

The Planning Commission met in regular session on March 11, 2021 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

## 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Ms. Elizabeth Eason
* Ms. Karyn Adams	Mr. Richard Graf	Ms. Jacqueline Dent
Ms. Sandra Korbelik	Mr. Patrick Phillips, Chair	** Mr. Jeff Roth
** Mr. Chris Ooten	Mr. Tim Hill	* Mr. Eddie Smith
Mr. Scott Smith, Vice-Chair	** Mr. Louis Browning	Open

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

**MOTION (BUSTIN) AND SECOND (KORBELIK) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

## 2. APPROVAL OF MARCH 11, 2021 AGENDA

- 1. MOTION (KORBELIK) AND SECOND (BROWNING) WERE MADE TO APPROVE THE AGENDA AND THEN AMEND IT TO HEAR AGENDA ITEM #30 BEFORE AGENDA ITEM #12.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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### 3. APPROVAL OF FEBRUARY 11, 2021 MINUTES

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**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

Chair Phillips noted there were requests for 30-day postponements from:

Benjamin Mullins, 550 W. Main Street, Suite #500, Knoxville, TN 37902 for Agenda Item #18.

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909 for Agenda Item #22.

Kevin Nelson, 242 Tracy Allison Lane, Knoxville, TN for Agenda Item #16.

Chad Tindell, was present and in agreement to add Agenda Item #22 to the 30-day Postponement List as requested by Mr. Harbin.

And for a 60-day postponement from:

1. **MOTION (BUSTIN) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS #16, #18 AND #22 FOR 30 DAYS UNTIL THE APRIL 8, 2021 MEETING.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0.  
POSTPONED 30 DAYS**

2. **MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS #5 & #6 FOR 90 DAYS UNTIL THE JUNE 10, 2021 MEETING.**

A roll call vote was taken.

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POSTPONED 90 DAYS**

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**C. WITHDRAWALS**

1. **MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO WITHDRAW ITEMS #25 & #26 AS READ.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0.  
WITHDRAWN**

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**D. TABLED ITEMS**

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|-----------|--|------------------|
| <b>1.</b> | <b>CHRISTINE DUNCAN</b><br>2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 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. (Tabled date 7/9/2020)      | <b>3-C-20-SU</b> |
| <b>2.</b> | <b>ROCK POINTE DEVELOPMENT, LLC</b><br>325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) | <b>5-SB-20-C</b> |

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**E. ITEMS REQUESTED TO BE TABLED**

*None*

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**F. ITEMS REQUESTED TO BE UNTABLED**

*None*

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*None*

**H. CONSENT ITEMS**

**MOTION (S. SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #2 AND #16.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**ALLEY OR STREET CLOSURES****5. MIKE SOUEID****9-A-20-AC**

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

**1. STAFF RECOMMENDATION**

POSTPONE this application for 90 days to be heard at the June 10, 2021 Planning Commission meeting.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**6. MIKE SOUEID****9-A-20-SC**

Request closure of Cate Avenue between Pilkay Road and Third Creek between City Blocks 50810 and 50830, Council District 6.

**1. STAFF RECOMMENDATION**

POSTPONE this application for 90 days to be heard at the June 10, 2021 Planning Commission meeting.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

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**7. CENTRAL BAPTIST CHURCH OF BEARDEN****3-A-21-AC**

Request closure of Unnamed Alley between Anderson Drive and the western property line of parcel 121AB018 and bisecting parcel 121AB017, Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE closure of the unnamed alley that runs from Anderson Drive to the western lot line of parcel 121AB018, subject to any required easements, since it does not provide access to any lots and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**8. BOBBY C. SMELCER****3-A-21-SC**

Request closure of Wrinkle Avenue between the southeast property line of Parcel 109IA011 and the southwest property line of Parcel 109IA011, Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE closure of Wrinkle Avenue beginning 50 feet to the west of the southeast lot line of parcel 109IA011 and continuing to the southwest lot line of parcel 109IA011, subject to any required easements, since that portion of Wrinkle Avenue would no longer be needed for access and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**9. BOBBY C. SMELCER****3-B-21-SC**

Request closure of the eastern end of McCarty Avenue between the northwest corner of Parcel 109IH014 and northwest corner of Parcel 109IH008, Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE closure of the eastern portion of McCarty Avenue that runs from the northwest lot line of parcel 109IH014 to the northwest lot line of parcel 109IH008, subject to any required easements, since it is undeveloped, does not

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provide access to any lots, and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**10. BOBBY C. SMELCER****3-C-21-SC**

Request closure of the western end of McCarty Avenue between W. Blount Avenue and northeast corner of Parcel 109IH017, Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE closure of the western portion of McCarty Avenue that runs from W. Blount Avenue to the northeast lot line of parcel 109IH107, subject to any required easements, since it is undeveloped, does not provide access to any lots, and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

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**11. KNOXVILLE-KNOX COUNTY PLANNING****3-A-21-OYP**

2021 One Year Plan.

**1. STAFF RECOMMENDATION**

APPROVE the 2021 One Year Plan.

**2. MOTION (BUSTIN) AND SECOND (GRAF) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED 13-0 UNANIMOUSLY. APPROVED**

**Item No.****File No.****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES  
OF APPROPRIATENESS**

Liz Albertson gave a brief report of Level I COA's issued since February 1, 2021

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

Commissioner Eddie Smith arrived at 1:53 P.M.

**12. TAYLOR FORRESTER O/B/O NORTSHORE  
MARKET INVESTOR, LLC****12-B-20-RZ**

2002 Thunderhead Road / Parcel ID 154 09813, Council District 2.  
Rezoning from C-R-2 (Regional Commercial) to C-G-3 (General  
Commercial).

Speaking today:

Taylor D. Forrester, 1111 N Northshore Drive, Suite S-700, Knoxville, TN.

Wayne Kline, Hodges, Doughty & Carson, PLLC, 617 Main Street, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE C-G-3 (General Commercial) zoning because it  
would allow development more consistent with the  
surrounding area.

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

A roll-call vote was taken.

**MOTION CARRIED 13-1 (ADAMS NO). APPROVED**

**13. BENJAMIN C. MULLINS O/B/O HILTON  
CAPITAL GROUP**

2400 and 2600 Merchant Drive and 5291 Oakhill Drive / Parcel ID 80 J B  
024, 021 & 023, Council District 5.

Speaking today:

Debbie Phillips, 1307 Michaels Lane, Knoxville, TN.

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Connie Holland, 2004 McClain Drive, Knoxville, TN.

Benjamin C. Mullins, 550 W. Main Street, Suite #500, Knoxville, TN.

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****1-E-21-SP**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

APPROVE MDR (Medium Density Residential) / HP (Hillside Protection) land use designation because it is compatible with the surrounding development.

**2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) / HP (HILLSIDE PROTECTION) LAND USE DESIGNATION BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.**

A roll-call vote was taken.

**MOTION CARRIED 13-1 (ADAMS NO). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****1-E-21-PA**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

APPROVE MDR (Medium Density Residential) / HP (Hillside Protection) land use designation because it is compatible with the surrounding development.

**2. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO APPROVE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) / HP (HILLSIDE PROTECTION) LAND USE DESIGNATION BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.**

A roll-call vote was taken.

**MOTION CARRIED 13-1 (ADAMS NO). APPROVED**



**C. REZONING****1-C-21-RZ**

From C-N (Neighborhood Commercial) and AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2400 Merchant Dr. and from AG (Agricultural) / HP (Hillside Protection) to RN-5 (General Residential Neighborhood) / HP (Hillside Protection) for 2600 Merchant Dr. and 5291 Oakhill Dr., Council District 5, Northwest City Sector.

**1. STAFF RECOMMENDATION**

APPROVE RN-3 (General Residential Neighborhood) / HP (Hillside Protection) zoning because it is consistent with the surrounding development.

**2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD) / HP (HILLSIDE PROTECTION) ZONING BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.**

A roll-call vote was taken.

**MOTION CARRIED 13-1 (ADAMS NO). APPROVED**

**14. ERICK GARCIA SALAS****2-E-21-RZ**

4821 North Broadway / Parcel ID 58 N D 042, Council District 5.  
Rezoning from C-G-2 (General Commercial) to C-G-1 (General Commercial).

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite #500, Knoxville, TN.

John Osborne, 132 Sherlake Lane, Knoxville, TN.

Erick Garcia Salas, 755 Commerce Drive, Atlanta, GA.

**1. STAFF RECOMMENDATION**

DENY C-G-1 (General Commercial) zoning because it does not meet all the criteria for a rezoning.

**2. MOTION (HILL) AND SECOND (S. SMITH) WERE MADE TO APPROVE C-G-1 (GENERAL COMMERCIAL) ZONING DUE TO CHANGING CONDITIONS AND THE COMPATIBILITY WITH THE SURROUNDING AREA.**

A roll-call vote was taken.

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Commissioner Eddie Smith lost internet connection and left the meeting.

**MOTION CARRIED 7-6 (EASON, BUSTIN, DENT, ADAMS, PHILLIPS, KORBELIK NO). APPROVED**

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**15. IGOR CHEBAN****3-A-21-RZ**

1416 Chert Pit Road / Parcel ID 105 113, Commission District 3.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Paul Richkus, 1417 Chert Pit Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE RA (Low Density Residential) zoning because it is consistent with the surrounding development and the Northwest County Sector Plan.

**2. MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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**16. KEVIN NELSON / PALMETTO HOMES, LLC****3-B-21-RZ**

3604 Henderson Road / Parcel ID 77 082, Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) zoning up to 2.16 du/ac (dwelling units per acre) because it is consistent with the slope analysis, the surrounding development and the Northwest County Sector Plan.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**17. RITESH GABA****3-C-21-RZ**

202 Cedar Lane / Parcel ID 68 L D 013, Council District 5. Rezoning from O (Office) to C-G-1 (General Commercial).

**1. STAFF RECOMMENDATION**

APPROVE C-G-1 (General Commercial) zoning because it is consistent with adjacent development along Central Avenue and is in compliance with the North City Sector Plan's land use designation.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**18. BENJAMIN MULLINS OBO HOME FEDERAL BANK OF TENNESSEE**

1401 Bexhill Drive / Parcel ID 144 L B 003, Commission District 4.

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****3-A-21-SP**

From LDR (Low Density Residential) to MU-NC (Neighborhood Mixed Use Center).

**1. STAFF RECOMMENDATION**

DENY the Southwest County Sector Plan amendment to Neighborhood Commercial because it does not meet the criteria for a plan amendment.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. REZONING****3-D-21-RZ**

From PC (Planned Commercial) / RA (Low Density Residential) to CN (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

DENY CN zoning because it does not meet the zoning amendment criteria and is not consistent with the Southwest County Sector Plan.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**19. BENJAMIN C. MULLINS****3-E-21-RZ**

2910, 2912 & 3000 Greenway Drive / Parcel ID 59 P D 010 & 011, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) to RN-4 (General Residential Neighborhood) / F (Floodway) for 2910 and 2912 Greenway Drive and from RN-1 (Single-Family Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / F (Floodway) / HP (Hillside Protection Overlay) for 3000 Greenway Drive. Council District 4.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite #500, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE RN-2 (Single Family Residential Neighborhood) / F (Floodway) zoning on all properties, and HP (Hillside Protection) on 3000 Greenway Drive because it is consistent with existing development.

**2. MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

**MOTION CARRIED 7-6 (OOTEN, ROTH, BROWNING, GRAF, BOYER, HILL NO). APPROVED**

Commissioner Eddie Smith returned to the meeting at 4:09 P.M.

**20. BALL HOMES, LLC**

0 North Campbell Station Road / Parcel ID 117 02101, Commission District 6.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****3-B-21-SP**

From AG (Agricultural) / HP (Hillside Protection) to LDR (Low Density Residential) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

POSTPONE to the April 8, 2021 Planning Commission meeting as requested by the applicant.

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**B. REZONING****3-F-21-RZ**

From A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

**1. STAFF RECOMMENDATION**

POSTPONE to the April 8, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**CONCEPTS / DEVELOPMENT PLANS**

*(may include Uses on Review)*

Commissioner Chris Ooten left the meeting early at 4:15 P.M.

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**21. MURPHY ROAD SUBDIVISION**

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Josh Sanderson, 4909 Ball Road, Knoxville, TN.

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**A. CONCEPT SUBDIVISION PLAN****3-SA-21-C**

4917 Murphy Road / Parcel ID 49 067 (part of), Commission District 2.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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

A roll-call vote was taken.

**MOTION CARRIED 9-4 (EASON, DENT, ADAMS & GRAF NO). APPROVED**

3. **STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 13 conditions.

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

A roll-call vote was taken.

**MOTION CARRIED 8-5 (EASON, DENT, ADAMS, GRAF & KORBELIK NO). APPROVED**

Commissioner Jeff Roth left the meeting at 4:37 P.M.

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**B. USE ON REVIEW****3-B-21-UR**

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

1. **STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 61 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the north boundary, and to 25 feet on the east boundary where the 25-foot common area is provided, subject to 1 condition.

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

A roll-call vote was taken.

**MOTION CARRIED 8-4 (EASON, DENT, ADAMS & KORBELIK NO). APPROVED**

**Item No.****File No.****22. INNSBRUCK FARMS****3-SB-21-C**

0 and 908 Blake Lane, 0 Burris Road, 8621, 0 and 8605 North Ruggles Ferry Pike / Parcel ID 52 02601, 026, 027, 032, 034 and 052NB001, Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-4, and alternative design standards 1-7 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 15 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**23. EPPERLY PROPERTY – WESTLAND DRIVE****A. CONCEPT SUBDIVISION PLAN****3-SC-21-C**

9850 and 9812 Westland Drive / Parcel ID 144 028 and 029, Commission District 5.

**1. STAFF RECOMMENDATION**

POSTPONE the application until the April 8, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. USE ON REVIEW****3-F-21-UR**

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

**1. STAFF RECOMMENDATION**

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

POSTPONE the application until the April 8, 2021 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****24. BLUEGRASS SUBDIVISION**

Speaking today:

Greg Sicso, 9231 Cold Chester Ridge Road, Knoxville, TN.

Ryan Hickey, 1914 Pinnacle Point Way, Knoxville, TN.

**A. CONCEPT SUBDIVISION PLAN****3-SD-21-C**

9005 Bluegrass Road / Parcel ID 144 10601, Commission District 5.

**1. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 7 conditions.

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

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. USE ON REVIEW****3-G-21-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 37 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the eastern boundary of lots 1-3 and to 20 feet along the southern boundary of lot 1, subject to 1 condition. (The applicant has requested a peripheral setback reduction to 25 feet for lots 9-11 and 34-35, in addition to those recommended for approval).

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



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3. **MOTION (E. SMITH) AND SECOND (S. SMITH) AMENDED THE MOTION TO INCLUDE LOT 11 IN THE PERIPHERAL SETBACK REDUCTION.**

A roll-call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

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**USES ON REVIEW****25. HUBER PROPERTIES, LLC - CLEAR WATER PARTNERS, LLC****12-B-20-UR**

0 Emory Church Road / Parcel ID 144 02016 & 02009. Proposed use: Multi-dwelling development in PR (Planned Residential) (k) / F (Floodway) District. Commission District 5.

1. **STAFF RECOMMENDATION**

WITHDRAW the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**26. DAVE MCGINNIS****3-A-21-UR**

0 Jim Luttrell Lane / Parcel ID 39 27003. Proposed use: Detached residential lots in PR (Planned Residential) District. Commission District 8.

1. **STAFF RECOMMENDATION**

WITHDRAW the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**27. 875 CORNERSTONE MULTIFAMILY DEVELOPMENT****3-C-21-UR**

875 Cornerstone Drive / Parcel ID 131 069 (part of). Proposed use: Multi-dwelling development in OB (Office, Medical, and Related Services) / TO (Technology Overlay) District. Commission District 6.

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

APPROVE the request for a multifamily development with 216 dwelling units as shown on the site development plan, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**28. RELIANCE DEVELOPMENT, LLC****3-D-21-UR**

2718 Shipetown Road / Parcel ID 42 056. Proposed use: Fuel service station with convenience store and Restaurant with drive-through facility in CN (Neighborhood Commercial) District. Commission District 8.

Commissioner Lou Browning left the meeting at 5:00 p.m.

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the request for a convenience store that is approximately 4,088 sqft with an internal restaurant with a drive-through facility, and a fuel station with 10 gas pump locations, subject to 5 conditions.

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

A roll-call vote was taken.

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

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**29. DEREK GRIZ / IMMANUEL CHURCH  
KNOXVILLE****3-E-21-UR**

0 Valley Vista Road / Parcel ID 103 12011. Proposed use: Church in PC (Planned Commercial) (k) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a church complex containing 2 buildings, to be built in 2 phases, totaling

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approximately 36,722 square feet, subject to the following 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****SPECIAL USES**

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**30. TAYLOR D. FORRESTER O/B/O  
NORTHSHORE MARKET INVESTOR LLC****12-C-20-SU**

2002 Thunderhead Road/Parcel ID 154 09813. Request to remove a previously approved planned district designation. Council District 2, Southwest County Sector.

Speaking today:

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN 37919

Wayne Kline, Hodges, Doughty & Carson, PLLC, 617 Main Street, Knoxville, TN 37902

Mary LeMense, 1650 Mystic Street, Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

APPROVE the request to remove the previously approved planned district designation from this parcel, subject to 2 conditions.

**2. MOTION (BUSTIN) AND SECOND (ADAMS) WERE MADE TO  
DENY THE REQUEST TO REMOVE THE PREVIOUSLY  
APPROVED PLANNED DISTRICT DESIGNATION FROM THIS  
PARCEL.**

A roll-call vote was taken.

**MOTION CARRIED 8-6 (OOTEN, E. SMITH, ROTH,  
BROWNING, BOYER, & HILL NO). DENIED**

**31. ACRE KINGSTON PK, T5, LLC****1-D-21-SU**

8002 Kingston Pike / Parcel ID 120 J A 008. Proposed use: Vehicle Repair / Service Business (oil change) and Drive-Through Facility (coffee shop) in C-G-1 (General Commercial) pending District. Council District 2.

Speaking today:

Benjamin C. Mullins, 550 W. Main Street, Suite #500, Knoxville, TN.

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

POSTPONE the application to the April 8, 2021 Planning Commission meeting, as recommended by staff.

**2. MOTION (ADAMS) AND SECOND (GRAF) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION.**

A roll-call vote was taken.

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

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**32. KNOX NUTRITION, LLC****3-A-21-SU**

5221 North Broadway / Parcel ID 58 K C 00301. Proposed use: Drive-through facility for restaurant in C-G-2 (General Commercial) District. Council District 5.

**1. STAFF RECOMMENDATION**

APPROVE the request for a drive-through restaurant with approximately 1,175 square feet of floor area, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

*None*

**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.**

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**Prepared by:** Laura Edmonds

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**Approved by:** Secretary for the Commission

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**Approved by:** Chair

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