

The Planning Commission met in regular session on May 9, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

**Item No.****File No.****1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Open
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	A Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

**2. APPROVAL OF MAY 9, 2019 AGENDA****APPROVED ON CONSENT**

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**3. APPROVAL OF APRIL 11, 2019 MINUTES****APPROVED ON CONSENT**

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

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**A. AUTOMATIC POSTPONEMENTS READ**

*There were no automatic postponements.*

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

1. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL THE JUNE 13, 2019 MEETING.**

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

Nadar Mubarak requested that Item #20 be postponed for 90 days.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM #20 FOR 90 DAYS UNTIL THE AUGUST 9, 2019 MEETING**

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

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**C. ITEMS REQUESTED TO BE WITHDRAWN**

Commissioner Browning recused himself from the WITHDRAWAL vote.

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

**MOTION CARRIED 12-0. WITHDRAWN**

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**D. TABLED ITEMS**

1. **GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY**

- a. **Concept Subdivision Plan**

**4-SD-16-C**

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

- b. **USE ON REVIEW**

**4-I-16-UR**

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

2. **ANDES COURT - CORNERSTONE DEVELOPMENT, LLC**

- a. **Concept Subdivision Plan**

**1-SF-17-C**

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

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

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|--|--------------------------|
| <p><b>b. USE ON REVIEW</b><br/>Proposed use: Detached residential in PR (Planned Residential) District.</p>  | <p><b>1-J-17-UR</b></p>  |
| <p><b>3. BULLARD FARM - EAGLE CDI, INC.</b></p>  |                          |
| <p><b>a. Concept Subdivision Plan</b><br/>East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.</p>  | <p><b>5-SA-18-C</b></p>  |
| <p><b>b. USE ON REVIEW</b><br/>Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.</p>  | <p><b>5-B-18-UR</b></p>  |
| <p><b>4. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC</b></p>   |                          |
| <p><b>a. Concept Subdivision Plan</b><br/>Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.</p>   | <p><b>7-SA-18-C</b></p>  |
| <p><b>b. USE ON REVIEW</b><br/>Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p>  | <p><b>7-C-18-UR</b></p>  |
| <p><b>5. DOMINION DEVELOPMENT GROUP</b></p>  |                          |
| <p>Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.</p> | <p><b>4-G-18-UR</b></p>  |
| <p><b>6. GORDON SMITH</b></p>  |                          |
| <p>Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.</p>   | <p><b>8-B-18-AC</b></p>  |
| <p><b>7. WHITE'S ADDITION</b></p>  |                          |
| <p>At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.</p>  | <p><b>10-SC-18-F</b></p> |
| <p><b>8. ROY W BREEDEN JR &amp; DEADRA BREEDEN PROPERTY</b></p>  |                          |
| <p>North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.</p>   | <p><b>12-SD-18-F</b></p> |
| <p><b>9. DEBRA G. DAUGHERTY</b></p>  |                          |
| <p>Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.</p>                             | <p><b>12-C-18-UR</b></p> |
| <p><b>10. WOODSON TRAIL, PHASE 4A</b></p>  |                          |
|  | <p><b>10-SE-18-F</b></p> |

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

South of Woodson Drive, east of Spring Creek Road,  
Council District 1.

**11. DANIEL LEVY**

West of Sevierville Pike, along the north side of Nixon  
Road, south side of Nixon Road and north of John  
Norton Road, Commission District 9.

**a. South County Sector Plan Amendment**

From A (Agriculture) to GC (General Commercial).

**2-A-19-SP****b. Rezoning**

From A (Agricultural) to PC (Planned Commercial).

**2-D-19-RZ****E. ITEMS REQUESTED TO BE TABLED**

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEM AS READ.

**MOTION CARRIED 13-0. TABLED**

**F. ITEMS REQUESTED TO BE UNTABLED**

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

**MOTION CARRIED 13-0. UNTABLED**

**G. CONSENT ITEMS**

Items recommended for approval on consent are marked (C). They will be considered under one motion to Approve.

Commissioner Graf asked that Item #25 be removed from consent.

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #25.

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

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

2. **MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #25.**

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

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**ORDINANCE AMENDMENTS****5. KNOXVILLE-KNOX COUNTY PLANNING****3-A-19-OA**

Amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

1. **STAFF RECOMMENDATION**

Planning staff recommends postponement of consideration of the of the proposed amendment to the Knox County Zoning Ordinance to the June 13, 2019 meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**ALLEY OR STREET CLOSURES:**

*None*

**STREET OR SUBDIVISION NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

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**CONCEPTS / USES ON REVIEW****6. HISTORIC MIDDLEBROOK PRESERVATION TRUST****3-SC-19-C**

East side of Ed Shouse Drive, west side of I-640, north of Middlebrook Pike, Council District 6.

1. **STAFF RECOMMENDATION**

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

APPROVE the Concept Plan subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****7. HIGHLAND RIDGE****4-SB-19-C**

North side of Highland View Drive, northeast of Pickens Gap Road, west of Simpson Road, Commission District 9.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-9 because the site's existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions.

Speaking today:

Paul Cacase, 4015 Highland View Drive, Knoxville, TN

Terry Romans, 923 Hopewell Road, Knoxville, TN

Michael Hood, 409 Highland View Drive, Knoxville, TN

**2. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE VARIANCES 1-9 PER STAFF RECOMMENDATION.****MOTION CARRIED 13-0. APPROVED****3. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE APPROVE CONCEPT PLAN SUBJECT TO 14 CONDITIONS PER STAFF RECOMMENDATION.****MOTION CARRIED 13-0. APPROVED**

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**8. BRAXTON CREEK - HOMESTEAD LAND HOLDINGS, LLC**

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**A. CONCEPT SUBDIVISION PLAN**

**5-SA-19-C**

North side of North Campbell Station Road, east of the intersection of Fretz Road, south of Black Road, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-3 because the site's existing features and conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**B. USE ON REVIEW**

**5-A-19-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the request for up to 39 attached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 25', subject to 1 condition per staff recommendation.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**9. WALLACE ROAD SUBDIVISION - W. SCOTT WILLIAMS & ASSOCIATES**

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**A. CONCEPT SUBDIVISION PLAN**

**5-SC-19-C**

East side of Wallace Road, south of Nubbin Ridge Road, Commission District 4.

**1. STAFF RECOMMENDATION**

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

APPROVE variances 1 & 2 because the site's location and features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. USE ON REVIEW****5-E-19-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) (pending) District.

**1. STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 13 detached dwelling units on individual lots and a reduction of the peripheral setback from 35 ft to 25 ft, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****10. STEELE ROAD SUBDIVISION - HARDIN VALLEY LAND PARTNERS****A. CONCEPT SUBDIVISION PLAN****5-SD-19-C**

South side of Hardin Valley Road, west of Pellissippi Parkway, south end of Steele Road, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-6 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

Speaking today:

John Valiant, 600 South Gay Street, Knoxville, TN

Kim Frazier, 11835 Couch Mill Road, Knoxville, TN



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

2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE VARIANCES 1 -6 PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

3. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN SUBJECT TO 10 CONDITIONS PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**B. USE ON REVIEW****5-G-19-UR**

Proposed use: Attached Residential Subdivision in PR (Planned Residential) / CA (General Business) District.

1. **STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 91 attached dwelling units on individual lots, subject to 2 conditions.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN SUBJECT TO 2 CONDITIONS PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**11. TERRA VISTA TOWNHOMES - MESANA INVESTMENTS, LLC****A. CONCEPT SUBDIVISION PLAN****5-SE-19-C**

Southeast of Higdon Road, south of Oak Ridge Highway, west of Byington Solway Road, off Terra Vista Way, Commission District 6.

1. **STAFF RECOMMENDATION**

APPROVE variance 1 because the width restriction would limit the proposed clustering on the site and the proposed variance will not create a safety hazard.

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

APPROVE the Concept Plan subject to 5 conditions.

Speaking today:

John Valiant, 600 South Gay Street, Knoxville, TN

Kim Frazier, 11835 Couch Mill Road, Knoxville, TN

2. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE VARIANCE 1 PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

3. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN SUBJECT TO 5 CONDITIONS PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**B. USE ON REVIEW****5-H-19-UR**

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

1. **STAFF RECOMMENDATION**

APPROVE the development plan for up to 71 attached residential units on individual lots, subject to 3 conditions.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN SUBJECT TO 3 CONDITIONS PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**FINAL SUBDIVISIONS:****12. WALTERS LANDING NO. II****2-SM-19-F**

Southwest side of Keck Road, at intersection of Lacy Road, Commission District 7.

1. **STAFF RECOMMENDATION**

POSTPONE until the June 13, 2019 Planning Commission meeting at the request of the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****13. COPPER RIDGE, RESUBDIVISION OF LOTS 47-49****5-SA-19-F**

West side of Boyd Walters Ln at Beaver Hill Lane, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**14. CHARLES BRUNER ESTATE PROPERTY****5-SB-19-F**

Northeast side of Clear Springs Road, southeast of the intersection with Howell Road, Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**15. WASSMAN, RESUBDIVISION OF LOTS 18-23 & PART OF LOTS 16-17, 24-25****5-SC-19-F**

Intersection of Inskip Road and Henrietta Drive, Council District 5.

**1. STAFF RECOMMENDATION**

Approve variances 1 – 3. APPROVE final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**16. WILLOW PARK****5-SD-19-F**

At the terminus of Willow Park Lane, northwest of W. Emory Road, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE final plat.

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

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**17. SHOWN PROPERTY****5-SE-19-F**

South side of Tipton Station Road, east side of Tarwater Road,  
Commission District 9.

**1. STAFF RECOMMENDATION**

Approve variance. APPROVE final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**18. AUTUMN WALK, RESUBDIVISION OF LOTS  
88-91****5-SF-19-F**

Northeast terminus of Rocky Plans Lane, northeast of Ashby Field Lane,  
Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**19. GALYON PROPERTY****5-SG-19-F**

South side of Hopewell Road, northeast of Deadrick Road, Commission  
District 9.

**1. STAFF RECOMMENDATION**

Approve Final plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**REZONINGS AND PLAN AMENDMENT/REZONINGS**

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**20. NADER MUBARAK**

Northeast of Chapman Highway, northwest of E. Governor John Sevier  
Highway, Commission District 9.

**Item No.****File No.****A. SOUTH COUNTY SECTOR PLAN AMENDMENT****3-A-19-SP**

From MDR/O (Medium Density Residential and Office) and HP (Hillside & Ridgetop Protection Area) to GC (General Commercial) and HP (Hillside & Ridgetop Protection Area).

**1. STAFF RECOMMENDATION**

ADOPT RESOLUTION # 3-A-18-SP, amending the South County Sector Plan to GC (General Commercial) and recommend that County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**B. REZONING****3-D-19-RZ**

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

**1. STAFF RECOMMENDATION**

APPROVE CA (General Business) zoning, subject to one condition.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**21. REBECCA C. SCARLETT****5-A-19-RZ**

West side of 18<sup>th</sup> Street between Laurel Avenue and Clinch Avenue, Council District 1. Rezoning from R-2 (General Residential) to R-2 (General Residential)/ H-1(Historic Overlay).

**1. STAFF RECOMMENDATION**

RECOMMEND that City Council APPROVE R-2 (General Residential) / H-1 (Historic Overlay) district zoning (with Design Guidelines).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. BRIAN EWERS / DOLLAR & EWERS  
ARCHITECTURE****5-B-19-RZ**

Southwest side of Lamar Street, southeast side of 3rd Avenue, Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

**1. STAFF RECOMMENDATION**

RECOMMEND that City Council APPROVE C-2 (Central Business) zoning, subject to one condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**23. DAVID & STELLA KRAL****5-C-19-RZ**

West side of Spurlin Road, east side of Mash Lane, north of Cunningham Road, Commission District 7. Rezoning from A (Agricultural) / F (Floodway) to RA (Low Density Residential) / F (Floodway).

**1. STAFF RECOMMENDATION**

RECOMMEND that County Commission APPROVE RA (Low Density Residential) / F (Floodway) zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**24. TRANTANELLA CONSTRUCTION****5-D-19-RZ**

South side of east Beaver Creek Drive, southwest of Dry Gap Pike at Calla Crossing Lane, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 5 du/ac, subject to one condition per staff recommendation.

Speaking today:

Rodney Harris, 1306 East Beaver Creek Drive, Knoxville, TN

David Harbin, 4334 Papermill Drive, Knoxville, TN

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

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE APPROVE PR (PLANNED RESIDENTIAL) DISTRICT ZONING UP TO 5 DU/AC, SUBJECT TO ONE CONDITION PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**25. STEVE MADDOX**

West side of Triplett Lane, south of Kingston Pike, Commission District 3.

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****5-B-19-SP**

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

**1. STAFF RECOMMENDATION**

ADOPT RESOLUTION #5-B-19-SP, amending the Southwest County Sector Plan to MDR (Medium Density Residential) designation and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

2. **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO ADOPT RESOLUTION 5-B-19-SP, AMENDING THE SOUTHWEST COUNTY SECTOR PLAN TO MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION AND RECOMMEND THAT COUNTY COMMISSION ALSO ADOPT THE SECTOR PLAN AMENDMENT BECAUSE THE SOUTHWEST COUNTY SECTOR CONTINUES TO BE A FAST-GROWING PART OF KNOX COUNTY.**

**MOTION CARRIED 13-0. APPROVED**

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**B. REZONING****5-E-19-RZ**

From RA (Low Density Residential) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 7 dwelling units per acre.

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

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE APPROVE PR (PLANNED RESIDENTIAL) DISTRICT ZONING UP TO 7 DU/AC PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**26. L.W. HOMES, LLC****5-F-19-RZ**

North side of Nubbin Ridge Road, west of Wallace Road, east of Sanford Day Road, Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

WITHDRAW as requested by the Applicant.

RECOMMEND that County Commission APPROVE CA (General Business) zoning.

**WITHDRAWN EARLIER IN THE MEETING**

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**27. URBAN ENGINEERING, INC.****5-G-19-RZ**

North side of Commerce Avenue, west side of S. Central Street, southwest of E. Summit Hill Drive, Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

**1. STAFF RECOMMENDATION**

RECOMMEND that City Council APPROVE C-2 (Central Business District) / D-1 (Downtown Design Overlay).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**28. RML CONSTRUCTION, LLP****5-H-19-RZ**

Northeast side of Solway Road at intersection of Greystone Summit Drive, Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**



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

RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) district zoning.

Speaking today:

John Valiant, 600 South Gay Street, Knoxville, TN

Kim Frazier, 11835 Couch Mill Road, Knoxville, TN

Ryan Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN

2. **MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE APPROVE OB (OFFICE, MEDICAL & RELATED SERVICES) / TO (TECHNOLOGY OVERLAY) DISTRICT ZONING PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**29. CHELSEA LINNABARY****5-I-19-RZ**

North side Mascot Road, east side Roseberry Road, Commission District 8. Rezoning from RA (Low Density Residential) to A (Agricultural).

1. **STAFF RECOMMENDATION**

RECOMMEND that County Commission APPROVE A (Agricultural) district zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)****30. DUKE DEVELOPMENT COMPANY, LLC****5-A-19-SP**

West side of Tazewell Pike, North of Fairview Road, Commission District 8. Northeast County Sector Plan Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential).

1. **STAFF RECOMMENDATION**

ADOPT RESOLUTION #5-A-19-SP, amending the Northeast County Sector Plan to MDR (Medium Density Residential) and recommend that County Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)

**Item No.****File No.****WITHDRAWN EARLIER IN THE MEETING****USES ON REVIEW:****31. GRAHAM CORPORATION****4-A-19-UR**

North side of Clinton Highway, west side of Callahan Drive. Proposed use: Creation of 3 new retail structures in existing development in PC-1 (Retail and Office Park) District. Council District 3.

**1. STAFF RECOMMENDATION**

POSTPONE the Use on Review until the June 13, 2019 meeting as recommended by Staff. (Applicant is requesting approval).

**POSTPONED 30 DAYS EARLIER IN THE MEETING****32. GRANT PORDER****5-B-19-UR**

Southeast side of Crippen Road, east of Maynardville Pike. Proposed use: Self-service storage facility for Recreational Vehicles and Boats in CA (General Business) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the Development Plan for an outdoor self-storage facility with approximately 30 uncovered vehicle storage parking stalls, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****33. CASCADE FALLS, LLC****5-C-19-UR**

North of Ball Camp Pike, southeast of Gatekeeper Way. Proposed use: One additional dwelling unit in PR (Planned Residential) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for 1 additional detached residential unit on an individual lot in the PR zoning district for a total of 4 lots, subject to [the following] 4 conditions.

**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****34. JOSHUA QUEENER****5-D-19-UR**

North side of Valley View Road at intersection of Vera Drive. Proposed use: 2 lots for detached houses in RP-1 (Planned Residential) District. Council District 4.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for 1 additional detached residential unit on an individual lot in the RP-1 zoning district for a total of 2 lots, subject to [the following] 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****35. CHRISTOPHER KING****5-F-19-UR**

South side of Millertown Pike at terminus of Delmar Road. Proposed use: Church with 264 seat sanctuary in O-1 (Office, Medical, and Related Services) District. Council District 4.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a 264 seat church, subject to 11 conditions.

Speaking today:

Christopher King, 2554 Sutherland Avenue, Knoxville, TN

- 1. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE DEVELOPMENT PLAN SUBJECT TO 11 CONDITIONS PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

**36. TRENT DEVELOPMENT GROUP, LLC****5-I-19-UR**

East side of Moss Creek Boulevard, South of Kingston Pike. Proposed use: Apartments in O-1 (Office, Medical, and Related Services) (k) District. Council District 2.

**1. STAFF RECOMMENDATION**

TABLE as requested by the Applicant.

**TABLED EARLIER IN THE MEETING**

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**OTHER BUSINESS****37. CONSIDERATION OF AMENDMENT TO THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS****6-B-18-OB****1. STAFF RECOMMENDATION**

APPROVE the proposed amendments to the Knoxville-Knox County Subdivision Regulations with an effective date of August 7, 2019. Staff is recommending the delay in the effective date to allow time to establish the administrative procedures needed for implementing the amendments.

**2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE AMENDMENT PER STAFF RECOMMENDATION.**

**MOTION CARRIED 13-0. APPROVED**

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**38. CONSIDERATION OF AN AMENDMENT TO THE FY 2019 OPERATING BUDGET****4-A-19-OB****1. STAFF RECOMMENDATION**

Recommend approval of Budget Amendment # 1 as reflected in the attached budget document. This amendment reflects a correction to the amount that the City of Knoxville is providing to Knoxville-Knox County Planning for fiscal year 2019 (\$1,106,650 to \$1,161,980) and notes an increase of \$10,000 from the City of Knoxville for

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

Recode efforts. The increase revenues were distributed to staff related expenditures and to insurance expense.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**39. CONSIDERATION OF CITY OF KNOXVILLE  
2020-2025 CAPITAL IMPROVEMENTS  
PROGRAM AND BUDGET**

**5-A-19-OB**

**1. STAFF RECOMMENDATION**

APPROVE the City of Knoxville Capital Improvements  
Program for Fiscal Years 2020-2025

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

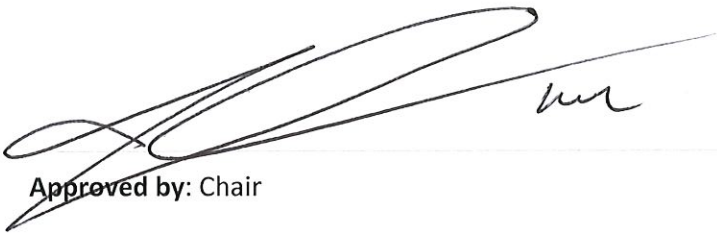
- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADJOURN.**
- 3. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3: 08 P.M.**



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.