

The Planning Commission met in regular session on May 13, 2021 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	A Ms. Tamara Boyer	Mr. Louis Browning
Ms. Jacqueline Dent	Ms. Elizabeth Eason	Mr. Richard Graf
Mr. Tim Hill	Ms. Sandra Korbelik	Mr. Jim Nichols
Mr. Chris Ooten	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair	Open

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

Proclamations were read in appreciation and gratitude for 3 individuals that have served the Planning Commission over the years.

Former Planning Commissioner Ms. Janice Tocher.

Planning Commission attorney Steve Wise who is retiring.

Former Planning Commissioner Gayle Bustin.

2. APPROVAL OF MAY 13, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF APRIL 8, 2021 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

Postponements for 30 days:

1. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JUNE 10, 2021 MEETING.

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

C. WITHDRAWALS

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

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WITHDRAWN**

D. TABLED ITEMS

- | | | |
|----|---|------------------|
| 1. | CHRISTINE DUNCAN
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. (Tabled date 7/9/2020) | 3-C-20-SU |
| 2. | ROCK POINTE DEVELOPMENT, LLC
325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, | 5-SB-20-C |

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002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020)

3. INGLES MARKETS, INC. (REVISED)**12-D-20-UR**

7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021)

E. ITEMS REQUESTED TO BE TABLED*None***F. ITEMS REQUESTED TO BE UNTABLED***None***G. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.***None***H. CONSENT ITEMS**

Applicant Parker Bartholomew, P.O. Box 53102, Knoxville, TN 37950 requested that Item #16 be removed from the consent list.

Commissioner Hill requested that Item #47 be taken off the consent list.

Commissioner Graf requested that Item #6 be removed from the consent list.

David Morgan, 3411 Huron Street, Knoxville, TN 37917 requested that Item #25 be removed from the consent list.

Mike Reynolds requested that Item #34 be removed from the consent list.

- 1. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEMS #16, #47, #6, #25 AND #34.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Jeff Sharp, 6204 Grove Drive, Knoxville, TN 37918 requested that Item #44 be removed from the consent list.

2. **MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO RESCIND THE CONSENT VOTE.**

MOTION CARRIED 12-1 (NO ROTH). RESCINDED

3. **MOTION (E SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ EXCLUDING ITEMS #16, #47, #6, #25, #34 AND #44.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

ALLEY OR STREET CLOSURES

5. GREATER FIRST CHURCH OF GOD IN CHRIST

5-A-21-AC

Request closure of unnamed alley between Hart Avenue (previously closed private right-of-way) and the southwest corner of parcel 094OC028, Council District 6.

1. **STAFF RECOMMENDATION**

Approve closure of the unnamed alley that runs from Hart Avenue to the southwest corner of parcel 094OC028, subject to any required easements, since it does not provide access to any lots and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

6. RICHARD CLARK

5-B-21-SC

Request closure of Glenmore Drive between its southeast terminus at West Hills Bynon Park and Bennington Drive, Council District 2.

Speaking today:

Richard Clark, 7916 Bennington Drive, Knoxville, TN 37909

1. **STAFF RECOMMENDATION**

Postpone this request for 30 days to be heard at the June 10, 2021 Planning Commission meeting

2. **MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE THIS REQUEST FOR 30 DAYS TO BE HEARD AT THE JUNE 10, 2021 PLANNING COMMISSION MEETING**

MOTION CARRIED 13-0. POSTPONED 30 DAYS

7. DOMINION TURKEY CREEK, LLC

5-C-21-SC

Request closure of a sliver of the Parkside Drive right of way along the property line of 10865 Parkside Drive, Council District 2.

1. STAFF RECOMMENDATION

Approve closure of a sliver of the Parkside Drive right-of-way along the property line of 10865 Parkside Drive, subject to any required easements, since it is not needed for access and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. BOBBY C. SMELCER

5-D-21-SC

Request closure of Whaley Street between Wrinkle Avenue and Northeast terminus of Whaley Street, Council District 1.

1. STAFF RECOMMENDATION

Approve closure of Whaley Street from its intersection with Wrinkle Avenue to its northeast terminus point, subject to any required easements, since it is not needed for access and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since April 8, 2021

Item No.**File No.**

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF
APPROPRIATENESS

**9. CHRIS SHARP / URBAN ENGINEERING,
INC.**

5-A-21-HPA

0 Nickle Road / Parcel ID 79 E B 005. Proposed use: Additional disturbance in RN-2 (C) (Single-Family Residential Neighborhood) / HP (Hillside Protection Area) District. Council District 3.

1. STAFF RECOMMENDATION

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

10. KNOXVILLE-KNOX COUNTY PLANNING

5-D-21-SP

An amendment to the East County Sector Plan to allow consideration of OB (Office, Medical and Related Services) in the MU-SD, ECO-3 (Carter Town Center) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the text amendment to MU-SD ECO-3 (Carter Town Center) to allow consideration of OB (Office, Medical and Related Services) as a recommended zone district.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

11. BENJAMIN C. MULLINS**3-E-21-RZ**

2910, 2912 & 3000 Greenway Dr. / Parcel ID 59 P D 010 and 011, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-4 (General Residential Neighborhood) / F (Floodplain Overlay) for 2910 and 2912 Greenway Drive and from RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / F (Floodplain Overlay) / HP (Hillside Protection Overlay) for 3000 Greenway Drive.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve RN-2 (Single Family Residential Neighborhood) / F (Floodplain Overlay) zoning on all properties, and HP (Hillside Protection Overlay) on 3000 Greenway Drive, because it is consistent with existing development and recent rezonings.

2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) / F (FLOODPLAIN OVERLAY) ZONING ON ALL PROPERTIES, AND HP (HILLSIDE PROTECTION OVERLAY) ON 3000 GREENWAY DRIVE.

A roll call vote was taken.

MOTION FAILED 6-7 (NO EASON, DENT, ADAMS, PHILLIPS, GRAF, KORBELIK, S. SMITH).

3. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED 8-5 (NO OOTEN, E. SMITH, ROTH, BROWNING, HILL). APPROVED

12. WILMA CARDIN / ROBERT VAUGHN

8535 Asheville Highway / Parcel ID 62 21101, Commission District 8.

Item No.**File No.**

Speaking today:

Robert Vaughn, 1633 Bays Mountain Road, New Market, TN 37820

Ed Sharp, 217 McCubbins Road, Knoxville, TN 37924

A. EAST COUNTY SECTOR PLAN AMENDMENT**4-H-21-SP**

From MU-SD, ECO-3 (Carter Town Center) to O (Office).

1. STAFF RECOMMENDATION

Deny O (Office) because the entire MU-SD ECO-3 (Carter Town Center Mixed Use Special District) should be amended and staff has proposed this amendment.

2. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. DENIED****B. REZONING****4-L-21-RZ**

From A (Agricultural) to OB (Office, Medical, and Related Services).

3. STAFF RECOMMENDATION

Approve OB (Office, Medical and Related Services) zoning because it is consistent with the adjacent development.

4. MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****13. WILBANKS, LLC**

726 Callahan Drive; 0, 6302, 6318 and 6303 Keck Road; 6601 Wilbanks Road / Parcel ID 68 05602, 046, 04401 (part of), 04501 and 04502 and 07201, Council District 3.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**4-G-21-SP**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP

Item No.**File No.**

(Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

1. STAFF RECOMMENDATION

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**4-B-21-PA**

From LDR (Low Density Residential) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 0 Keck Road;

From GC (General Commercial) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel of 6302 Keck Road;

From LDR (Low Density Residential) / HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From GC (General Commercial) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) for 6601 Wilbanks Road.

2. STAFF RECOMMENDATION

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING**4-M-21-RZ**

From C-H-2 (Highway Commercial) to I-G (General Industrial) for 726 Callahan Drive;

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From AG (Agricultural) to I-G (General Industrial) for 0 Keck Road;

From C-G-1 (General Commercial) to C-H-1 (Highway Commercial) for 8.24-acre portion of parcel and from C-G-1 (General Commercial) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 0.61-acre portion of parcel for 6302 Keck Road;

From AG (Agricultural) / HP (Hillside Protection Overlay) to I-G (General Industrial) / HP (Hillside Protection Overlay) for 6318 and 6303 Keck Road;

From C-H-1 (Highway Commercial) to I-G (General Industrial) for 6601 Wilbanks Road.

3. STAFF RECOMMENDATION

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**14. MIKE PATEL / PURVI HOSPITALITY LLC****4-N-21-RZ**

317 North Cedar Bluff Road / Parcel ID 119 01861, Council District 2. Rezoning from C-H-2 (Highway Commercial) to C-G-2 (General Commercial).

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant on April 26, 2021.

WITHDRAWN EARLIER IN THE MEETING**15. JALAL BOUDARGA****5-A-21-RZ**

1416 and 0 Davanna Street / Parcel ID 81 N D 015, 014, 016 and 017, Council District 4. Rezoning from I-MU (Industrial Mixed-Use) to C-H-1 (Highway Commercial).

Speaking today:

Jalal Boudarga, 2807 Cherokee Peak Lane, Knoxville, TN 37912

1. STAFF RECOMMENDATION

Deny C-H-1 (General Commercial) zoning because it is not compatible with the surrounding neighborhood and does not meet all of the rezoning requirements.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

16. PARKER BARTHOLOMEW**5-B-21-RZ**

8925 and 8935 West Emory Road / Parcel ID 77 08302 and 08301, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Parker Bartholomew, P.O. Box 53102, Knoxville, TN 37950

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 1.9 du/ac (dwelling units per acre) because it is consistent with the slope analysis, the surrounding development and the Northwest County Sector Plan.

2. **MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC (DWELLING UNITS PER ACRE) BECAUSE IT IS COMPATIBLE WITH SURROUNDING DEVELOPMENT.**

MOTION CARRIED 10-3 (NO EASON, ADAMS, KORBELIK). APPROVED

17. CLARK CROSSING, LLC

7628 Chapman Highway / Parcel ID 137 225 (portion of), Commission District 9.

Speaking today:

Allen Curtis, 43 Woodstock Street, Roswell, GA 30075

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**5-A-21-SP**

From LDR (Low Density Residential) - portion only to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve GC (General Commercial) because it is a minor extension of the existing commercial node around the intersection of Chapman Highway and Governor John Sevier Highway.

Item No.**File No.**

2. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) BECAUSE IT IS A MINOR EXTENSION OF THE EXISTING COMMERCIAL NODE AROUND THE INTERSECTION OF CHAPMAN HIGHWAY AND GOVERNOR JOHN SEVIER HIGHWAY AS WELL AS CHANGING CONDITIONS IN THE AREA.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**5-C-21-RZ**

From A (Agricultural) - portion only to CA (General Business).

3. STAFF RECOMMENDATION

Approve CA (General Business) zoning because it is a minor extension of the existing commercially zoned areas around the intersection of Chapman Highway and Governor John Sevier Highway.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

18. SHAHEEN DEWJI**5-D-21-RZ**

10800 Carmichael Road / Parcel ID 103 122, 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

Approve OB (Office, Medical, and Related Services) / TO (Technology Overlay) zoning because it is consistent with the Northwest County Sector Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. EVA MILLWOOD**5-E-21-RZ**

4507 Sevierville Pike / Parcel ID 109 L D 006, Council District 1. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to AG (Agricultural) / HP (Hillside Protection Overlay).

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

Approve AG (Agricultural) / HP (Hillside Protection Overlay) zoning because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. HOMESTEAD LAND HOLDINGS, INC.**5-F-21-RZ**

12119 Hardin Valley Road / Parcel ID 116 06701, Commission District 6.
Rezoning from A (Agricultural) and CA (General Business) to PR (Planned Residential) up to 3 du/ac.

Commissioner Scott Smith recused himself from this application.

Speaking today:

Russell N. Rackley, P.O. Box 30456, Knoxville, TN 37930

Michael Douglas, 2308 Omaha Ln., Knoxville, TN 37932

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with the surrounding development, adjacent residential densities and the slope analysis.

2. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC BECAUSE IT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT.

MOTION CARRIED 10-2 (NO ADAMS, KORBELIK). APPROVED

21. JENKINS BUILDERS, INC.**5-G-21-RZ**

0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****22. DAVID & BRENDA MORRIS****5-H-21-RZ**

141 Verton Drive / Parcel ID 57 34, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. URBAN ENGINEERING, INC.

0 Long Farm Way / Parcel ID 130 A A 00212, Commission District

Speaking today:

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, Tennessee 37919

Jennifer Stenstrom, 1717 Long Farm Way, Knoxville, TN 37932

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**5-B-21-SP**

From AG (Agricultural) / HP (Hillside Protection) to RR (Rural Residential) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve RR (Rural Residential) / HP (Hillside Protection) because it consistent with the Growth Policy Plan and consistent with the adjacent zoning.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE RR (RURAL RESIDENTIAL) / HP (HILLSIDE PROTECTION) BECAUSE IT IS CONSISTANT WITH THE GROWTH POLICY PLAN, IS CONSISTENT WITH THE ADJACENT ZONING AND MEETS ALL OF THE REQUIREMENTS FOR A SECTOR PLAN AMENDMENT.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**5-I-21-RZ**

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

3. STAFF RECOMMENDATION

Item No.**File No.**

Approve PR (Planned Residential) up to 1.8 du/ac because it is consistent with the slope analysis and the surrounding development.

4. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 2 DU/AC.**

MOTION CARRIED 9-4 (NO KORBELIK, EASON, ADAMS, DENT). APPROVED

24. TAYLOR D. FORRESTER O/B/O OFR INVESTMENTS, LLC

5-J-21-RZ

1820 Amherst Road / Parcel ID 92 M A 009, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. **STAFF RECOMMENDATION**

Postpone for 30-days to the June 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. LOGAN HIGGINS

5-K-21-RZ

3415 Huron Street and 0 Oswald Street / Parcel ID 69 N E 00401 and 00402, Council District 5. Rezoning from I-H (Heavy Industrial) / IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) / IH (Infill Housing Overlay)

Speaking today:

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

David Morgan, 3411 Huron Street, Knoxville, TN 37917

1. **STAFF RECOMMENDATION**

Approve I-MU (Industrial-Mixed Use) / IH (Infill Housing Overlay) zoning because it is more compatible with the surrounding neighborhood than the existing zoning and would bring the property into compliance with the sector plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****26. KEVIN MELLON, TOM DALTON
CONSTRUCTION****5-L-21-RZ**

5503 Luttrell Road / Parcel ID 39 255, Commission District 2. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Kevin Mellon, P.O. Box 1240, Kodak, TN 37764

Karengaye Johnson, 5604 Luttrell Road, Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve RA zoning because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

27. ROBERT C. GREGORY

8425 Maynardville Pike / Parcel ID 19 16301 (a portion of), Commission District 8.

Speaking today:

Dennis Gore, 7540 Gary White Road, Corryton, TN 37721

A. NORTH COUNTY SECTOR PLAN AMENDMENT**5-C-21-SP**

From AG (Agricultural) / HP (Hillside Protection) to GC (General Commercial) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny GC (General Commercial) because this property is within the Rural Area of the Growth Policy Plan and is inconsistent with the surrounding development.

2. MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED 10-3 (NO ROTH, E. SMITH, S. SMITH). DENIED

Item No.**File No.****B. REZONING****5-M-21-RZ**

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

3. STAFF RECOMMENDATION

Deny CA (General Business) zoning because this property is within the Rural Area of the Growth Policy Plan and is inconsistent with the surrounding development.

4. MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED 10-3 (NO ROTH, E. SMITH, S. SMITH). DENIED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

28. NICKLE ROAD SUBDIVISION**4-SC-21-C**

0 Nickle Road / Parcel ID 79 E B 005, Council District 3.

1. STAFF RECOMMENDATION

POSTPONE the application until the June 10, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. HILL WIND SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****4-SE-21-C**

10607 Coward Mill Road / Parcel ID 103 091, Commission District 6.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****4-E-21-UR**

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

2. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

30. M & M PARTNERS - PEBBLEPASS LANE**A. CONCEPT SUBDIVISION PLAN****4-SI-21-C**

9922 West Emory Road and 8609 Diamondview Way / Parcel ID 76 031 and 090 001 (part of), Commission District 6.

Speaking today:

1. STAFF RECOMMENDATION

APPROVE variances 1-2 and alternative design standards 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 11 conditions.

4. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW**4-H-21-UR**

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

5. STAFF RECOMMENDATION

APPROVE the development plan for up to 82 detached residential lots, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

31. CREEK VALLEY ESTATES

Speaking today:

Josh Sanderson, 4909 Ball Road, Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN**5-SA-21-C**

8520 West Emory Road and 0 Beaver Ridge Road / Parcel ID 77 098 and 148 (part of), Commission District 6.

1. STAFF RECOMMENDATION

APPROVE alternative design standards 1-2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 10 conditions.

4. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****B. USE ON REVIEW****5-B-21-UR**

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

5. STAFF RECOMMENDATION

APPROVE the development plan for up to 42 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along W. Emory Road and Beaver Ridge Road frontages where the 25-foot common area is provided, as shown on the Concept Plan, subject to 1 condition.

6. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****32. CATATOGA**

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN 37934

Ryan Dabbs, 1811 N. Campbell Station Road, Knoxville, 37932

Jennifer Stenstrom, 1717 Long Farm Way, Knoxville, TN 37932

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, Tennessee 37919

Hunter Harrison, 2926 Swafford Road, Knoxville, TN 37932

A. CONCEPT SUBDIVISION PLAN**5-SB-21-C**

1737 North Campbell Station Road and 0 Long Farm Way / Parcel ID 117 01203 and 130AA00214 (part of), Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-10 and alternative design standards 1-4 on Road A and 1-11 on Road B on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Item No.**File No.**

2. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE VARIANCES 1-10 AND ALTERNATIVE DESIGN STANDARDS 1-4 ON ROAD A AND 1-11 ON ROAD B ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**
APPROVE the Concept Plan subject to 10 conditions.
4. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW**5-D-21-UR**

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

5. **STAFF RECOMMENDATION**
APPROVE the development plan for up to 120 detached dwelling units on individual lots, subject to 1 condition.
6. **MOTION (KORBELIK) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

33. OLD CLINTON PIKE (NAME TBD)

Speaking today:

Russell N. Rackley, P.O. Box 30456, Knoxville, TN 37930

Gerald Cureton, 3540 Greywolfe Drive, Knoxville, TN 37921

John King, 620 Market Street #5, Knoxville, TN 37902

A. CONCEPT SUBDIVISION PLAN**5-SC-21-C**

7125 Old Clinton Pike / Parcel ID 67 191, Commission District 6.

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

APPROVE the variance on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

2. MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO POSTPONE THE APPLICATION FOR 30 DAYS AS REQUESTED BY THE OPPOSITION.

A roll call vote was taken.

MOTION FAILED 2-II (OOTEN, E. SMITH, EASON, DENT, NICHOLS, ROTH, BROWNING, PHILLIPS, KORELIK, S. SMITH, HILL NO). FAILED

Commissioner Smith requested that the opposition and the applicant each have 5 additional minutes to speak.

3. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1 (NO GRAF). APPROVED

4. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 10 conditions.

5. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 12-1 (NO GRAF). APPROVED

B. USE ON REVIEW**5-E-21-UR**

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

6. STAFF RECOMMENDATION

APPROVE the development plan for up to 50 attached dwelling units on individual lots and a reduction of the peripheral setback from 35-FT to 20-FT along the Old Clinton Pike frontage and to 25-FT along the Paddock Lane frontage, subject to 3 conditions.

Item No.**File No.**

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

MOTION CARRIED 12-1 (NO GRAF). APPROVED

34. FOX GARDEN

Speaking today:

Richard LeMay, 10816 Kingston Pike, Knoxville, TN 37934

A. CONCEPT SUBDIVISION PLAN

5-SD-21-C

648 Fox Road / Parcel ID 144 006, Commission District 6.

1. **STAFF RECOMMENDATION**

APPROVE variances 1-6 and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the subdivision regulations and the proposed variances will not create a traffic hazard.

2. **MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1-6 AMENDING VARIANCE #5 TO READ “REDUCE THE MINIMUM CUL-DE-SAC RIGHT-OF-WAY RADIUS FROM 50-FT TO 48-FT” AND THE ALTERNATIVE DESIGN STANDARD ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS, AND BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

- STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.****B. USE ON REVIEW****5-F-21-UR**

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

4. STAFF RECOMMENDATION

APPROVE the development plan for up to 12 detached dwelling units on individual lots and reduction of the peripheral setback from 35-FT to 25-FT, subject to 1 condition.

5. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Chris Ooten left the meeting at this time.

USES ON REVIEW**35. JEREMY FIELDS****5-A-21-UR**

9565 Middlebrook Pike / Parcel ID 104 19202 (part of). Proposed use: Addition to existing building in PC (Planned Commercial) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the development plan for an addition to the existing grocery store of approximately 10,080 sqft (52,404 sqft total) and up to 59,500 sqft of commercial space in the shopping center, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. JEFFREY AND DARSEY WATTS**5-C-21-UR**

8326 and 8328 Joey Lane / Parcel ID 28 004 and 00401. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the development plan for up to 5 detached dwelling units on individual lots and reduction of the peripheral setback as outlined in condition #5, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. KNOX STORAGE EQUITIES, LLC**5-G-21-UR**

9091, 9103 and 9105 Middlebrook Pike / Parcel ID 105 086, 087 and 07801. Proposed use: Indoor and outdoor self-storage facility in CA (General Business) and PR (Planned Residential) Districts. Commission District 3.

1. STAFF RECOMMENDATION

POSTPONE the request until the June 10, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

38. JENNIFER MOORE-PITTS**5-H-21-UR**

8535 Asheville Highway / Parcel ID 62 21101. Proposed use: Recovery housing for men in OB (Office, Medical, and Related Services) - pending District. Commission District 8.

1. STAFF RECOMMENDATION

POSTPONE the request until the June 10, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. RICHARD LEMAY, JR.**5-I-21-UR**

627 Walker Springs Road / Parcel ID 119 E C 02201. Proposed use: Two detached residential dwellings on one lot in RA (Low Density Residential) and F (Floodway) District. Commission District 6.

1. STAFF RECOMMENDATION

WITHDRAW the request as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****SPECIAL USES**

40. BENJAMIN C. MULLINS / OBO ET KNOXVILLE, LLC**5-A-21-SU**

3001 Knoxville Center Drive / Parcel ID 59 026 (portion of). Proposed use: Removal of the previously approved planned district (C) designation from the property in I-G (General Industrial) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request to remove the previously approved planned district (C) designation from this parcel.

APPROVED ON CONSENT EARLIER IN THE MEETING

41. ERICK GARCIA SALAS**5-B-21-SU**

4821 North Broadway and 2613 Adair Drive / Parcel ID 58 N D 042 and 04502 (part of). Proposed use: Vehicle Repair / Service Facility in C-G-1 (General Commercial) pending and C-G-2 (General Commercial) Districts. Council District 5.

1. STAFF RECOMMENDATION

APPROVE the request for a vehicle repair/service business with three service bays, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. JOHN L. SANDERS, FAIA**5-C-21-SU**

248 Deaderick Avenue / Parcel ID 94 K E 001. Proposed use: Neighborhood Non-residential Reuse in RN-2 (Single-Family Residential Neighborhood) / H (Historic Overlay) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a non-residential reuse at this location.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****43. JIM MCDANIEL****5-D-21-SU**

1417 North Fourth Avenue / Parcel ID 81 L J 002. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the request for a two-family dwelling in the RN-2 zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. MARK A. BIALIK, PE / GBS ENGINEERING**5-E-21-SU**

4919 North Broadway / Parcel ID 58 N B 017. Proposed use: Drive-through facility in C-G-2 (General Commercial) / F (Floodplain Overlay) District. Council District 5.

Speaking today:

Mark Bialik, 1313 Kalmia Road, Knoxville, TN 37909

Jeff Sharp, 6204 Grove Drive, Knoxville, TN 37918

1. STAFF RECOMMENDATION

APPROVE the request for a drive-through facility for a restaurant with approximately 638 sqft of floor area, subject to 10 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

FINAL SUBDIVISIONS

45. KNOX COUNTY KODAK ROAD PARK RESUB**5-SA-21-F**

7698 Kodak Road / Parcel ID 98 11501 and 126 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Approve Variance

Item No.

File No.

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

46. WATTS ACRES

5-SB-21-F

8326 and 8328 Joey Lane / Parcel ID 28 004-00401, Commission District 8.

1. STAFF RECOMMENDATION

Approve Variances 1-2

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

47. KNOXVILLE-KNOX COUNTY PLANNING

5-A-21-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Article 13, to include signage in an INST (Institutional) District and to add a new section, INST (Institutional) District, 13.7.G.

Speaking today:

Joyce Feld, Scenic Knoxville, P.O. Box 50822, Knoxville, TN 37950

1. STAFF RECOMMENDATION

Staff recommends approval of text amendments to the City of Knoxville’s Zoning Code, Article 13, as shown in Attachment 1, to include specific standards for signage in the Institutional (INST) district. Further, amendments address the unique signage needs of healthcare facilities with on-site emergency rooms, through the optional master sign plan process.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

OTHER BUSINESS

48. CITY OF KNOXVILLE

5-A-21-OB

Consideration of approval of the FY 2022-2027 Knoxville Capital Improvements Program including the FY 2022 Capital Improvements Budget.

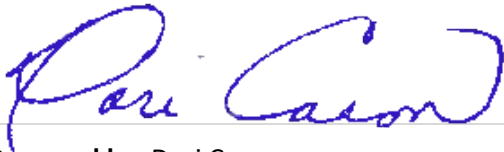
1. STAFF RECOMMENDATION

Staff recommends approval of the City of Knoxville Capital Improvements Program for Fiscal Years 2022-2027.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

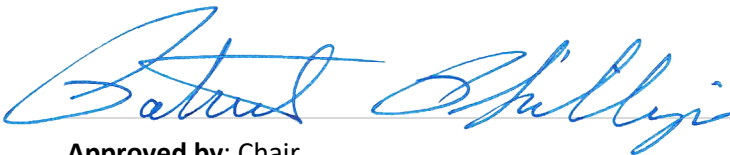
MOTION (BROWNING) AND SECOND (OOTEN) WERE MADE TO ADJOURN. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:39 P.M.



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.