

The Planning Commission met in regular session on May 14, 2020 at 1:30 p.m. via an electronic meeting thorough ZOOM.

**Item No.** \_\_\_\_\_ **File No.** \_\_\_\_\_

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

Ms. Tamara Boyer	Ms. Gayle Bustin	A Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
A Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
A Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	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 14, 2020 AGENDA**

**APPROVED ON CONSENT**

-

**3. APPROVAL OF APRIL 9, 2020 MINUTES**

**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**

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JUNE 11, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.  
POSTPONED 30 DAYS**

MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE JULY 9, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 12-0.  
POSTPONED 60 DAYS**

**C. WITHDRAWALS**

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEMS AS READ.

A roll call vote was taken. Commissioner Smith recused himself.

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WITHDRAWN**

**D. TABLED ITEMS**

- 1. WOODSON TRAIL, PHASE 4A

10-SE-18-F

**Item No.**

**File No.**

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

---

**E. ITEMS REQUESTED TO BE TABLED**

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

A roll call vote was taken.

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

---

**F. ITEMS REQUESTED TO BE UNTABLED FOR THE  
PURPOSE OF BEING WITHDRAWN.**

None

---

**G. CONSENT ITEMS**

**MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE  
TO HEAR THE CONSENT ITEMS AS READ WITH THE  
EXCEPTION OF ITEM #22.**

A roll call vote was taken.

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

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE  
TO APPROVE THE CONSENT ITEMS AS HEARD.**

A roll call vote was taken.

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

**ALLEY OR STREET CLOSURES**

*None*

**Item No.**

**File No.**

**STREET NAME CHANGES**

None

**PLANS, STUDIES, REPORTS**

None

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

---

**5. JENNIFER REYNOLDS / BAXTER PROPERTIES (REVISED)**

220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201, Council District 4.

---

**A. NORTH CITY SECTOR PLAN AMENDMENT**

**10-B-19-SP**

From LDR (Low Density Residential) to NC (Neighborhood Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

WITHDRAW the North City Sector Plan amendment request for 220 Adair Drive per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

---

**B. ONE YEAR PLAN AMENDMENT**

**10-B-19-PA**

From LDR (Low Density Residential) to NC (Neighborhood Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

WITHDRAW the One Year Plan amendment request for 220 Adair Drive per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

---

**C. REZONING**

**10-B-19-RZ**

From RN-1 (Single Family Residential Neighborhood) and RN-4 (General Residential Neighborhood) to C-N (Neighborhood Commercial).

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

POSTPONE the request for 30 days to allow readvertisement of the revised request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**6. GEORGES BRANDAN**

9805 Dutchtown Road & 801 Bob Kirby Road / Parcel ID 118 150 & 155, Commission District 3.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****4-F-20-SP**

From NC (Neighborhood Commercial) to HDR (High Density Residential).

**1. STAFF RECOMMENDATION**

POSTPONE for 30-days to the June 11, 2020 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. REZONING****4-E-20-RZ**

From CN (Neighborhood Commercial) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

POSTPONE for 30-days to the June 11, 2020 Planning Commission meeting, as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**7. JOHN KEVIN MCDONALD & HENDERSON WILLIS****5-A-20-RZ**

2021 & 2025 Neubert Road / Parcel ID 83 O C 007, Commission District 8. Rezoning from RB (General Residential) to A (Agricultural).

**1. STAFF RECOMMENDATION**

APPROVE A (Agricultural), because it is consistent with the East County Sector Plan's LDR (Low Density Residential) designation.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. JOHN KEVIN MCDONALD & HENDERSON WILLIS**

**5-B-20-RZ**

2109 Neubert Road / Parcel ID 83 O C 009, Commission District 8.  
Rezoning from RB (General Residential) to A (Agricultural).

**1. STAFF RECOMMENDATION**

APPROVE A (Agricultural), because it is consistent with the East County Sector Plan's LDR (Low Density Residential) designation and it is an extension of the existing A (Agricultural) zoning to the west.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. BENJAMIN C. MULLINS O/B/O KADUNZA LTD, LLC**

**5-C-20-RZ**

3216 Johnson Road / Parcel ID 92 01201, Commission District 6.  
Rezoning from A (Agricultural) to CN (Neighborhood Commercial).

Speaking today:

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

**1. STAFF RECOMMENDATION**

APPROVE CN (Neighborhood Commercial) because it is consistent with the NC (Neighborhood Commercial) sector plan designation for this intersection on the recently improved Schaad Road.

**2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE CN (NEIGHBORHOOD COMMERCIAL) BECAUSE IT IS CONSISTENT WITH THE NC (NEIGHBORHOOD COMMERCIAL) SECTOR PLAN DESIGNATION FOR THIS INTERSECTION ON THE RECENTLY IMPROVED SCHAAD ROAD.**

A roll call vote was taken.

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

**Item No.****File No.****10. ML ACQUISITIONS, LLC****5-D-20-RZ**

1709 E. Fifth Avenue / Parcel ID 82 P K 031, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to O (Office).

**1. STAFF RECOMMENDATION**

WITHDRAW the request to rezone this parcel to O (Office) per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

**11. SMJT, LLC****5-E-20-RZ**

745 N. Broadway Avenue / Parcel ID 94 D C 01001, Council District 4. Rezoning from C-G- 2 (General Commercial) to DK-E (Downtown Knoxville).

**1. STAFF RECOMMENDATION**

APPROVE DK-E (Downtown Knoxville Edge Subdistrict) zoning because it is consistent with the Central City Sector Plan's MU-SD, CC-1 (Mixed Use-Special District, Downtown North) designation and is consistent with the surrounding development.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**12. PRIMOS LAND COMPANY, LLC****5-F-20-RZ**

5913 W. Emory Road / Parcel ID 78 038 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Josh Sanderson, 4907 Ball Road Knoxville, TN 37931.

Carolyn Greenwood, 3224 Boomerang Lane, Knoxville, TN 37931.

Byron Starkweather, 5913 W Emory Road, Knoxville, TN 37931.

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 4 du/ac. (Applicant requested PR up to 5 du/ac).

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4 DU/AC. (APPLICANT REQUESTED PR UP TO 5 DU/AC).**

**Item No.**

**File No.**

A roll call vote was taken.

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

**13. TRACY HEARD**

**5-G-20-RZ**

1714 & 1716 W. Emory Road / Parcel ID 56 14804 & 14805, Commission District 7. Rezoning from I (Industrial) to CN (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

APPROVE CN (Neighborhood Commercial) because it is consistent with the MUSD NCO-2 (Mixed Use Special District) sector plan designation for the Historic Powell Center.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**14. SMJT, LLC**

**5-H-20-RZ**

710 Irwin Street / Parcel ID 94 D C 006, Council District 4. Rezoning from C-G-2 (General Commercial) to DK-E (Downtown).

**1. STAFF RECOMMENDATION**

DENY DK-E (Downtown Knoxville Edge Subdistrict) zoning because approval would create a nonconforming use within the DK-E zone.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**15. BENJAMIN MULLINS OBO ANN ROWLAND**

3324 Swafford Road / Parcel ID 103 073, Commission District 6.

Speaking today:

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

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**5-A-20-SP**

From A (Agriculture), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District) to RR



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

(Rural Residential), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District).

**1. STAFF RECOMMENDATION**

ADOPT Resolution #5-A-20-SP, amending the Northwest County Sector Plan to RR (Rural Residential) because it is adjacent to the Planned Growth Area of the Growth Policy Plan.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADOPT RESOLUTION #5-A-20-SP, AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO RR (RURAL RESIDENTIAL) BECAUSE IT IS ADJACENT TO THE PLANNED GROWTH AREA OF THE GROWTH POLICY PLAN.**

A roll call vote was taken.

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

**B. REZONING****5-J-20-RZ**

From A (Agricultural) & A (Agricultural) / TO (Technology Overlay to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 2.5 du/ac because it is consistent with the slope analyses. (Applicant requested PR up to 3 du/ac).

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC BECAUSE IT IS CONSISTENT WITH THE SLOPE ANALYSES. (APPLICANT REQUESTED PR UP TO 3 DU/AC).**

**3. COMMISSIONER CLANCY AMENDED HIS MOTION TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC. COMMISSIONER ROTH AMENDED HIS SECOND.**

A roll call vote was taken.

**MOTION TIED 6-6 (BUSTIN, DENT, EASON, GRAF, PHILLIPS, TOCHER NO).**

**4. MOTION (EASON) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2.5 DU/AC BECAUSE IT IS CONSISTENT WITH THE SLOPE ANALYSIS. (APPLICANT REQUESTED PR UP TO 3 DU/AC).**

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

A roll call vote was taken.

**MOTION CARRIED 7-5 (BOYER, CLANCY, HILL, ROTH, SMITH NO). APPROVED**

**16. MESANA INVESTMENTS, LLC**

**5-K-20-RZ**

9942 Westland Drive / Parcel ID 154 00201 (part of), Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) for the southernmost portion of the parcel.

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) zoning at 3 du/ac because it is consistent with the North City Sector Plan's LDR (Low Density Residential) designation and consistent with surrounding development. (The applicant requested up to 5 du/ac).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. INDEPENDENT HEALTHCARE PROPERTIES, LLC**

2433 & 2421 Reagan Rd. / Parcel ID 104 01101 & 013, Commission District 6.

Speaking today:

John Anderson, 10215 Technology Drive, Suite #304, Knoxville, Tennessee 37932.

Franklin Farrow, 7620 Arbery Way, Ootlewah, TN.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

**5-B-20-SP**

From LDR (Low Density Residential) & TP (Technology Park) to MDR (Medium Density Residential).

**1. STAFF RECOMMENDATION**

ADOPT Resolution #5-B-20-SP, amending the Northwest County Sector Plan because the MDR (Medium Density Residential) sector plan designation provides a transitional land use from the more intense Technology and Business Park classifications and the adjacent Low Density Residential areas, per attached resolution, Exhibit A.

**Item No.**

**File No.**

- 2. **MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO ADOPT RESOLUTION 5-B-20-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN BECAUSE THE MDR (MEDIUM DENSITY RESIDENTIAL) SECTOR PLAN DESIGNATION PROVIDES A TRANSITIONAL LAND USE FROM THE MORE INTENSE TECHNOLOGY AND BUSINESS PARK CLASSIFICATIONS AND THE ADJACENT LOW DENSITY RESIDENTIAL AREAS, PER ATTACHED RESOLUTION, EXHIBIT A.**

A roll call vote was taken.

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

**B. REZONING**

**5-L-20-RZ**

From PR (Planned Residential)/ TO (Technology Overlay) & A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 10 du/ac because it will provide for additional opportunities for medium residential development in the fastest growing sector of Knox County.

- 2. **MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 10 DU/AC BECAUSE IT WILL PROVIDE FOR ADDITIONAL OPPORTUNITIES FOR MEDIUM RESIDENTIAL DEVELOPMENT IN THE FASTEST GROWING SECTOR OF KNOX COUNTY.**

A roll call vote was taken.

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

**18. HOUSTON SMELCER**

**5-M-20-RZ**

3105 Essary Drive / Parcel ID 58 E A 002, Council District 4. Rezoning from O (Office) to RN-5 (General Residential Neighborhood).

Speaking today:

George Ewart, 404 Bearden Park Circle, Knoxville, TN 37919.

**1. STAFF RECOMMENDATION**

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

APPROVE RN-5 (General Residential Neighborhood District) zoning because it is consistent with the North City Sector Plan's MDR (Medium Density Residential) designation as described at the time of the applicant's initial request.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE APPROVE RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD DISTRICT) ZONING BECAUSE IT IS CONSISTENT WITH THE NORTH CITY SECTOR PLAN'S MDR (MEDIUM DENSITY RESIDENTIAL) DESIGNATION AS DESCRIBED AT THE TIME OF THE APPLICANT'S INITIAL REQUEST.**

A roll call vote was taken.

### MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

#### PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

#### CONCEPTS / DEVELOPMENT PLANS

*(may include Uses on Review)*

## 19. THOMPSON MEADOWS

### A. CONCEPT SUBDIVISION PLAN

**5-SA-20-C**

7711 Thompson School Rd. / Parcel ID 20 15801, Commission District 8.

Speaking today:

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

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

Nadine Porter, Oakland View Lane, Knoxville, TN.

Adam Thompson, 7643 Cotton Patch Road, Corryton, TN 37721.

Jessica Nirmaier, 7643 Cotton Patch Road, Corryton, TN 37721.

Jim Snowden, City Engineering and Public Works, Knoxville, TN.

1. **STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 7 conditions.

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

APPROVE variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

2. **MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO POSTPONE VARIANCES 1-3 30 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED 6-5 (BOYER, CLANCY, CROWDER, ROTH, SMITH NO). POSTPONED 30 DAYS**

3. **MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ALL OF THE MOTIONS PERTAINING TO AGENDA ITEM #19 THOMPSON MEADOWS 30 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING AT ONE TIME.**

A roll call vote was taken.

**MOTION CARRIED 10-1 (ROTH NO) POSTPONED 30 DAYS**

4. **MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO POSTPONE THE CONCEPT PLAN SUBJECT TO 7 CONDITIONS 30 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED 6-5 (BOYER, CLANCY, CROWDER, ROTH, SMITH NO). POSTPONED 30 DAYS**

5. **MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO POSTPONE ALTERNATE DESIGN STANDARDS 1-4 30 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED 6-5 (BOYER, CLANCY, CROWDER, ROTH, SMITH NO). POSTPONED 30 DAYS**

**Item No.****File No.****B. USE ON REVIEW****5-A-20-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the request for up to 187 detached dwellings on individual lots and a reduction of the peripheral setback to 30 ft, subject to 2 conditions.

**2. MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO POSTPONE THE REQUEST FOR UP TO 187 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERAL SETBACK TO 30 FT, SUBJECT TO 2 CONDITIONS 30 DAYS UNTIL THE JUNE 11, 2020 PLANNING COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED MOTION CARRIED 6-5 (BOYER, CLANCY, CROWDER, ROTH, SMITH NO). POSTPONED 30 DAYS**

**THE PLANNING COMMISSION TOOK A BRIEF RECESS AT 3:32 P.M. AND RETURNED AT 3:42 P.M.**

**20. ROCK POINTE DEVELOPMENT, LLC****5-SB-20-C**

325, 0, 305, 288, & 308 Pelham Road, 1013, 1001, & 1057 Spring Hill Road, 0 McCalla Avenue, 0 & 383 Nash Road / Parcel ID 70 M E 001,002, 00203 0711A001, 00101, 00201, 00203, & 0711A020-028, Council District 6.

**1. STAFF RECOMMENDATION**

POSTPONE the concept plan until the July 9, 2020 Planning Commission meeting as requested by the applicant.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

## 21. S & E PROPERTIES, LLC ON HATMAKER LANE

### A. CONCEPT SUBDIVISION PLAN

5-SC-20-C

0 Hatmaker Ln., 0 Pine Creek Road, 0 Everett Road / Parcel ID 141 082 & 08203, 129 16413, Commission District 6.

1. **STAFF RECOMMENDATION**

WITHDRAW the proposed concept plan as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

### B. USE ON REVIEW

5-F-20-UR

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

1. **STAFF RECOMMENDATION**

WITHDRAW the proposed development plan as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING.**

## 22. BEELER FARMS

Speaking today:

Dan Kirby, P.O. Box 10226, Knoxville, TN 37939.

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

John Blankenship, 7026 E. Emory Road, Knoxville, TN 37938.

### A. CONCEPT SUBDIVISION PLAN

5-SD-20-C

6848 Beeler Road / Parcel ID 20 21401, Commission District 8.

1. **STAFF RECOMMENDATION**

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

APPROVE variance 1 because sight distance constraints restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCE 1 BECAUSE SIGHT DISTANCE CONSTRAINTS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND WILL NOT CREATE A TRAFFIC HAZARD.**

A roll-call vote was taken.

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

3. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS.**

A roll-call vote was taken.

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

**B. USE ON REVIEW**

**5-L-20-UR**

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

1. **STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 44 detached dwelling units on individual lots, subject to 2 conditions.

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 44 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS, SUBJECT TO 2 CONDITIONS.**

A roll-call vote was taken.

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



---

## 23. ARCADIA

### A. CONCEPT SUBDIVISION PLAN

5-SE-20-C

0, 2023 and 2027 Arcadia Peninsula Way & 0 Forrest Glad Way / Parcel ID 163 Part of 02806, 02811, & 02812, & 02839, 02841, 02842 & 02843, Commission District 5.

#### 1. STAFF RECOMMENDATION

APPROVE variances 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE alternate design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

### B. USE ON REVIEW

5-N-20-UR

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

#### 1. STAFF RECOMMENDATION

APPROVE the request for up to 12 detached dwellings on individual lots subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## USES ON REVIEW

---

## 24. EVERETT LAND DEVELOPMENT, LLC

4-H-20-UR

12650 Yarnell Road / Parcel ID 141 05003 (part of). Proposed use: Adding additional lots in PR (Planned Residential) District. Commission District 6.

#### 1. STAFF RECOMMENDATION

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

APPROVE the request for up to 1 detached residential dwelling on an individual lot subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**25. BENCHMARK ASSOCIATES, INC.**

**5-B-20-UR**

1506 Laurens Glen Lane / Parcel ID 145 H M 001. Proposed use: Reduce Peripheral Setback from 35' to 20' in PR (Planned Residential) & A (Agricultural) District. Commission District 4.

**1. STAFF RECOMMENDATION**

APPROVE the request to reduce the peripheral setback from 35' to 20' for Lot 1 of the Laurens Glen Subdivision subject to the 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**26. RANDY GUIGNARD / CAFÉ INTERNATIONAL, LLC**

**5-C-20-UR**

0 Hyatt Rd. / Parcel ID 39 L A 01203. Proposed use: Peripheral setback reduction from 35' to 15'. (see notes on application) in PR (Planned Residential) District. Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE the request for the request to reduce the peripheral setback from 35 feet to 15 feet for the northeastern property line of 14R2-2, resubdivision of Lot 14R of Glenridge Gardens, subject to 1 condition.

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a use on review.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**27. BRADLEY JORDAN / PYRAMID CONSTRUCTION, LLC**

**5-D-20-UR**

2720 Ellistown Road / Parcel ID 51 06905. Proposed use: Contractor's Storage Yard in CR (Rural Commercial) District. Commission District 8.

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

APPROVE the request for a contractor's storage yard with approximately 1,000 sq. ft. of storage, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**28. DISCOUNT TIRE COMPANY****5-E-20-UR**

0 Norris Freeway / Parcel ID 38 C G 005. Proposed use: Discount Tire Store in SC (Shopping Center) District. Commission District 7.

**1. STAFF RECOMMENDATION**

WITHDRAW the proposed development plan as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

---

**29. BENCHMARK ASSOCIATES, INC.****5-G-20-UR**

1120 Dry Gap Pike / Parcel ID 57 12514. Proposed use: Assisted Living Facility in PR (Planned Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for an assisted living/hospice care facility with up to 16 beds in a building with approximately 22,347 square feet, subject to the following 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**30. EMILY HARMON, DVM****5-H-20-UR**

713 E. Emory Road / Parcel ID 47 078. Proposed use: Veterinary Clinic in CB (Business and Manufacturing) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the request for a walk-in veterinary wellness clinic containing approximately 1,680 square feet of floor area and approximately 250 square feet of non-fenced outdoor animal waste area, as shown on the development plan, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****31. CHRISTOPHER BUSH**

5-I-20-UR

10101 Westland Drive / Parcel ID 153 D A 020. Proposed use: Construction of detached garage with apartment above in RA (Low Density Residential) District. Commission District 5.

**1. STAFF RECOMMENDATION**

APPROVE the request for a garage apartment that is approximately 700 square feet, subject to 2 conditions.

1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**32. CHRISTOPHER BUSH**

5-J-20-UR

1707 Forrester Rd. / Parcel ID 47 E B 014. Proposed use: Construction of two duplex structures on individual lots in RA (Low Density Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

POSTPONE the request to the June 11, 2020 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**33. INDEPENDENT HEALTHCARE PROPERTIES, LLC**

5-K-20-UR

7700 Dannaer Drive / Parcel ID 47 03314. Proposed use: Memory Care Facility in OB (Office, Medical, and Related Services) District. Commission District 7.

**1. STAFF RECOMMENDATION**

POSTPONE the request to the June 11, 2020 Planning Commission meeting as recommended by staff.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****34. HARDIN VALLEY HOLDINGS, LLC****5-M-20-UR**

2326 Cherahala Blvd. / Parcel ID 103 E A 017. Proposed use: Child Day Care Center in CA (General Business) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a child day care center with a one-story building with approximately 12,068 square feet and a maximum enrollment of up to 190 children, subject to the following 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**35. DAMON A. FALCONNIER, NCARB****5-O-20-UR**

8835 Middlebrook Pk. / Parcel ID 105 15701. Proposed use: Proposed modular building for an existing church in PR (Planned Residential) & RB (General Residential) District. Commission District 3.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a modular office building with approximately 2,128 square feet located behind the existing church in the PR zone, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

*SPECIAL USES***36. CHRISTINE DUNCAN****3-C-20-SU**

2521 Orchard House Way & 0 Warrick Avenue / Parcel ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3.

**1. STAFF RECOMMENDATION**

TABLE the application as requested by the applicant.

**TABLED EARLIER IN THE MEETING.**

**Item No.****File No.****37. J.A. MURPHY GROUP, LLC****3-H-20-SU**

7805 Middlebrook Pike / Parcel ID 106 J A 40. Proposed use: 36 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay) District. Council District 3.

**1. STAFF RECOMMENDATION**

WITHDRAW the application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING.**

**38. CHRISTOPHER BUSH****5-A-20-SU**

1814 & 1816 East Glenwood Avenue / Parcel ID 82 I L 015 & 016. Proposed use: Construction of two-family structure in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

**1. STAFF RECOMMENDATION**

APPROVE the request for a two-family dwelling, subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**39. RANDY GUIGNARD****5-B-20-SU**

651 Mars Hill Rd. / Parcel ID 119 D 00305. Proposed use: Place of Worship in RN-2 (Single-Family Residential Neighborhood) / PD District (Planned Development), Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for an 80 seat place of worship with approximately 1,748 sq. ft. of floor area, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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

## FINAL SUBDIVISIONS

**40. MISSIONARY BAPTIST CHURCH AT N SIXTH AVENUE**

3-SB-20-F

1129 N. Sixth Avenue / Parcel ID 82 P B 009, Council District 4.

**1. STAFF RECOMMENDATION**

POSTPONE the request until the June 11, 2020 Planning Commission meeting, at the request of the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****41. JOHN REED/SD**

5-SA-20-F

5401 Nickle Lane / Parcel ID 79 K C 014 part of 013, Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE Variance.

APPROVE Final Plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING****42. SCARBROUGH PROPERTY**

5-SB-20-F

12257 Buttermilk Road / Parcel ID 129 11201 &amp; 11203, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE Variance.

APPROVE Final Plat.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## PLANNED DEVELOPMENT

**43. VOLUNTEER MINISTRY CENTER, INC.**

4-A-20-PD

1501 E. Fifth Ave. / Parcel ID 82 P K 039 Proposed use: Supportive Housing in O (Office) District. Council District 6.

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

Speaking today:

Bruce Spangler, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the preliminary plan for the VMC supportive housing development at 1501 East 5th Avenue, including approval of the three requested exceptions to the underlying zoning's dimensional and use standards, subject to the following conditions:

1. Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Commission. The final plan shall be in substantial compliance with the approved preliminary plan.
2. The final plan shall provide site engineering details as requested by the City of Knoxville Engineering Department.
3. The final plan shall include a final landscape plan.

**2. MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE THE PRELIMINARY PLAN FOR THE VMC SUPPORTIVE HOUSING DEVELOPMENT AT 1501 EAST 5TH AVENUE, INCLUDING APPROVAL OF THE THREE REQUESTED EXCEPTIONS TO THE UNDERLYING ZONING'S DIMENSIONAL AND USE STANDARDS, SUBJECT TO THE FOLLOWING CONDITIONS:**

**1. UPON APPROVAL OF THE PRELIMINARY PLAN BY CITY COUNCIL, A FINAL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COMMISSION. THE FINAL PLAN SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAN.**

**2. THE FINAL PLAN SHALL PROVIDE SITE ENGINEERING DETAILS AS REQUESTED BY THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT.**

**3. THE FINAL PLAN SHALL INCLUDE A FINAL LANDSCAPE PLAN.**

A roll-call vote was taken.

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

---

**44. LOGAN HIGGINS**

**5-A-20-PD**

4333 Galbraith School Road / Parcel ID 109 K G 023 Proposed use:  
Adaptive reuse of the Galbraith School building in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.



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

Speaking today:

Logan Higgins, 133c S. Gay Street, Knoxville, TN 37902.

**1. STAFF RECOMMENDATION**

APPROVE the preliminary plan for the Galbraith School Adaptive Reuse planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 3 conditions:

1. Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Planning Commission. The final plan shall be in substantial compliance with the approved preliminary plan.
2. The Principal Use Standards of section 9.3 of the City of Knoxville zoning ordinance apply to all applicable uses unless otherwise specified within the Galbraith School Adaptive Reuse document.
3. No signs shall be internally illuminated and the permitted detached sign shall be no taller than 6 feet and no greater than 36 square feet in area.

**2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE PRELIMINARY PLAN FOR THE GALBRAITH SCHOOL ADAPTIVE REUSE PLANNED DEVELOPMENT, INCLUDING APPROVAL OF THE REQUESTED EXCEPTIONS TO THE UNDERLYING ZONING'S DIMENSIONAL AND USE STANDARDS, SUBJECT TO 3 CONDITIONS:**

- 1. UPON APPROVAL OF THE PRELIMINARY PLAN BY CITY COUNCIL, A FINAL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION. THE FINAL PLAN SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAN.**
- 2. THE PRINCIPAL USE STANDARDS OF SECTION 9.3 OF THE CITY OF KNOXVILLE ZONING ORDINANCE APPLY TO ALL APPLICABLE USES UNLESS OTHERWISE SPECIFIED WITHIN THE GALBRAITH SCHOOL ADAPTIVE REUSE DOCUMENT.**
- 3. NO SIGNS SHALL BE INTERNALLY ILLUMINATED AND THE PERMITTED DETACHED SIGN SHALL BE NO TALLER THAN 6 FEET AND NO GREATER THAN 36 SQUARE FEET IN AREA.**

A roll-call vote was taken.

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

**Item No.****File No.****ORDINANCE AMENDMENTS**

---

**45. CITY OF KNOXVILLE****5-A-20-OA**

Consideration of minor amendments to Article 13.9E and F of the City of Knoxville Zoning Ordinance to address limitations on the maximum sign area in the Office Park District (OP).

**1. STAFF RECOMMENDATION**

POSTPONE 5-A-20-OA until the June 11, 2020 Knoxville-Knox County Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

---

**46. CITY OF KNOXVILLE****5-B-20-OA**

Consideration of minor amendments to the title bars and introductory language in Articles 13.3 and 13.8 of the City of Knoxville Zoning Ordinance to clarify the application of the existing provisions to the previously codified list.

**1. STAFF RECOMMENDATION**

APPROVE the City of Knoxville's Plans Review & Inspection Division's request for minor amendments to Article 13 of the City of Knoxville Zoning Ordinance.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**47. KNOXVILLE-KNOX COUNTY PLANNING****5-C-20-OA**

Consideration of amendments to Articles 8.9, 14.2 and 16.8 of the City of Knoxville Zoning Code to clarify review procedures and development standards in the Hillside Protection Overlay.

**1. STAFF RECOMMENDATION**

APPROVE of the proposed amendments to Articles 8.9, 14.2, and 16.8 of the City of Knoxville Zoning Code to clarify review procedures and development standards in the Hillside Protection Overlay.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****48. KNOXVILLE-KNOX COUNTY PLANNING****5-D-20-OA**

Consideration of amendments to Articles 14.2, 14.6, 14.9, 14.12, 14.15 and 14.16, and 16.6 of the City of Knoxville Zoning Ordinance regarding the Infill Housing Review Committee and the Design Review Board.

**1. STAFF RECOMMENDATION**

POSTPONE 5-D-20-OA until the June 11, 2020 Knoxville-Knox County Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**OTHER BUSINESS****49. CITY OF KNOXVILLE****5-A-20-OB**

Consideration of 2021-2026 Capital Improvements Program and Budget.

**1. STAFF RECOMMENDATION**

APPROVE the City of Knoxville Capital Improvements Program for Fiscal Years 2021-2026.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**50. SHIFT CHURCH****5-B-20-OB**

Consideration of request for 2864 Alcoa Highway to continue to be used as assembly/church.

**1. STAFF RECOMMENDATION**

APPROVE the request of Shift Church for 2864 Alcoa Highway to continue to be used as assembly/church.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

- 1. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO ADJOURN.**

**Item No.**

**File No.**

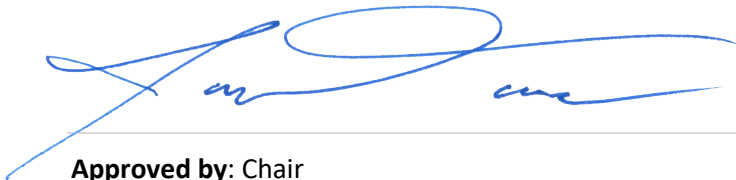
1. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:28 P.M.**



**Prepared by:** Laura Edmonds



**Approved by:** Secretary for the Commission



**Approved by:** Chair

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