAFF RECOMMENDATION**

Staff recommends approval of the four minor amendments to the City of Knoxville Zoning Ordinance as set forth on the attached document and described below.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****OTHER BUSINESS**

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**38. KNOXVILLE-KNOX COUNTY PLANNING****3-A-20-OB**

Consideration of additional minor amendments to the Knoxville-Knox County Planning Administrative Rules and Procedures.

**1. STAFF RECOMMENDATION**

APPROVE proposed amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**39. KNOXVILLE-KNOX COUNTY PLANNING****3-B-20-OB**

Consideration of minor amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

**1. STAFF RECOMMENDATION**

Staff recommends approval of minor amendments to the Restated Bylaws of the Knoxville-Knox County Planning Commission.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**40. MONTY FAIRCHILD****3-C-20-OB**

Consideration of Appeal by Monty Fairchild of Infill Housing Design Review Committee's denial to allow driveway to be built in front of house [as originally approved 6-16-2008] as so conditioned as part of the Certificate of Appropriateness approval on 2.6.2020 for property located at 1201 Connecticut Avenue / Parcel ID 081 IK 032, Council District 5. Infill Housing File No. 1-A-20-IH.

Speaking today:

Monty Fairchild, 6815 Washington Pike Knoxville, TN.

David Kerns, 410 Locust Hill Lane, Knoxville, TN.

**1. STAFF RECOMMENDATION**

Deny the appeal and uphold the Infill Housing Design Review Committee decision to require access off the alley.

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

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY THE APPEAL AND UPHOLD THE INFILL HOUSING DESIGN REVIEW COMMITTEE DECISION TO REQUIRE ACCESS OFF THE ALLEY.**

**MOTION CARRIED 6-5 (GRAF, ROTH, SMITH, CROWDER, AND TOCHER NO). DENIED**

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**41. KNOXVILLE-KNOX COUNTY PLANNING****3-D-20-OB**

Consideration of an Amendment to Position Descriptions for Knoxville-Knox County Planning.

1. **STAFF RECOMMENDATION**

Staff recommends approval of the addition of a Senior Planning Technician to the Position Descriptions for Knoxville-Knox County Planning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**42. KNOXVILLE-KNOX COUNTY PLANNING****3-E-20-OB**

Consideration of Budget Amendment #1 to the FY20-21 Knoxville-Knox County Planning Budget.

1. **STAFF RECOMMENDATION**

Recommend approval of Budget Amendment # 1 as reflected in the attached budget document. This amendment reflects an increase in depreciation expense for this fiscal year to \$57,500. At the time of the budget adoption last spring, final fixed asset depreciation numbers reflecting the total remodeling cost were not available. The increase expenditure of \$52,700 will come from budget surplus funds if necessary.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**ADJOURNMENT**

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADJOURN.**

**Item No.**

**File No.**

1. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:53 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.