

The Planning Commission met in regular session on March 7, 2024, 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	A Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	Mr. Eddie Smith

A – Absent from the meeting, ** Left early in the meeting, A – Absent from the meeting

2. APPROVAL OF MARCH 7, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF FEBRUARY 8, 2024 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 days

- 6. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE APRIL 11, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 30 DAYS

60 days

- 7. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE MAY 9, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS

90 days

- 8. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE JUNE 13, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

- 6. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

E. TABLED ITEMS

- | | |
|--|------------------|
| 6. KNOXVILLE-KNOX COUNTY PLANNING | 8-A-22-OA |
| Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023) | |
| 2. WILLIAM MAYS | 4-A-23-SU |
| 2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | |
| 3. CHAD WILHITE | 8-G-23-RZ |
| 8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023) | |
| 4. R. BENTLEY MARLOW | 8-A-23-OA |
| Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023) | |
| 5. WILKINSON SUBDIVISION | |
| (Tabled date 10/5/2023) | |
| A. CONCEPT SUBDIVISION PLAN | 7-SC-23-C |
| 8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4. | |
| B. DEVELOPMENT PLAN | 7-A-23-DP |
| Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District. | |
| 6. MILLERTOWN VILLAS | 9-SA-23-C |

Item No.**File No.**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)

7. R. BENTLEY MARLOW (REVISED)**8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

8. THUNDER MOUNTAIN PROPERTIES**1-K-24-RZ**

8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac. (Tabled date 1/11/2024)

9. THUNDER MOUNTAIN PROPERTIES

8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**1-G-24-SP**

From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)

B. REZONING**1-L-24-RZ**

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

10. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)**A. CONCEPT SUBDIVISION PLAN 12-SG-23-C**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

B. DEVELOPMENT PLAN 12-H-23-DP

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

F. ITEMS TO BE TABLED READ**6. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO TABLE ITEMS AS READ, WITH THE ADDITION OF ITEM #32.**

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

G. ITEMS TO BE REMOVED FROM THE TABLE READ

None

H. CONSENT ITEMS READ

MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

KNOX COUNTY

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

5. KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

2-A-24-CP

Consideration of the Knox County Comprehensive Land Use and Transportation Plan.

Speaking today:

Glenn Jacobs, Mayor of Knox County

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

Charlie DeBevoise, 1024 Scenic Dr., Knoxville, TN 37919

Wolf Naegeli, 4425 Balraj Ln., Knoxville, TN 37921

Amy Nolan, 17 Market Sq., Knoxville, TN 37902

Hancen Sale, 609 Weisgarber Rd., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Planning staff recommend approval of the Knox County Comprehensive Land Use and Transportation Plan.

Item No.**File No.**

2. **MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO ADD THE FOLLOWING AMENDMENT TO THE LIST OF AMENDMENTS TO BE CONSIDERED FOR APPROVAL OF THE KNOX COUNTY COMPREHENSIVE LAND USE AND TRANSPORTATION PLAN: ON PAGE 72 OF THE PLAN, THE “CRITERIA FOR A PLAN UPDATE” SECTION SHALL BE REVISED TO REFLECT “IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF ONE OR MORE CRITERIA APPLY, IT MAY BE APPROPRIATE TO UPDATE THE PLAN.”**

MOTION CARRIED 9-5 (NO SHELSON, PEREZ, HIGGINS, ADAMS, MIDIS). APPROVED

3. **MOTION (SMITH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE KNOX COUNTY COMPREHENSIVE LAND USE AND TRANSPORTATION PLAN WITH THE FOLLOWING AMENDMENTS:**
 - 1) **ON PAGE 72 OF THE PLAN, THE “CRITERIA FOR A PLAN UPDATE” SECTION SHALL BE REVISED TO REFLECT “IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF ONE OR MORE CRITERIA APPLY, IT MAY BE APPROPRIATE TO UPDATE THE PLAN.”**
 - 2) **ON PAGE 72 OF THE PLAN, BULLET POINT #2 OF THE “CRITERIA FOR A PLAN UPDATE” SECTION SHALL BE REVISED TO REFLECT “INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE.”**
 - 3) **ON PAGE 72 OF THE PLAN, BULLET POINT #3 OF THE “CRITERIA FOR A PLAN UPDATE” SECTION SHALL BE REVISED TO REFLECT “NEW DATA REGARDING TRENDS OR PROJECTIONS, HOUSING CONDITIONS, POPULATION, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN.”**
 - 4) **ON PAGE 60 OF THE PLAN, #8.6 SHALL BE ADDED: “RESEARCH AND PROPOSE INCENTIVES AND DEVELOPMENT STANDARDS THAT ENCOURAGE NEW DEVELOPMENT TO HAVE DESIGN COMPATIBLE WITH HISTORICAL RESOURCES THAT ARE ADJACENT OR IN THE AREA.”**
 - 5) **IN APPENDIX H, THE RURAL PRESERVATION ZONE SHALL BE ADDED TO THE RURAL CONSERVATION PLACE TYPE AS “PARTIALLY RELATED.”**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Commissioner Barger left the meeting at this time (3:30 p.m.).

Item No.

File No.

- 4. **MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO FORWARD THE FOLLOWING REQUEST TO THE KNOX COUNTY COMMISSION:**

“THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION RECOMMENDS THAT THE COUNTY INCORPORATE CODIFIED REGULATIONS AROUND HILLSIDE AND HILLTOP PROTECTION OVERLAYS. NOT TO PREVENT DEVELOPMENT OR LIMIT DENSITY OF DEVELOPMENTS INCLUDED WITHIN THOSE OVERLAYS, BUT TO PROVIDE A FRAMEWORK FOR HOW TO ADDRESS DISTURBANCE OF SITES WITHIN THOSE AREAS.”

MOTION CARRIED 7-6 (NO OOTEN, BOYER, HUBER, BROWNING, LEVENSON, OVERTON)

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. BENJAMIN C. MULLINS

2600 W Gallaher Ferry Road / Parcel ID 116 020, Commission District 6.

Speaking today:

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

Jonathan Shulte, 2738 W Gallaher Ferry Rd., Knoxville, TN 37932

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

2-B-24-SP

From AG (Agricultural), HP (Hillside Protection) and SP (Stream Protection) to RR (Rural Residential), HP (Hillside Protection) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the RR (Rural Residential) land use classification because the property is consistent with the intent and location criteria of the classification. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING

2-E-24-RZ

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

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

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and permitted residential intensity, subject to 2 conditions.

2. MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE FOLLOWING REVISION TO CONDITION #1: THE APPLICANT SHALL COMPLY WITH THE CLINCH RIVER TENNESSEE SCENIC RIVER BOUNDARY AS DESCRIBED IN TENN. CODE ANN. § 11-13-108.

MOTION FAILED 5-8 (NO OOTEN, BOYER, HUBER, BROWNING, LEVENSON, SMITH, OVERTON, HILL)

3. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 1 DU/AC, SUBJECT TO THE CONDITION THAT THE APPLICANT COMPLY WITH THE CLINCH RIVER TENNESSEE SCENIC RIVER BOUNDARY AS DESCRIBED IN TENN. CODE ANN. § 11-13-108.

MOTION CARRIED 8-5 (NO SHELSON, PEREZ, HIGGINS, ADAMS, MIDIS). APPROVED

7. MILLSTONE VENTURES LLC

11471 Outlet Drive / Parcel ID 130 175, Commission District 6.

Speaking today:

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

2-C-24-SP

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is not warranted with the current PR (Planned Residential) up to 12 du/ac zoning. The HP (Hillside Protection) area would be retained.

2. MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO THE MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) LAND USE CLASSIFICATION BECAUSE OF CHANGING CONDITIONS IN THE AREA. THE HP (HILLSIDE PROTECTION) AREA WOULD BE RETAINED.

Item No.

File No.

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

B. REZONING

2-F-24-RZ

From PR (Planned Residential) up to 12 du/ac to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

Deny the OB (Office, Medical, and Related Services) zone because it is inconsistent with the surrounding area and sector plan.

2. MOTION (HIGGINS) AND SECOND (PEREZ) WERE MADE TO APPROVE THE OB (OFFICE, MEDICAL, AND RELATED SERVICES) ZONE.

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

8. MESANA INVESTMENTS, LLC

2-K-24-RZ

0 Night Time Drive / Parcel ID 78 A B 044, Commission District 6. Rezoning from PR (Planned Residential), A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Postpone the application to the April 11, 2024, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

9. R. JASON BARNES

3-B-24-RZ

8441 Old Middlebrook Pike / Parcel ID 105 L B 047, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

10. MESANA INVESTMENTS, LLC

3-D-24-RZ

616 N Wooddale Road / Parcel ID 061 057, Commission District 8.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Herb Anders, 8501 N Ruggles Ferry Pk., Knoxville, TN 37871

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

11. MESANA INVESTMENTS, LLC

7803, 7807 and 7809 Sevierville Pike / Parcel ID 125 041, 04001 and 04301. Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

3-A-24-SP

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. REZONING

3-E-24-RZ

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the Rural Residential land use

Item No.

File No.

classification and surrounding development, subject to one condition.

POSTPONED 60 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

12. LANTERN PARK

A. CONCEPT SUBDIVISION PLAN

12-SF-23-C

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

1. STAFF RECOMMENDATION

Table the concept plan as requested by the applicant.

TABLED EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

12-G-23-DP

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

1. STAFF RECOMMENDATION

Table the development plan as requested by the applicant.

TABLED EARLIER IN THE MEETING

13. BBK PROPERTIES

A. CONCEPT SUBDIVISION PLAN

3-SA-24-C

0 and 11912 Black Road / Parcel ID 130 05805 and 058 10, Commission District 6.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 6 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****B. DEVELOPMENT PLAN****3-B-24-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.99 du/ac District (pending).

1. STAFF RECOMMENDATION

Approve the development plan for up to 7 detached houses (6 new and 1 existing) on individual lots and a peripheral setback reduction to 15' along the west side of lot 1 and the east side of lot 6, and to 25' along Black Road, subject to 2 conditions.

2. MOTION (SMITH) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****DEVELOPMENT PLANS****14. BENJAMIN C MULLINS****2-B-24-DP**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5.

1. STAFF RECOMMENDATION

Table the development plan as requested by the applicant.

TABLED EARLIER IN THE MEETING**15. AMY SHERRILL****3-A-24-DP**

1315 Lovell Road / Parcel ID 118 H A 03202. Proposed use: Commercial Development in PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Postpone the development plan application for 90 days to the June 13, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

Item No.

File No.

CONCEPTS/USES ON REVIEW

None

USES ON REVIEW

16. DANIEL LEVY

3-A-24-UR

0 Roscoe Lane / Parcel ID 072 04501. Proposed use: Multi-dwelling development in RB (General Residential) District. Commission District 9

1. STAFF RECOMMENDATION

Approve the request for a multi-family development with up to 78 dwelling units, as shown on the development plan, subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

17. FINAL PLAT OF TANGLED BRANCH SUBDIVISION PHASE 2

3-SA-24-F

0 Henderson Road and 0 W Emory Road / Parcel ID 077 082 and 08302, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

18. PATRICK & KIMBERLY MCGUIRE

3-A-24-OB

112 Tarklin Valley Road. Consideration of a similar use determination for off-road trail riding. Commission District 9.

1. STAFF RECOMMENDATION

Item No.

File No.

Deny the similar use determination for off-road trail riding for motorized vehicles and mountain bikes as a similar use in the A (Agricultural) zone.

- 2. **MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO POSTPONE THE ITEM FOR 90 DAYS TO THE JUNE 13, 2024 MEETING OF THE PLANNING COMMISSION.**

**MOTION CARRIED UNANIMOUSLY 13-0.
POSTPONED 90 DAYS**

19. DAVID HARBIN BATSON, HIMES, NORVELL & POE

3-C-24-OB

9922 W Emory Road. Consideration of concept plan extension of the M&M Partners - Pebblepass Lane Subdivision (4-SI-21-C) for two years to May 14, 2026. Commission District 6.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for M&M Partners - Pebblepass Lane Subdivision (4-SI-21-C) for two years to May 14, 2026, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the January 11, 2024 Planning Commission meeting.

ALLEY OR STREET CLOSURES

20. BESS CONNALLY

3-A-24-AC

Request closure of unnamed alley between its southeast terminus and Morgan Street, Council District 4.

1. STAFF RECOMMENDATION

Item No.

File No.

This item was requested to be withdrawn by the City of Knoxville on February 27, 2024 and was subsequently withdrawn from the agenda.

WITHDRAWN EARLIER IN THE MEETING

21. URBAN ENGINEERING, INC

3-A-24-SC

Request closure of McElroy Avenue between its eastern terminus and Varner Street, Council District 6.

1. STAFF RECOMMENDATION

This item was requested to be withdrawn by the City of Knoxville on February 27, 2024 and was subsequently withdrawn from the agenda.

WITHDRAWN EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

22. KNOXVILLE-KNOX COUNTY PLANNING

3-A-24-OYP

2024 One Year Plan Update, All Council Districts.

1. STAFF RECOMMENDATION

Knoxville-Knox County Planning staff recommend approval of the 2024 One Year Plan update.

Item No.

File No.

- 2. **MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE ONE YEAR PLAN UPDATE, WITH AMENDMENTS AS FOLLOWS:**
 - 1) **ON PAGE 11 OF THE PLAN UPDATE, THE “PERMITTED ZONING DISTRICTS” SUBSECTION OF THE “LOW DENSITY RESIDENTIAL (LDR)” SECTION SHALL BE REVISED TO REFLECT “AREAS SHOULD BE ZONED AG, EN, RN-1, RN-2, OR RN-3 AS APPROPRIATE AND PROVIDED FOR UNDER THE KNOXVILLE ZONING ORDINANCE”**
 - 2) **ON PAGE 12 OF THE PLAN UPDATE, THE “PERMITTED ZONING DISTRICTS” SUBSECTION OF THE “MEDIUM DENSITY RESIDENTIAL (MDR)” SECTION SHALL BE REVISED TO REFLECT “AREAS SHOULD BE ZONED RN-4 OR RN-5 AS APPROPRIATE AND PROVIDED FOR UNDER THE KNOXVILLE ZONING ORDINANCE. RN-1, RN-2, AND RN-3 MAY ALSO BE CONSIDERED.”**
 - 3) **ON PAGE 13 OF THE PLAN UPDATE, THE “PERMITTED ZONING DISTRICTS” SUBSECTION OF THE “HIGH DENSITY RESIDENTIAL (HDR)” SECTION SHALL BE REVISED TO REFLECT “AREAS SHOULD BE ZONED RN-6, RN-7, OR DK AS APPROPRIATE AND PROVIDED FOR UNDER THE KNOXVILLE ZONING ORDINANCE. RN-1, RN-2, RN-3, RN-4, AND RN-5 MAY ALSO BE CONSIDERED.”**
 - 4) **ON PAGE 44 & 45 OF THE PLAN UPDATE, IN APPENDIX B-LAND USE CLASSIFICATIONS, RN-3 SHALL BE ADDED AS A PERMITTED ZONE FOR LOW DENSITY RESIDENTIAL (LDR) AND RN-5 SHALL BE ADDED AS A PERMITTED ZONE FOR MEDIUM DENSITY RESIDENTIAL (MDR).**

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

23. R. JASON BARNES

3-A-24-RZ

610 and 612 Hollywood Road / Parcel ID 107 F F 011 and 012, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. MIKHAIL HABIB

3-C-24-RZ

0 Western Avenue / Parcel ID 094 G H 005 and 004, Council District 6.
Rezoning from I-G (General Industrial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

None

SPECIAL USES

25. KAITY WOZEK / BATSON, HIMES, NORVELL & POE

12-B-23-SU

3330 W. Governor John Sevier Hwy. / Parcel ID 147 030. Proposed use: New driveway on Topside Road and expansion of existing right turn lane on W Governor John Sevier Highway in RN-1 (C) (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 1.

Speaking today:

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

Mary Miller, 3918 Shipwatch Ln., Knoxville, TN 37920

Marcus Friedman, 3227 Carpenters Grade Rd., Maryville, TN 37803

Robb Unger, 3427 Topside Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the request for a driveway to Topside Road and a minor expansion of the right turn lane on the driveway to W Governor John Sevier Highway, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****26. BUFFALO CONSTRUCTION CO****3-A-24-SU**

6395 S Northshore Drive / Parcel ID 121 O A 010 (part of). Proposed use: Multi-dwelling development in RN-2(C) (Single-Family Residential Neighborhood) and F (Floodplain Overlay) Districts. Council District 2.

Speaking today:

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

Adam Conetop (no address given)

Dean Farmer, 6501 S Northshore Dr., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the request for a multi-dwelling development, subject to 5 conditions.

2. MOTION (ADAMS) WAS MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION FAILED DUE TO LACK OF A SECOND****3. MOTION (HIGGINS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE EXCEPTION OF CONDITIONS #3, #4, AND #5.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****27. JAMES FOX****3-B-24-SU**

707 Delapp Drive / Parcel ID 069 A A 01 01. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**28. JOHN GILL, CHURCH OF THE SAVIOR UCC****3-C-24-SU**

934 N Weisgarber Road / Parcel ID 107 P A 003. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the requested for an expansion to a place of worship, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITH VARIANCES

29. FINAL PLAT OF RICHMOND HEIGHTS

3-SB-24-F

0 Richmond Avenue / Parcel ID 094 H C 01001, Council District 3.

1. STAFF RECOMMENDATION

Postpone the plat application for 30 days to the April 11, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

30. RESUBDIVISION OF A PORTION OF LOTS 184A TO 185A OF B.H. SPRANKLE’S 2ND ADDITION TO WEST KNOXVILLE

3-SC-24-F

0 Sapphire Road / Parcel ID 107 F B 015, Council District 6.

1. STAFF RECOMMENDATION

Approve the variance for plat approval without the benefit of a survey for the remaining portions of lots 184A and 185A, based on the following evidence of hardship.

1. Lots 184A and 185A have been divided into three properties by deed, but never recorded on a plat. This plat is for only one owner of the three properties, where the remaining portions are under different ownership. Requiring these two lots to be platted would require the property owner to plat properties that does not belong them.

2. The variance request is unique to this property. The current property owner gained ownership of this property in 2021 by a deed description dating from 1979; however, part of Lots 184A and 185A was conveyed by deed in 1965. So, a portion of the subject property was conveyed by deed prior to the adoption of the subdivision regulations.

3. This variance request is not intended exclusively for desire of financial gain. It is uncertain if the owners of the other two properties would agree to plat these lots together, as stated by the applicant.

Item No.

File No.

4. Granting this variance is not expected to have any adverse effect on public safety, health, or welfare. Any developments on these lots would be subject to all applicable requirements of the City of Knoxville Zoning Ordinance and the City of Knoxville Engineering department during the permitting phase.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Approve the final plat for two lots in the RN-2 district.

- 3. **MOTION (HIGGINS) AND SECOND (SMITH) WERE MADE TO APPROVE FINAL PLAT PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

FINAL SUBDIVISIONS / WITHOUT VARIANCES

31. FINAL PLAT OF THE HIGHLANDS AT CLEAR SPRING, UNIT 3

1-SC-24-F

2175 Glen Creek Road / Parcel ID 060 H E 103 01 (part of), Council District 4.

- 1. **STAFF RECOMMENDATION**

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

32. R. BENTLEY MARLOW

8-B-23-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district.

- 1. **STAFF RECOMMENDATION**

Item No.

File No.

Recommend denial of amendments as proposed to the City of Knoxville Zoning Code, Article 5.

TABLED EARLIER IN THE MEETING

33. CITY OF KNOXVILLE

3-A-24-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 11.4 Required Off-Street Parking Spaces; Table 11-2: Required Off-Street Parking.

1. STAFF RECOMMENDATION

No Staff Recommendation

WITHDRAWN EARLIER IN THE MEETING

OTHER BUSINESS

34. KNOXVILLE-KNOX COUNTY PLANNING

3-D-24-OB

3030, 3042, and 3038 Forestdale Avenue / Parcel ID 070 J J 009, 010 and 011. 3.2.C. Administrative Mapping Errors - Administrative map error correction. Council District 4.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcels 070JJ009, 010, & 011, at address 3030, 3042, and 3038 Forestdale Avenue, to correct a map error.

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 5:54 P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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