

The Planning Commission met in regular session on March 10, 2022 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

Ms. Karyn Adams	Ms. Tamara Boyer	Mr. Louis Browning
Mr. Richard Graf	Mr. Logan Higgins	Mr. Tim Hill
Ms. Amy Midis	A Mr. Jim Nichols	Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	A Mr. Jeff Roth
Mr. Nathaniel Shelso	Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

2. APPROVAL OF MARCH 10, 2022 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF FEBRUARY 10, 2022 MINUTES

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APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

Ben Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902 requested that #19 be added to the list to postpone for 30 days.

1. MOTION (E. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM #19 FOR 30 DAYS UNTIL THE APRIL 14, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

1. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

D. TABLED ITEMS READ

- | | |
|---|--------------------------|
| <ol style="list-style-type: none"> 1. INGLES MARKETS, INC. (REVISED)
7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021) | <p>12-D-20-UR</p> |
| <ol style="list-style-type: none"> 2. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021) | <p>8-SA-21-F</p> |
| <ol style="list-style-type: none"> 3. ROBERT W. MONDAY | |

Item No.**File No.**

0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area). (Tabled date 1/13/2022)

12-A-21-SP

B. REZONING
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center). (Tabled date 1/13/2022)

12-G-21-RZ

4. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)

1-F-22-UR

5. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)

12-SC-21-F

6. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. TABLED**E. ITEMS REQUESTED TO BE UNTABLED READ**

None

F. CONSENT ITEMS READ

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918 requested that Items #17 and #18 be removed from the consent list.

1. MOTION (OOTEN) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #17 AND 18.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

There were no Level 1 Certificates of Appropriateness issued since the February 10, 2022 Planning Commission meeting.

ALLEY OR STREET CLOSURES**5. CITY OF KNOXVILLE****3-A-22-SC**

Request closure of the Willow Avenue and Patton Street Intersection between the eastern side of Patton Street intersection to a point 282.46 feet to the west, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the intersection rights-of-way of Patton Street and Willow Avenue to a point 282.46 ft to the west, as shown on the application exhibit map, since the area is needed for the multiuse stadium/mixed use planned development, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**6. CITY OF KNOXVILLE****3-B-22-SC**

Request closure of a portion of Patton Street between the southern line of Willow Avenue and a point located 98.44 feet to the south, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of a portion of the Patton Street right-of-way from its intersection with Willow Avenue to a point located 98.44 ft to the south, as shown on the application exhibit map, since it is needed for the multi-use stadium/mixed use planned development, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**7. CITY OF KNOXVILLE****3-C-22-SC**

Request closure of a portion of the right -of-way adjacent to First Creek between the southwestern tip of Parcel 095HC015 and a point 214.36 feet to the west, Council District 6.

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1. STAFF RECOMMENDATION

Approve closure of the portion of right-of-way adjacent to First Creek from the southwestern corner of parcel 095HC015 to a point approximately 214.36 feet to the west since it is needed for the multiuse stadium/mixed use planned development, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

8. KNOXVILLE-KNOX COUNTY PLANNING

3-A-22-OYP

2022 One Year Plan.

1. STAFF RECOMMENDATION

Knoxville-Knox County Planning staff recommend approval of the 2022 One Year Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. HUBER PROPERTIES, LLC

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3.

Item No.**File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****10-L-21-SP**

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

1. STAFF RECOMMENDATION

Recommend tabling as requested by the applicant.

TABLED EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****10-I-21-PA**

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

1. STAFF RECOMMENDATION

Recommend tabling as requested by the applicant.

TABLED EARLIER IN THE MEETING**C. REZONING****10-R-21-RZ**

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Recommend tabling as requested by the applicant.

TABLED EARLIER IN THE MEETING**10. PERRY SMITH DEVELOPMENT (REVISED)**

4605 Tazewell Pike and 0 Shannondale Road / Parcel ID 49 02403 and 02404, Commission District 2.

A. NORTH CITY SECTOR PLAN AMENDMENT TO BE WITHDRAWN**1-D-22-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Withdraw the plan amendment as requested by the applicant.

Item No.**File No.****WITHDRAWN EARLIER IN THE MEETING**

B. REZONING**1-K-22-RZ**

From RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

2. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the sector plan.

WITHDRAWN EARLIER IN THE MEETING

11. DAN AMANNS, JR. / STORE SAFE STORAGE (REVISED)

325 Murray Drive / Parcel ID 68 088, Commission District 7.

Speaking today:

Dan Amanns, Jr., 6165 Primus Rd., Knoxville, TN 37912

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**2-A-22-SP**

From LDR (Low Density Residential) to GC (General Commercial) for a portion of the parcel.

1. STAFF RECOMMENDATION

Approve the sector plan amendment to GC (General Commercial) for the portion of property as proposed in Exhibit A because it is a minor extension of the land use classification.

2. MOTION (S. SMITH) AND SECOND (HILL) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

B. REZONING**2-E-22-RZ**

From A (Agricultural) to CA (General Business) for a portion of the parcel and RA (Low Density Residential) for the remaining portion of the parcel.

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning for a portion of property as proposed in Exhibit A because it is a minor

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extension of the zone district, also approve RA (Low Density Residential) zoning for a portion of the property as proposed in Exhibit A because it is consistent with the sector plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

12. GARY DUNCAN**3-A-22-RZ**

6308 Lacy Road / Parcel ID 68 H B 003, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the Northwest City Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. MP DEVELOPMENT GROUP, LLC**3-B-22-RZ**

704 Irwin Drive / Parcel ID 57 057, Commission District 7. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 3.5 du/ac.

Commission Chair Pat Phillips added 5 minutes each to the applicant and opposition.

Speaking today:

Abigail Malone, 905 Irwin Dr., Knoxville, TN 37849

Wayne Kline, PO Box 869 Knoxville, TN 37901

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

Dan Weber, 7107 Dolphin Lane, Powell, TN 37849

James Zenker, 1700 W. Beaver Creek Drive, Powell, TN 37849

Timothy Tomlinson, 2307 W. Beaver Creek Drive, Powell, TN 37849

Michael Cox, 7219 Fairlane Rd., Powell, TN 37849

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 1 du/ac because it is compatible with surrounding development and consistent with the sector plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

14. PAVEL GUSHTYUK & EMILIA GUSHTYUK

3-C-22-RZ

8819 Rutledge Pike / Parcel ID 42 029, Commission District 8. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

1. **STAFF RECOMMENDATION**

Approve CN (Neighborhood Commercial) zoning because the location of the property meets the intent of the CN zone, and is consistent with the Northeast County sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

15. BROWN PROPERTY- COUCH MILL ROAD

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

Norm Anderson, 12331 Daisywood Dr., Knoxville, TN 37932

Penny Wilkinson, 12109 Couch Mill Rd., Knoxville, TN 37932

Commissioner Chris Ooten recused himself.

A. CONCEPT SUBDIVISION PLAN

1-SA-22-C

11636 Hardin Valley Road / Parcel ID 117 008 (part of),
Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the variance and alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 16 conditions.

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2. **MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE VARIANCE AND ALTERNATIVE DESIGN STANDARD APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. **MOTION (ADAMS) AND SECOND (HILL) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION ADDING A 17TH CONDITION THAT THERE BE 100 FEET OF COMMON SPACE BETWEEN LOT 241 AND LOT 262.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. USE ON REVIEW**1-D-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for 359 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Couch Mill Road frontage, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

16. 4904 E. EMORY ROAD SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****3-SA-22-C**

4904 E. Emory Road / Parcel ID 29 058, Commission District 7.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****3-A-22-UR**

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

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

17. IRWIN ACRES

Speaking today:

Benjamin C. Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

A. CONCEPT SUBDIVISION PLAN**3-SB-22-C**

0 E. Emory Road / Parcel ID 21 066, Commission District 8.

1. STAFF RECOMMENDATION

Approve variances 1-5 and the alternative design standard based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 12 conditions.

2. MOTION (OOTEN) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE VARIANCES 1-5 AND THE ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW**3-C-22-UR**

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

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

Approve the development plan for 70 detached residential houses on individual lots and the peripheral setback reduction the from 35 ft to 25 ft for all double frontage lots adjacent to the 25-ft common area strip along the E. Emory Road frontage, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

18. BABELAY SUBDIVISION

Speaking today:

Benjamin C. Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

Commissioner Scott Smith recused himself.

A. CONCEPT SUBDIVISION PLAN**3-SC-22-C**

0 and 6513 Babelay Road / Parcel ID 50 174, 178, and 171,
Commission District 8.

1. STAFF RECOMMENDATION

Approve alternative design standards 1-2 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 13 conditions.

2. MOTION (OOTEN) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS 1-2 PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. MOTION (OOTEN) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

Item No.**File No.****B. USE ON REVIEW****3-D-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for 262 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Babelay Road and/or Link Road frontages, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

19. MORNING RIDGE**A. CONCEPT SUBDIVISION PLAN****3-SD-22-C**

0 Ball Road / Parcel ID 91 77.01, Commission District 6.

1. STAFF RECOMMENDATION

Approve variance 1 and the alternative design standards 1-6 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

Approve the Concept Plan subject to 13 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW**3-F-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for 57 detached residential houses on individual lots and the peripheral setback

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reduction from 35 ft to 25 ft along the eastern boundary of the development (lots 4-18), subject to 3 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW

20. BENJAMIN C. MULLINS

1-C-22-UR

1308 Lovell Road / Parcel ID 118HC004, 1304 Lovell Road / Parcel ID 118HC00301, 1232 Lovell Road / Parcel ID 118HC002, 0 Lovell Road / Parcel ID 118HC001, 0 High Meadow Drive / Parcel ID 118IF00201 and 0 Lovell Road / Parcel ID 118 066. Proposed use: Self-storage facility in PC (Planned Commercial), RA (Low Density Residential), TO (Technology Overlay), and HP (Hillside Protection) District.

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the April 14, 2022 Planning Commission meeting to give the applicant more time to work on development plans.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. MARK RIDENOUR

3-B-22-UR

0 Lake Heritage Way / Parcel ID 144 O A 003. Proposed use: Veterinary Clinic in PC (Planned Commercial) (pending) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the use on review for a veterinarian clinic that is approximately 10,600 square feet in the PC (Planned Commercial) zone, subject to the following [4] conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. URBAN ENGINEERING, INC.

3-E-22-UR

1620 Schaeffer Road / Parcel ID 104 120. Proposed use: Office-warehouse development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 3.

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

Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to four conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. AMY SHERRILL, BENEFIELD RICHTERS CO.**3-G-22-UR**

7350 Oak Ridge Highway / Parcel ID 78 15801. Proposed use: Landscape supply in CA (General Business) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request to for a landscape supply facility in the CA (General Business) zone, subject to the following [4] conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. LAND DEVELOPMENT SOLUTIONS / EJ BAKSA**3-H-22-UR**

6721 Strawberry Plains Pike / Parcel ID 84 49.01. Proposed use: Attached residential in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

Postpone the application until the April 14, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. PARTNERS DEVELOPMENT**3-J-22-UR**

10601 Kemp Fain Lane / Parcel ID 103 E A 011. Proposed use: Manufacturing facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request for a manufacturing facility in the BP (Business and Technology Park) zone, subject to three conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

26. T. DEAN LARUE**3-A-22-SU**

2332 Robinson Road / Parcel ID 106 A A 00304. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

Postpone for 30-days to the April 14, 2022 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

27. T. DEAN LARUE**3-B-22-SU**

2342 Robinson Road / Parcel ID 106 A A 00305. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

Postpone for 30-days to the April 14, 2022 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS

28. FINAL PLAT FOR KEENLAND HEIGHTS, LLC AND SCHAAD COMPANIES**3-SA-22-F**

7509 Kingston Pike / Parcel ID 120 F A 009, Council District 2.

1. STAFF RECOMMENDATION

Approve variance 1 based the recommendations of the Knox County Department of Engineering and Public Works and because the site will utilize existing pavement to service the cell tower.

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Approve the final plat including the variance for the curve radii as shown on the plat since it is consistent with the 2017 approval and meets all Subdivision Regulation requirements.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. FINAL PLAT OF THE REPLAT OF LOT 1 OF HAWKEYES CORNER

3-SB-22-F

1717 White Avenue / Parcel ID 94 N J 01600, Council District 1.

Speaking today:

Benjamin C. Mullins, 550 West Main St., Suite 500, Knoxville, TN 37902

Steven Cook, 1432 Dobyns Drive, Kingsport, TN 37664

1. STAFF RECOMMENDATION

Approve variance 1 because the utility and drainage easement is in conflict with the zoning requirements of the CU-5 (Cumberland Avenue – Seventeenth Street) District and the utility company has no comments on the plat.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

30. FINAL PLAT OF THE WILLIAM M. THOMAS SUBDIVISION

3-SC-22-F

4755 Romeo Way / Parcel ID 69 H E 00300, Council District 5.

1. STAFF RECOMMENDATION

Approve variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the City's Engineering Department cannot issue a waiver from the utility and drainage easement since the issue is not with an existing structure.

APPROVED ON CONSENT EARLIER IN THE MEETING

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PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

31. KNOXVILLE-KNOX COUNTY PLANNING

3-A-22-OB

Consideration of an amendment to the FY 21-22 Knoxville-Knox County Planning budget.

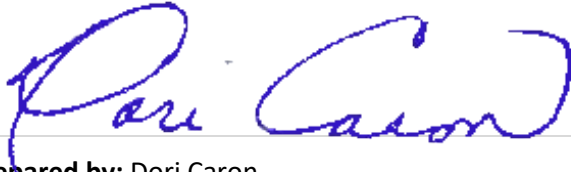
1. STAFF RECOMMENDATION

The Knoxville-Knox County Planning Commission Executive Committee recommends approval of a FY 2022 budget amendment in the amount of \$45,000 to undertake a Missing Middle Housing Scan.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:36 P.M.



Prepared by: Dori Caron



Approved by: Secretary for the Commission



Approved by: Chair

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