

The Planning Commission met in regular session on March 9, 2023 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. Nancy Barger	Ms. Tamara Boyer
Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	A Mr. Richard Levenson	*Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	**Mr. Eddie Smith

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

## 2. APPROVAL OF MARCH 9, 2023 AGENDA

**APPROVED ON CONSENT**

## 3. APPROVAL OF FEBRUARY 9, 2023 MINUTES

**APPROVED ON CONSENT**

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

### A. AUTOMATIC POSTPONEMENTS READ

There were no automatic postponements this month.

## B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

1. **MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE APRIL 13, 2023 MEETING.**

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

## C. WITHDRAWALS READ

1. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO WITHDRAW ITEMS AS READ.**

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 WITHDRAWN**

## D. TABLED ITEMS READ

1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEMS AS READ.**

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

- |  |                  |
|--|------------------|
| <ol style="list-style-type: none"> <li>1. <b>WESLEY HICKS</b><br/>7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022) <b>Scheduled to be withdrawn.</b></li> </ol> | <b>1-F-22-UR</b> |
| <ol style="list-style-type: none"> <li>2. <b>5117 LONAS DRIVE SUBDIVISION</b><br/>5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)</li> </ol>  | <b>4-SB-22-C</b> |
| <ol style="list-style-type: none"> <li>3. <b>TERRY E. ROMANS</b><br/>0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)</li> </ol>   |                  |
| <ol style="list-style-type: none"> <li>A. <b>SOUTH COUNTY SECTOR PLAN AMENDMENT</b><br/>From AG (Agricultural) to RR (Rural Residential).</li> </ol>   | <b>5-A-22-SP</b> |
| <ol style="list-style-type: none"> <li>B. <b>REZONING</b><br/>From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.</li> </ol>  | <b>5-A-22-RZ</b> |

**Item No.****File No.****4. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3****7-SE-22-F**

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)

**5. DKLEVY**

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****7-H-22-SP**

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

**B. ONE YEAR PLAN AMENDMENT****7-C-22-PA**

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

**C. REZONING****7-P-22-RZ**

From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

**6. GABRIEL W. RATCLIFFE****11-A-22-RZ**

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

**E. ITEM TO BE REMOVED FROM THE TABLE READ**

*None*

**F. CONSENT ITEMS READ**

Commissioner Higgins recused himself from the consent list.

Staff requested that Items #10, #17, #25 and #40 be removed from the consent list.

**Item No.**

**File No.**

- 1. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #10, #17, #25 AND #40.**

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

**CITY OF KNOXVILLE**

**LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the February 9, 2023 Planning Commission meeting.

**ALLEY OR STREET CLOSURES**

---

- 5. CENTRAL BAPTIST CHURCH OF BEARDEN** **3-A-23-SC**  
Request closure of Henry Chiles Street between Deane Hill Drive and Anderson Drive, Council District 2.

- 1. **STAFF RECOMMENDATION**  
Approve the request to close Henry Chiles Street, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

- 6. CENTRAL BAPTIST CHURCH OF BEARDEN** **3-B-23-SC**  
Request closure of a portion of Anderson Drive between Henry Chiles Street and the western terminus of Anderson Drive, Council District 2.

- 1. **STAFF RECOMMENDATION**  
Approve the request to close a portion of Anderson Drive from its intersection with Henry Chiles Street to its western terminus, subject to 2 conditions, since staff has received no objections and closure would not adversely affect surrounding properties.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**STREET NAME CHANGES**

*None*

PLANS, STUDIES, REPORTS

**7. KNOXVILLE-KNOX COUNTY PLANNING**

**3-A-23-OYP**

2023 One Year Plan.

**1. STAFF RECOMMENDATION**

Knoxville-Knox County Planning staff recommend approval of the 2023 One Year Plan.

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

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

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

**8. VICTOR JERNIGAN**

**1-D-23-RZ**

4614 Washington Pike / Parcel ID 070 C D 023, Council District 4.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:

Victor Jernigan, 229 Sherway Rd., Knoxville, TN 37922

Allison Fay, 2923 Sutherland Ave., Knoxville, TN 37919

Commissioner Midis joined the meeting at this time (1:48 PM).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is located on an arterial near a commercial node and is consistent with the sector plan.

**Item No.**

**File No.**

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

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

**9. VICTOR JERNIGAN**

**1-E-23-RZ**

4628 Washington Pike / Parcel ID 070 C D 025, Council District 4.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:

Victor Jernigan, 229 Sherway Rd., Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Approve RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is located on an arterial near a commercial node and is consistent with the sector plan.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**10. DOWELL SPRINGS COMPANY**

**3-B-23-RZ**

0 Dowell Springs Boulevard / Parcel ID 106 D A 00914 (part of), Council District 3. Rezoning from OP (Office Park) / HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) / (Hillside Protection Overlay).

Speaking today:

Jerry Bodie, 7213 Westhampton Place, Knoxville, TN 37919

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

**1. STAFF RECOMMENDATION**

Approve RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and provides a transition of land use intensities.

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

**Item No.****File No.****MOTION CARRIED 13-1 (NO ROTH). APPROVED**

---

**11. CHRISTOS CHRISTOPOULOS****3-G-23-RZ**

0 North Middlebrook Pike / Parcel ID 093 O A 019, Council District 2.  
Rezoning from AG (General Agricultural) to I-G (General Industrial).

**1. STAFF RECOMMENDATION**

Approve I-G (General Industrial) zoning because it is a minor extension of zoning from all four directions and is consistent with the surrounding development and sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**12. T. DEAN LARUE****3-J-23-RZ**

7700 Pinner Drive / Parcel ID 133 C D 023, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-family Residential Neighborhood) zoning because it is located on an arterial near a school and a commercial node and is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**13. RIVER'S EDGE CHRISTIAN ACADEMY****3-N-23-RZ**

5600 Western Avenue / Parcel ID 092 D B 010, Council District 3.  
Rezoning from RN-1 (Single-Family Residential Neighborhood) to INST (Institutional).

**1. STAFF RECOMMENDATION**

Approve INST (Institutional) zoning because it is consistent with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

CONCEPT PLANS AND SPECIAL USES

---

**14. BUFFAT MILL ESTATES**

---

**A. CONCEPT SUBDIVISION PLAN**

**2-SB-23-C**

5233 McIntyre Road and O Monte Vista Road / Parcel ID 060 P A 025 and 02501, Council District 4.

**1. STAFF RECOMMENDATION**

Postpone the Concept Plan to the April 13, 2023 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**B. DEVELOPMENT PLAN/SPECIAL USE/USE ON REVIEW**

**2-C-23-SU**

Proposed use: Duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District.

**1. STAFF RECOMMENDATION**

Postpone the Special Use to the April 13, 2023 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

SPECIAL USES

---

**15. TAE CHO**

**3-A-23-SU**

5636 Magazine Road / Parcel ID 123 N A 007. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.

**1. STAFF RECOMMENDATION**

Applicant has requested withdrawal.

**WITHDRAWN EARLIER IN THE MEETING**



**Item No.****File No.****16. JOSHUA HENSON****3-B-23-SU**

1800 Clinch Avenue / Parcel ID 094 N J 010. Proposed use: Independent living facility in O (Office) District. Council District 1.

**1. STAFF RECOMMENDATION**

Approve the request for an independent living facility in the O zoning district, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. VICTOR JERNIGAN****3-C-23-SU**

0, 427, and 433 Haywood Avenue and 3601 Eakers Street / Parcel ID 109 G E 024, 025, 026 and 027. Proposed use: Four duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

Speaking today:

Victor Jernigan, 815 Sunnydale Road, Knoxville, TN 37923

David Howard, 346 E Moody Ave., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the request for four duplexes on individual lots in the RN-2 zoning district, subject to 2 conditions.

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

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**18. DARIN AND HEATHER MARONI****3-D-23-SU**

132 Haywood Avenue / Parcel ID 109 F N 005. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

**1. STAFF RECOMMENDATION**

Approve the request for a duplex in the RN-2 zoning district, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

---

**19. BRIAN FORD / MADE SENSE, LLC**

**3-A-23-OB**

2216 and 2224 West Blount Avenue. Council District 1. Level III Alternative Compliance Review.

**1. STAFF RECOMMENDATION**

Approve the Level III Alternative Compliance Review, subject to three conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**KNOX COUNTY**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*Heard with City requests.*

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**20. ROBERT C. AND NOVERLY R. SCOTT**

**3-A-23-RZ**

6101 and 6105 Ball Road / Parcel ID 091 040 and 041, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and surrounding development.

**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**21. JONATHAN LAYMAN****3-C-23-RZ**

0 Beaver Ridge Road / Parcel ID 079 J A 011, Commission District 6.  
Rezoning from A (Agricultural) to RB (General Residential).

Speaking today:

Jonathan Layman, 111 Layman Way, Parrottsville, TN 37843

**1. STAFF RECOMMENDATION**

Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development supports more residential intensity, subject to 2 conditions.

**2. MOTION (HUBER) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0 APPROVED**

---

**22. LISA M. CLARK****3-D-23-RZ**

6924 East Emory Road / Parcel ID 020 202, Commission District 8.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Lisa M. Clark, 9824 Tallahassee Drive, Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan, the dimensions of the parcel, and surrounding development.

**2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

---

**23. CASCADE FALLS, LLC**

8436 and 8440 Old Middlebrook Pike / Parcel ID 105 M E 036 and 037,  
Commission District 3.

**Item No.****File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****3-B-23-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it is an extension of this land use class and the property meets the location criteria in the Northwest County Sector Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING****3-F-23-RZ**

From RB (General Residential) to PR (Planned Residential) up to 12 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 12 du/ac because it is consistent with surrounding zoning and the property's current zone allows the same density.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**24. MICHAEL AND CYNTHIA BOOKER****3-H-23-RZ**

5506 and 5508 East Emory Road / Parcel ID 029 100 (part of),  
Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the surrounding development and sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****25. BEACON DEVELOPMENT OF TN, INC.  
(REVISED)****3-I-23-RZ**

9120 and 9124 Middlebrook Pike / Parcel ID 105 083, Commission District 3. Rezoning from PR (Planned Residential) up to 5 du/ac to OB (office, Medical and Related Services).

Commissioner Smith left the meeting at this time (2:18 PM).

Speaking today:

Billy Fulgum, 2076 Lakeside Centre Way, Knoxville, TN 37922

Steven Sullivan, 825 Plainfield Rd., Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

Approve the OB (Office, Medical and Related Services) zone because it provides a transitional buffer between commercial and low density residential uses and is consistent with the sector plan, subject to one (1) condition.

**2. MOTION (HUBER) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED 12-1 (NO ADAMS). APPROVED**

**26. CANDICE MICHELLE NEUZIL****3-K-23-RZ**

6356 Stephens Quarry Lane / Parcel ID 022 07204, Commission District 8. Rezoning from A (Agricultural) to RP (Rural Preservation).

Speaking today:

Candice Michelle Neuzil, 6356 Stephen Quarry Lane, Corryton, TN 37721

Adam Thompson, 6726 Little Flat Creek Ln., Corryton, TN 37721

Samantha Bruce, 6326 Stephen Quarry Lane, Corryton, TN 37721

**1. STAFF RECOMMENDATION**

Approve the RP (Rural Preservation) zone because it is consistent with the sector plan and rural land uses in the area.

**2. MOTION (SHELSON) AND SECOND ( ) WERE MADE TO APPROVE PER STAFF RECOMMENDATION ADDING THE CONDITION THAT THERE BE NO MORE THAN 5 CAMPSITES. MOTION WAS WITHDRAWN BY MOVER.****3. MOTION (PHILLIPS) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

**Item No.****File No.****27. RALPH SMITH****3-L-23-RZ**

3922 Schaad Road / Parcel ID 079 G B 008 (part of), Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Approve the RB (General Residential) zone because it is consistent with the sector plan and surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**28. TRAVIS YATES**

400 West Governor John Sevier Highway / Parcel ID 137 25403 (part of), Commission District 9.

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****3-A-23-SP**

From GC (General Commercial) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because it is consistent with the development in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. REZONING****3-M-23-RZ**

From CB(k) (Business and Manufacturing) to PR (Planned Residential) up to 7 du/ac.

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 7 du/ac because it is consistent with the surrounding area subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**CONCEPT AND DEVELOPMENT PLANS**

---

**29. BEELER ROAD SUBDIVISION**

---

**A. CONCEPT SUBDIVISION PLAN****1-SF-23-C**

0 Beeler Road / Parcel ID 029 18803, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the requested variance and alternative design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 14 conditions.

**TABLED EARLIER IN THE MEETING**

---

**B. DEVELOPMENT PLAN****1-E-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 87 attached dwellings and 3 detached dwellings and reduction of the 35-ft peripheral setback to 25-ft for lots 23, 69-72, and the Beeler Road frontage of lots 88-90, as shown on the plan, subject to 2 conditions.

**TABLED EARLIER IN THE MEETING**

---

**30. RESUB OF THE HENLEY'S RACCOON VALLEY S/D****3-SA-23-C**

344 and 410 East Raccoon Valley Drive / Parcel ID 036 00212 and 00211, Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

## 31. ARCADIA - PHASE 3C

### A. CONCEPT SUBDIVISION PLAN

3-SB-23-C

2508 Chandler Road / Parcel ID 163 02805, Commission District 5.

#### 1. STAFF RECOMMENDATION

Approve the requested alternative design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

### B. DEVELOPMENT PLAN

3-A-23-DP

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

#### 1. STAFF RECOMMENDATION

Approve the development plan for 1 detached dwelling, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

## 32. WILKINSON SUBDIVISION

Speaking today:

Rick Wilkinson, 8502 Nubbin Ridge Rd., Knoxville, TN 37923

Melanie Davis, 217 East Broadway, Maryville, TN 37804

Christina Chugg, 1317 Feather Rose Ln., Knoxville, TN 37923

Angela Dunaway, 1304 Feather Rose Ln., Knoxville, TN 37923

---

### A. CONCEPT SUBDIVISION PLAN

3-SC-23-C

8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.

#### 1. STAFF RECOMMENDATION

Deny variances 1 & 2 to reduce the minimum sight distance for new lots because it will create a unsafe condition, as



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

recommended by Knox County Engineering and Public Works.

Deny the request to remove condition #1 from the concept plan approval 10-SB-14-C because the site does not have safe access to Nubbin Ridge Road.

2. **MOTION (HIGGINS) AND SECOND (ADAMS) WERE MADE TO DENY THE VARIANCES PER STAFF RECOMMENDATION.**

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

3. **MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO DENY REMOVAL OF CONDITION #1 FROM 10-SB-14-C PER STAFF RECOMMENDATION.**

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

---

**B. DEVELOPMENT PLAN**

**3-D-23-DP**

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

1. **STAFF RECOMMENDATION**

Deny the request for one (1) detached dwelling and reduction of the 35 ft peripheral setback to 30 ft along the Nubbin Ridge Rd frontage and to 15 ft for the rear setback, based on the recommendation to deny the minimum sight distance variances with the associated Concept Plan (3-SC-23-C).

2. **MOTION (HIGGINS) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

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

The commission took a 10-minute break at this juncture (3:14 PM).

Commissioner Barger left the meeting at this time (3:15 PM).

---

**33. CARDINAL LANDING**

**A. CONCEPT SUBDIVISION PLAN**

**3-SD-23-C**

0 Bakertown Road / Parcel ID 091 25608, Commission District 6.

1. **STAFF RECOMMENDATION**

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

Approve the requested alternative design standards based on the justifications provided by the applicant and the recommendations of Knox County Engineering and Public Works.

Approve the concept plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN**

**3-E-23-DP**

Proposed use: Multi-dwelling structures in PR (Planned Residential) District.

**1. STAFF RECOMMENDATION**

Approve the development plan for a multi-family development with up to 72 dwelling units, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**DEVELOPMENT PLANS**

**34. ZEB BEASON/MBI COMPANIES, INC.**

**3-B-23-DP**

1324 Bob Kirby Road / Parcel ID 104 206 Proposed use: Detached residential subdivision in PR(k) (Planned Residential) District. Commission District 3.

Speaking today:

Zeb Beason, 299 N. Weisgarber Rd., Knoxville, TN 37919

Robbie Sands, 1305 Sloping Hill Ln., Knoxville, TN 37931

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 3 detached dwellings on individual lots, subject to 4 conditions.

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

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

**Item No.****File No.****35. GONZALES-STRENGTH AND ASSOCIATES, INC.****3-C-23-DP**

0 Norris Freeway / Parcel ID 038 C G 005. Proposed use: Auto car wash; Coinciding similar use determination for the proposed use in SC (Shopping Center) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the development plan for a car wash business in the SC (Shopping Center) zone, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****36. ALEKSANDR CHEKHOVSKYY****3-F-23-DP**

7614 Washington Pike / Parcel ID 031 04502. Proposed use: Detached residential subdivision in PR (Planned Residential) pending District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 2 detached dwellings on individual lots, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****USES ON REVIEW****37. TAYLOR D. FORRESTER****1-A-23-UR**

0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun/ rifle shooting range in A (Agricultural) District. Commission District 9.

**1. STAFF RECOMMENDATION**

Postpone the use on review request until the April 13, 2023 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****38. DAVID CHEBAN****3-A-23-UR**

8900, 8904 and 8908 Middlebrook Pike / Parcel ID 105 K D 007, 006, and 005. Proposed use: Duplexes on individual lots in RA (Low Density Residential) District. Commission District 3.

Speaking today:

David Cheban, 5331 Cain Rd., Knoxville, TN 37921

James Sherrill, 1112 Roderick Rd., Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

Approve the use permitted on review for four duplexes on individual lots, subject to 4 conditions.

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

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

**39. THOMAS R. GASS / ANDY'S FROZEN CUSTARD****3-C-23-UR**

513 North Cedar Bluff Road / Parcel ID 119 H F 014. Proposed use: Eating establishment and drive-through facility in CN (Neighborhood Commercial) District. Commission District 3.

Speaking today:

Thomas R. Gass, 118 North Peters Rd., Suite 244, Knoxville, TN 37923

**1. STAFF RECOMMENDATION**

Approve the requested restaurant with a drive-through facility that is approximately 1,820 square feet, subject to 7 conditions.

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

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

**40. MATTHEW PLASENCIA****3-D-23-UR**

1328 East Bullrun Valley Drive / Parcel ID 026 116. Proposed use: Self-storage facility in F (Floodway) and CA (General Business) Districts. Commission District 7.

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

Speaking today:

Matthew Plasencia, 10301 Wayzata Blvd., Minnetonka, MN 55305

**1. STAFF RECOMMENDATION**

Approve the request to expand the existing self-service storage facility by approximately 44,600 square feet of floor area in the CA (General Business) zone, subject to 6 conditions.

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

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

---

**41. DANIEL LEVY**

**3-E-23-UR**

550 Ancient Lore Way, 0 Nixon Rd, 0 John Norton Road / Parcel ID 124 12704, 12705, 18508 and 185. Proposed use: Seven additional overnight accommodations in A (Agricultural) District. Commission District 9.

Speaking today:

Olivia McGhee on behalf of Daniel Levy, 2425 McCammon Rd., Knoxville, TN 37920

Corinne Rovetti, 6925 Sevierville Pk., Knoxville, TN 37920

Janice Tocher, 326 Taylor Rd., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the request for up to 14 overnight accommodations (total) for the Ancient Lore Village rural retreat, as shown on the development plan, subject to 9 conditions.

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

**MOTION CARRIED 11-1 (NO BROWNING). APPROVED**

---

**FINAL SUBDIVISIONS**

**42. RESUBDIVISION OF PART OF LOT 5 OF MORNINGSIDE FARMS**

**3-SA-23-F**

1229 Mourfield Road / Parcel ID 144 03703 (part of), Commission District 5.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

Postpone this request for 30 days to allow the applicant time to make the necessary revisions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

---

**43. KNOXVILLE-KNOX COUNTY PLANNING**

**2-A-23-OB**

Consideration of a minor amendment to the Knoxville-Knox County Subdivision Regulations.

**1. STAFF RECOMMENDATION**

Planning recommends approval of amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1.

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

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

---

**44. GONZALEZ-STRENGTH & ASSOCIATES, INC.**

**3-B-23-OB**

0 Norris Freeway / Parcel ID 038 C G 005. Commission District 7. Consideration of Similar Use Determination for a car wash facility.

**1. STAFF RECOMMENDATION**

Approve a car wash business as a permitted use in the SC (Shopping Center) zone.

**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 4:33 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.