

The Planning Commission met in regular session on May 12, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Tamara Boyer	A Mr. Louis Browning
Mr. Richard Graf	*Mr. Logan Higgins	Mr. Tim Hill
Ms. Amy Midis	Mr. Jim Nichols	Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Nathaniel Shelso	A Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair

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

2. APPROVAL OF MAY 12, 2022 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF APRIL 14, 2022 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

None

Commissioner Logan Higgins joined the meeting at this time.

Benjamin C. Mullins, 550 West Main St., Ste. 500, Knoxville, TN 37902 requested that Item #36 be postponed for 30 days.

Taylor Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, Tennessee 37919 requested that Item #8 be postponed for 60 days

1. **MOTION (NICHOLS) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEM #36 FOR 30 DAYS UNTIL THE JUNE 9, 2022 MEETING.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

2. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEM #8 FOR 60 DAYS UNTIL THE JULY 14, 2022 MEETING.**

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

C. WITHDRAWALS READ

None

D. TABLED ITEMS READ

1. **VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY**
7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046
(part of), Commission District 7. (Tabled date 8/12/2021)

8-SA-21-F

Item No.**File No.**

- | | |
|---|-------------------|
| <p>2. ROBERT W. MONDAY
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)</p> | |
| <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).</p> | 12-A-21-SP |
| <p>B. REZONING
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).</p> | 12-G-21-RZ |
| <p>3. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)</p> | 1-F-22-UR |
| <p>4. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)</p> | 12-SC-21-F |
| <p>5. HUBER PROPERTIES, LLC
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)</p> | |
| <p>A. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).</p> | 10-L-21-SP |
| <p>B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).</p> | 10-I-21-PA |
| <p>C. REZONING
From AG (Agricultural) to RN-5 (General Residential Neighborhood).</p> | 10-R-21-RZ |

E. ITEMS REQUESTED TO BE UNTABLED READ*None*

F. CONSENT ITEMS READ

A member of the public requested that #11 be pulled from the consent list.

1. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #11.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the April 14, 2022 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. DARLENE ALLEN

5-A-22-SC

Request closure of Superior Street between Lay Avenue and the southeastern lot lines of parcel ID's 082KK018 and 082LB001. Council District 6.

1. **STAFF RECOMMENDATION**
Deny closure of the section of Superior Street between Lay Avenue and parcels 082KK018 and 082LB001 since it would deny the opportunity for enhanced connectivity in the future that could be achieved by extending Superior Street.
2. **MOTION (ADAMS) AND SECOND (ROTH) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

Item No.

File No.

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. TERRY E. ROMANS

0 Swaggerty Road / Parcel ID 126 13602, Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

5-A-22-SP

From AG (Agricultural) to RR (Rural Residential).

1. STAFF RECOMMENDATION

Recommend postponement for 30 days until the June 9, 2022 meeting, per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

5-A-22-RZ

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

1. STAFF RECOMMENDATION

Recommend postponement for 30 days until the June 9, 2022 meeting, per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

7. SCOTT BURDETTE

5-B-22-RZ

1621 Francis Road / Parcel ID 106 C A 013, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

Item No.

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1. STAFF RECOMMENDATION

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is consistent with the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. CINDY MCCOY

2707 E Emory Road / Parcel ID 038 017, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT

5-B-22-SP

From LDR (Low Density Residential) to RC (Rural Commercial).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to RC (Rural Commercial) because it does not meet the location criteria, nor does it meet the requirements for an amendment.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. REZONING

5-D-22-RZ

From A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATION

Deny the rezoning to CR (Rural Commercial) because it is not compatible with the surrounding development.

POSTPONED 60 DAYS EARLIER IN THE MEETING

9. HOMESTEAD LAND HOLDINGS, LLC

0 and 11316 Hardin Valley Road / Parcel ID 117 03402, 033 and 034, Commission District 6.

Commissioner Scott Smith recused himself.

Commission Chair Phillips granted the opposition and applicant an additional 5 minutes to speak, and then an additional 2 minutes.

Speaking today:

Thomas Krajewski, 122 Perimeter Park Rd., Knoxville, TN 37922

Item No.**File No.**

Daniel Wilkins, 1928 Hickory Glen Rd., Knoxville, TN 37932
 Brad Areheart, 1901 Chestnut Grove Rd., Knoxville, TN 37932
 Carolina Areheart, 1901 Chestnut Grove Rd., Knoxville, TN 37932
 Manuela Ptacek, 12320 Pittman Dr., Knoxville, TN 37932

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**5-C-22-SP**

From RR (Rural Residential) / HP (Hillside Protection) to LDR (Low Density Residential) /HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to LDR (Low Density Residential) because of the topographical constraints on the property.

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. DENIED****B. REZONING****5-E-22-RZ**

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac because it is consistent with the surrounding development and the steep topographical challenges of this area.

2. MOTION (ROTH) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****10. LISA SUTPHIN****5-F-22-RZ**

8009 Shady Lane / Parcel ID 056 D A 007, 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 sector plan and existing development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. MESANA INVESTMENTS, LLC**5-G-22-RZ**

1606 Hart Road / Parcel ID 154 062, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

Brandon Kennedy, 1616 El Prado Dr. Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 4 du/ac because it is consistent with the sector plan and existing development in the area.

2. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

12. MICHAEL BRINEGAR**5-H-22-RZ**

0 Carmichael Road / Parcel ID 104 109, Commission District 6. Rezoning from PR (Planned Residential) / TO (Technology Overlay) up to 12 du/ac to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

Speaking today:

John Valliant, 800 S Gay St #1650, Knoxville, TN 37929

1. STAFF RECOMMENDATION

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

2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

13. FRANK LEONARD**5-I-22-RZ**

7912 Jenkins Road / Parcel ID 105 F A 010, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Item No.**File No.**

Speaking today:

Frank Leonard, 119 Westfield Rd., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 4 dwelling units per acre because it is consistent with the sector plan and existing development in the area.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

14. RALPH SMITH

5-J-22-RZ

0 Andes Road / Parcel ID 105 10102 and 10103, Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the sector plan and trend of development in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. ROBERT G. CAMPBELL & ASSOCIATES / MARK TUCKER

5-K-22-RZ

4904 E Emory Road / Parcel ID 029 058, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the sector plan and surrounding residential development.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. B & B BUILDERS

5-L-22-RZ

0 Beeler Road / Parcel ID 029 18803, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

Item No.**File No.**

David Harbin, 4334 Papermill Drive, Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the surrounding development.

2. MOTION (GRAF) AND SECOND (OOTEN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3.3 DU/AC.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

17. HOMESTEAD LAND HOLDINGS, LLC

5-M-22-RZ

1736 Choto Road / Parcel ID 162 06201, Commission District 5.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Thomas Krajewski, 122 Perimeter Park Rd., Knoxville, TN 37922
Jill Fetch, 12421 Palm Beach Way, Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the surrounding development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

18. MICHAEL BRINEGAR

5-N-22-RZ

0 Gliding Hawk Lane / Parcel ID 103 11503, Commission District 6.
Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

19. HOMESTEAD LAND HOLDINGS, LLC**5-O-22-RZ**

0 E Governor John Sevier Highway / Parcel ID 111 03605, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Commission Chair Philips allowed the opposition and applicant an additional 3 minutes.

Speaking today:

Thomas Krajewski, 122 Perimeter Park Rd., Knoxville, TN 37922

Dale Rhoton, 4315 French Rd., Knoxville, TN 37920

Tony Brooks, 1924 E Governor John Sevier Hwy., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac because it is compatible with surrounding development and consistent with the sector plan, subject to 2 conditions.

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

MOTION CARRIED 10-3 (NO S. SMITH, SHELSON, HIGGINS). APPROVED

CONCEPTS / DEVELOPMENT PLANS**20. EAST COPELAND DRIVE SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****5-SA-22-C**

0 East Copeland Drive / Parcel ID 046 188, Commission District 7.

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standard based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. USE ON REVIEW****5-C-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 33 attached dwelling units on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. HENDERSON ROAD SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****5-SB-22-C**

3604 Henderson Road, 8935 and 8925 W Emory Road / Parcel ID 077 082, 08302 and 08301 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variances based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**5-D-22-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 30 detached dwellings on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****22. ROCK POINTE CROSSING****5-SC-22-C**

0, 288 (UC), 305, 308, 309, 317, 325 and 330 Pelham Road, 0 and 4320 McCalla Avenue / Parcel ID 070ME002, 071IA020, 021, 022 and 027, 023, 070ME00203, 071IA024, 070ME00202, 00201 and 001, 071IA025, 071IA026 and 070ME03901, Council District 6.

1. STAFF RECOMMENDATION

Approve the requested variances based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. PARKER'S FOREST

Speaking today:

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

Chad Roberts, 517 Callahan Dr., Suite 101, Knoxville, TN 37912

Abigail Malone, 905 Irwin Dr., Knoxville, TN 37849

Robert G. Campbell, 7523 Taggart Ln, Knoxville, TN 37938

A. CONCEPT SUBDIVISION PLAN**5-SD-22-C**

704 Irwin Drive / Parcel ID 057 057, Commission District 7.

1. STAFF RECOMMENDATION

Deny variance #1 based on the rationale provided in the staff comments.

Approve variance #2 and the requested alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

2. MOTION (OOTEN) AND SECOND (ADAMS) WERE MADE TO DENY VARIANCE #1 AND APPROVE VARIANCE #2 AND THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

3. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**B. USE ON REVIEW****5-H-22-UR**

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

Staff was in agreement with the applicant's request for 17 detached dwellings on individual lots pursuant to the revised concept plan as submitted.

1. **STAFF RECOMMENDATION**
Approve the development plan for up to 16 detached dwellings on individual lots, subject to 1 condition.
2. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 17 DETACHED DWELLINGS ON INDIVIDUAL LOTS, AS REQUESTED BY THE APPLICANT, SUBJECT TO 1 CONDITION, PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**24. THE WOODS AT PARKDALE****5-SE-22-C**

5800 and 0 Parkdale Road / Parcel ID 058 I G 00901 and 010, Council District 4.

1. **STAFF RECOMMENDATION**
Postpone the concept plan to the June 9, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**25. CALLAHAN DRIVE INDUSTRIAL DEVELOPMENT****5-SF-22-C**

0, 726, 728 and 900 Callahan Drive, 0, 6300, 6302 and 6318 Keck Road, 6601, 6614 and 6621 Wilbanks Road / Parcel ID 068 054, 05602, 055,

Item No.**File No.**

05401, 046, 044, 04401, 04501, 07201, 07202 and 072, Council District 3, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW
26. BUDDY CRUZE**4-B-22-UR**

805 Corridor Park Boulevard / Parcel ID 118 17337. Proposed use: Office-Warehouse in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Speaking today:

Josh E. Biden, 2240 Sutherland Ave., Suite 105, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the request for an office-warehouse development in the PC (Planned Commercial) zone, subject to five conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. ARCADIA-LOT 307 / BEACON PARK, LLC**5-A-22-UR**

10604 Albion Way / Parcel ID 163 E A 011. Proposed use: Reduce side building setback from 15' to 8' in PR (Planned Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the development plan subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. DENNIS HOPMAN**5-B-22-UR**

8516 San Marcos Drive / Parcel ID 019 P F 016. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 8.

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

Approve the use of a garage apartment and proposal to phase development allowing the applicant to construct and live in the proposed garage apartment while constructing the single family dwelling.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. TAYLOR D. FORRESTER**5-E-22-UR**

10542 Murdock Drive / Parcel ID 118 1731. Proposed use: Certified Collision Center in BP (Business and Technology) TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Speaking today:

Taylor Forrester, 1111 N. Northshore Dr., Suite S-700, Knoxville, TN 37919
Daniel Sanders, 900 S. Gay Street, Suite 2102, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the request for an office-warehouse development in the PC (Planned Commercial) / BP (Business Park) zone, subject to five conditions.

1. MOTION (HILL) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

30. KATIE TREECE (LEN JOHNSON)**5-G-22-UR**

3712 Neal Drive / Parcel ID 038 N B 007. Proposed use: Dance Studio Development in PC (Planned Commercial) District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the request for a dance studio subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

31. CLAYTON PROPERTIES GROUP INC.**5-A-22-SU**

2100, 2104, 2108, 2112, 2116, 2120, 2124, 2128, 2132, 2136, 2140, 2144, 2148, 2152, 2156 & 2160 Glen Creek Road / Parcel ID 060 I D 001-016. Proposed use: Detached residential development in RN-1 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request to reduce the front building setback for lots 1-16 located at Highlands at Clear Springs Unit 1 subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**FINAL SUBDIVISIONS**

32. RESUBDIVISION OF THE JERRY L. PRICE PROPERTY**4-SB-22-F**

1923 E Governor John Sevier Highway / Parcel ID 111 05811, Commission District 9.

Speaking today:

Tony Brooks, 1924 E Governor John Sevier Hwy., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the variance reducing the right-of-way width to 25 ft wide so that it matches up with the longer portion of the previously approved 25-ft wide joint permanent easement since there is not much distance left before the access terminates.

Approve the subdivision plat because it is in compliance with the subdivision regulations.

2. MOTION (SHELSON) AND SECOND (ROTH) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****1. MOTION (ROTH) AND SECOND (MIDIS) WERE MADE TO APPROVE THE SUBDIVISION PLAT PER STAFF RECOMMENDATION**

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****33. CENTRAL BAPTIST CHURCH OF BEARDEN
AND HARPER PROPERTIES, LP**

5-SA-22-F

6314 and 6318 Deane Hill Drive and 6238 Anderson Drive / Parcel ID
121 A B 009, 010 and 013, Council District 2.

1. STAFF RECOMMENDATION

Approve the variance to allow the remainder of lot 1 as shown on plat without surveying all of lot 1 to increase pedestrian safety.

Approve the subdivision plat because surveying the remainder of the Church property is not needed to transfer ownership of parcel 121AB009, and the plat is in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING**34. FINAL PLAT OF MORRELL PARTNERS, LP,
MORRELL ROAD AT KINGSTON PIKE, REPLAT
OF LOT 3**

5-SB-22-F

7520 Kingston Pike / Parcel ID 120 F B 00202, Council District 2.

1. STAFF RECOMMENDATION

Approve the variance to reduce the required utility and drainage easement area as noted on the plat in insets A and B to accommodate site improvements and increase pedestrian safety.

Approve the subdivision plat because it is in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING**35. REPLAT OF THE RE-SUBDIVISION PLAT OF
LOT 1R, PLAT CABINET L, SLIDE 366-C**

5-SC-22-F

119 Cedar Lane / Parcel ID 068 E E 00303, Council District 5.

1. STAFF RECOMMENDATION

Item No.

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Approve the variance to eliminate the utility and drainage easement area along the southwestern lot line to allow for stormwater infrastructure improvements and mitigate potential flooding.

Approve the subdivision plat because it is in compliance with the subdivision regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. RESUBDIVISION OF LOT 1, FINAL PLAT OF ACRE KINGSTON PIKE, LLC

5-SD-22-F

8004 Kingston Pike / Parcel ID 120 J A 008, Council District 2.

Speaking today:

Ned Ferguson, 205 Lamar Ln., Clinton, TN 37716

1. STAFF RECOMMENDATION

Deny the variance to waive the requirement to dedicate right-of-way and reduce the curb radius needed because the conditions do not meet the variance requirements of the Subdivision Regulations and the applicant has created their own hardship.

Deny the subdivision plat because it is not in compliance with the subdivision regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

37. CITY OF KNOXVILLE**5-A-22-OB**

Consideration of approval of the FY 2023-2028 Knoxville Capital Improvements Program including the FY 2023 Capital Improvements Budget.

1. STAFF RECOMMENDATION

Staff recommends approval of the City of Knoxville Capital Improvements Program for Fiscal Years 2023-2028.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**5-B-22-OB**

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2022-2023 term.

1. STAFF RECOMMENDATION

Commissioner Jeff Roth presented the nominating committee's slate of officers for the 2022-2023 term as follows:

Chair: Commissioner Tim Hill

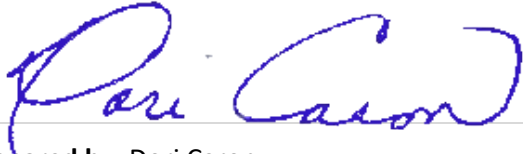
Vice chair: Commissioner Chris Ooten

There were no other nominations from the floor.

There was no action taken.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:54 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.