

The Planning Commission met in regular session on May 11, 2023 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. Nancy Barger	A Ms. Tamara Boyer
Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
** Mr. John Huber	Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	Mr. Eddie Smith

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

2. APPROVAL OF MAY 11, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF APRIL 13, 2023 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

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

D. TABLED ITEMS READ

None

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <ol style="list-style-type: none"> 1. 5117 LONAS DRIVE SUBDIVISION
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.
(Tabled date 6/9/2022) SCHEDULED TO BE UNTABLED | <p>4-SB-22-C</p> |
| <ol style="list-style-type: none"> 1. TERRY E. ROMANS
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022) <ol style="list-style-type: none"> A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From AG (Agricultural) to RR (Rural Residential). B. REZONING
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac. | <p>5-A-22-SP</p> <p>5-A-22-RZ</p> |
| <ol style="list-style-type: none"> 2. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3
326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022) | <p>7-SE-22-F</p> |

Item No.**File No.****3. DKLEVY**

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022) **SCHEDULED TO BE WITHDRAWN**

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**7-H-22-SP**

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT**7-C-22-PA**

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING**7-P-22-RZ**

From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

4. GABRIEL W. RATCLIFFE**11-A-22-RZ**

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

5. BEELER ROAD SUBDIVISION

(Tabled date 3/9/2023)

A. CONCEPT SUBDIVISION PLAN**1-SF-23-C**

0 Beeler Road / Parcel ID 029 18803, Commission District 8.

B. DEVELOPMENT PLAN**1-E-23-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) District. (Tabled date 3/9/2023)

E. ITEM TO BE REMOVED FROM THE TABLE READ

- 1. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO UNTABLE ITEM AS READ.**

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED****F. CONSENT ITEMS READ**

Commissioner Hill recused himself from the Consent list vote.

Commissioner Higgins requested that Item #17 be removed from the consent list.

Commissioner Midis requested that Item #18 be removed from the consent list.

Alvin Austin, 4602 Hazelnut Dr., Knoxville, TN 37931 requested that Item #22 be removed from the consent list.

It was noted Item #6.1 was on consent, not #6 which is scheduled to be heard.

1. **MOTION (OOTEN) AND SECOND (SMITH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #17, #18 AND #22.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**CITY OF KNOXVILLE****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the April 13, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES**5. CHEROKEE COUNTRY CLUB****5-A-23-SC**

Request closure of Opal Ave. between its intersection with Gore Road and its eastern terminus, Council District 2.

1. STAFF RECOMMENDATION

Approve the request to close Opal Avenue, subject to retaining all easements, since staff has received no objections and closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

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STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. CRESCENT BEND DEVELOPMENT LLC

4-M-23-RZ

0 Central Avenue Pike / Parcel ID 068 078, Council District 5. Rezoning from AG (General Agricultural) and HP (Hillside Protection Overlay) to RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:

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

1. STAFF RECOMMENDATION

Approve RN-6 (Multi-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan and compatible with surrounding development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

6.1 LAND DEVELOPMENT SOLUTIONS

5-F-23-RZ

0 Sherrill Boulevard and 517 Frank Gardner Lane / Parcel ID 119 01862 and 01846 (part of), Council District 2. Rezoning from C-G-2 (General Commercial) to O (Office).

1. STAFF RECOMMENDATION

Approve O (Office) zoning because it is consistent with the sector plan and with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT PLANS AND SPECIAL USES

7. BUFFAT MILL ESTATES

2-SB-23-C

5233 Mcintyre Road and O Monte Vista Road / Parcel ID 060 P A 025 and 02501, Council District 4.

Speaking today:

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

Ronnie Collins, 4606 Washington Pike, Knoxville, TN 37920

Damon Reed, 5020 Starbuck Ln., Knoxville, TN 37914

1. STAFF RECOMMENDATION

Approve the requested variance and alternative design standard based on the justification provided by the applicant and recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 15 conditions.

2 additional conditions were presented by the applicant:

- 1. Removal of the perimeter greenway (natural hiking path) from the plan.
- 2. Re-vegetation of disturbed area as identified on the exhibit presented. Applicant will submit a re-vegetation plan to staff for staff approval.

2. MOTION (SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE VARIANCE AND ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. MOTION (SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION WITH THE 2 ADDITIONAL CONDITIONS AS PRESENTED BY THE APPLICANT AT THE MEETING FOR A TOTAL OF 17 CONDITIONS.

MOTION FAILED 6-7 (NO PHILLIPS, HUBER, SHELSON, PEREZ, HIGGINS, ADAMS AND MIDIS). FAILED

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4. **MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION AND ADDING 1 ADDITIONAL CONDITION AS PRESENTED BY THE APPLICANT TO RE-VEGETATE DISTURBED AREAS (AS SHOWN IN THE EXHIBIT ALSO PRESENTED) FOR A TOTAL OF 16 CONDITIONS.**
5. **MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO AMEND THE MOTION ADDING A 17TH CONDITION THAT THE GREENWAY (NATURAL HIKING PATH) IS DEVELOPED AS IDENTIFIED IN THE PLAN.**

AMENDED MOTION CARRIED 8-5 (OOTEN, BROWNING, ROTH, SMITH, HILL). APPROVED

8. JW CONSTRUCTION ON CEDAR LANE**4-SB-23-C**

0 and 1607 Cedar Lane / Parcel ID 058 I H 03402 and 03401, Council District 4.

Speaking today:

Kaite Wozack, 4334 Papermill Dr., Knoxville, TN 37909

1. **STAFF RECOMMENDATION**
Approve the concept plan subject to 12 conditions.
2. **MOTION (PHILLIPS) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

9. SHANNON HILLS SUBDIVISION**5-SA-23-C**

4900 Shannon Lane / Parcel ID 059 B A 035, Council District 4.

1. **STAFF RECOMMENDATION**
Postpone the request to the June 8, 2023 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

10. TACO BELL OF AMERICA, LLC (ROBERT SULLIVAN)

4-D-23-SU

5613 Kingston Pike / Parcel ID 121 B B 035. Proposed use: Restaurant with drive-through in C-G-1 (General Commercial) District. Council District 2.

Commission approved additional time to both the applicant and opposition, not specifically identified at this juncture.

Speaking today:

Sarah McGowan, GPD Group, Inc., 520 S. Main St., Ste. 2531, Akron, OH 44311

James Neidlinger, 1900 Wilkenson Crossing, Marietta, GA 30066

Heather Evans, 1900 Wilkenson Crossing, Marietta, GA 30066

Tony Cappiello, 135 S. Forest Park Blvd., Knoxville, TN 37919

Keith Britt, 506 Noelton Dr., Knoxville TN 37919.

Roderick Ledbetter, 5714 Kingston Pike, Knoxville, TN 37919

Leslie Gordon, 116 Westwood Rd., Knoxville, TN 37919

Miller Foutch, 5745 Woodburn Dr., Knoxville, TN 37919

Amy Hathaway, 421 Circle Hill Dr., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the request for a drive-through facility in the C-G-1 zoning district, subject to 6 conditions.

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

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

11. HOLLY JANNEY

5-A-23-SU

5412 Lonas Drive / Parcel ID 107 I B 01901. Proposed use: Existing duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****12. MARY KATHERINE WORMSLEY****5-B-23-SU**

6502 Kingston Pike / Parcel ID 121 A C 00401. Proposed use: Drive-thru for Freddy's Frozen Custard in C-G-1 (General Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Special Use for a drive through facility in the C-G-1 zone, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. ROBIN SOUTH**5-C-23-SU**

1503 East Magnolia Avenue / Parcel ID 082 P L 022. Proposed use: Drive-thru for existing bank branch in C-G-2 (General Commercial) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for one drive-through lane for a bank, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. KRISTINE N. MOODY**5-D-23-SU**

2303 Washington Avenue / Parcel ID 082 J V 022. Proposed use: Market Garden in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

APPROVE the Special Use for a market garden in the RN-2 zone, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. TYLER STINNETT**5-E-23-SU**

0 Saint James Avenue / Parcel ID 109 D B 024. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

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1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. CARBON RIVERS, INC.

5-F-23-SU

2635 Western Avenue / Parcel ID 094 A A 03101. Proposed use: Outdoor storage yard, secondary use in I-MU (Industrial Mixed-Use) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for an outdoor storage yard as a secondary use, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

17. CITY OF KNOXVILLE

5-A-23-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 11.1. B., Off-Street Parking, Applicability, clarifying when a parking lot addition, improvement, or change in use would necessitate compliance with the Parking Lot Ordinance and Article 11.1.C, removing this section from the ordinance. All Districts.

Speaking today:

Peter Ahrens, City of Knoxville Plans Review and Building Inspections
Bryan Berry, City of Knoxville Plans Review and Building Inspections

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 11.1.B, Required Parking for Renovation of Existing Buildings and Change of Use, removing the 50% rule that creates an undue burden on redevelopment in areas of the city with existing lower

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property values, and to Article 11.1.C, Expansion or Improvement of Existing Parking Lots, removing this section.

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

MOTION CARRIED 12-1 (NO MIDIS). APPROVED

18. CITY OF KNOXVILLE**5-B-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.5, Parking Lot Perimeter Landscape Yard, and Article 12.6, Interior Parking Lot Landscape Yard, deleting language regarding parking lot expansion or improvements. All Districts.

Speaking today:

Peter Ahrens, City of Knoxville Plans Review and Building Inspections
Bryan Berry, City of Knoxville Plans Review and Building Inspections

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 12.5, Parking Lot Perimeter Landscape Yard, that provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and updates the landscape reference to Section 11.1.B., and Article 12.6, Interior Parking Lot Landscape Yard, that provides language that is consistent with the proposed changes to Off-Street Parking Article 11.1.B and removes a reference that is no longer found in the removal of Section 11.1.C from Article 11 Off-Street Parking.

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

MOTION CARRIED 12-1 (NO MIDIS). APPROVED

OTHER BUSINESS**19. CITY OF KNOXVILLE****5-A-23-OB**

Consideration of approval of the FY 2024-2029 Knoxville Capital Improvements Program including the FY 2024 Capital Improvements Budget.

1. STAFF RECOMMENDATION

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Staff recommends approval of the City of Knoxville Capital Improvement Program for Fiscal Years 2024-2029.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

20. SHELLYE MILBOCKER

5-A-23-RZ

2509 Norris Lane / Parcel ID 051 042 (part of), Commission District 8.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone for the portion of the parcel requested because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. KAREL POLEDNIK JR. AND OLGA POLEDNIK

5-B-23-RZ

7828 Griffith Road / Parcel ID 028 181, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Karel Polednik, Jr. and Olga Polednik, 4841 Creekrack Ln., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

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

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MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

22. DC FOUNDATIONS, INC.

5-C-23-RZ

6789 Oak Ridge Highway / Parcel ID 079 04901, Commission District 6. Rezoning from A (Agricultural) to OB Office, Medical, and Related Services).

Speaking today:

Andrew P. Gaither, 300 Montvue Rd., Knoxville, TN 37919

Cassie Kiestler, 4712 Hazelnut Dr., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone since it is consistent with the sector plan’s MU-SD, NWCO-10 (Mixed Use-Special District, Schaad Road/Oak Ridge Highway Crossroads) land use designation.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

23. HOMESTEAD LAND HOLDINGS, LLC

7642 Old Clinton Pike / Parcel ID 067 A B 01303, Commission District 7.

A. NORTH COUNTY SECTOR PLAN AMENDMENT

5-A-23-SP

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it provides a transitional land use between adjacent commercial and single family land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

5-D-23-RZ

From A (Agricultural) and RB (General Residential) to PR (Planned Residential) up to 6 du/ac.

1. STAFF RECOMMENDATION

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Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with surrounding development, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

Commissioner Huber left the meeting at this time.

24. RON WORLEY

5-E-23-RZ

0 Brownvue Road / Parcel ID 091 014, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Scott Williams, 4530 Annalee Ln., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 2 du/ac for the portion of the property shown in Exhibit B because it is consistent with the sector plan and surrounding development, subject to one condition.

2. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE RA (LOW DENSITY RESIDENTIAL) ZONE FOR THE ENTIRE PARCEL AS RA WOULD REQUIRE LARGER, UNIFORM LOTS.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

25. PLEASE SEE ITEM 6.1 UNDER THE CITY OF KNOXVILLE

CONCEPT AND DEVELOPMENT PLANS

26. BRAKEBILL ROAD SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

5-SB-23-C

521 Brakebill Road / Parcel ID 072 267, Commission District 8.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standard based on the justification provided by the

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applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

5-A-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 96 attached residential dwellings on individual lots for Phase 2 of the Brakebill Road Subdivision, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. SPARKS MEADOW

A. CONCEPT SUBDIVISION PLAN

5-SC-23-C

6917 Ball Road / Parcel ID 091 07709, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

5-C-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a detached residential subdivision with up to 39 lots and reduction of the peripheral setback to 25 ft along the east and west property

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lines, except for the portions of lots 25-28 identified on plan sheet CC1, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. BELLTOWN

5-SD-23-C

4515, 4714 and 4720 West Emory Road / Parcel ID 066 121, 122 and 12201, Commission District 6.

Speaking today:

Josh Sanderson 4909 Ball Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of Knox County Engineering and Public Works.

Approve the concept plan subject to 11 conditions.

2. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

DEVELOPMENT PLANS

29. DKLEVY ARCHITECTURE AND DESIGN

5-B-23-DP

9432 and 9502 Middlebrook Pike / Parcel ID 105 047 and 104 21301. Proposed use: 128-unit multifamily development in PR (Planned Residential) up to 12 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Postpone for 30-days to the June 8, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

USES ON REVIEW

30. CLAY COUNCILL

5-A-23-UR

4103 Schaad Road / Parcel ID 079 02801. Proposed use: Contractor's storage yard in CA (General Business) District. Commission District 6.

Speaking today:

Daniela Molodet, 6750 Albatross Ln., Knoxville, TN 37921

Clay Councill, 8912 Straw Flower Dr., Knoxville, TN 37922



1. STAFF RECOMMENDATION

Approve the request for a contractor’s storage yard with approximately 1,200 sq-ft of outdoor storage area, subject to 5 conditions. 435

2. MOTION (OOTEN) AND SECOND (SHELSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, SUBJECT TO 5 CONDITIONS, ADDING A 6TH CONDITION THAT BINDS THE SITE PLAN TO THE APPROVAL, THEREBY BINDING THE LOCATION OF BULK MATERIAL STORAGE BINS TO A SPECIFIC LOCATION PER THE SUBMITTED SITE PLAN.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

31. SARAH A. BERRY

5-B-23-UR

705 Ike Lane / Parcel ID 0 47 N F 008. Proposed use: Group-Day care home for 12 children of preschool age and 3 children of elementary school age in RA (Low Density Residential) District. Commission District 7.

Speaking today:

Sarah A. Berry, 705 Ike Ln., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the request for a group day care home for no more than 8 children, subject to 4 conditions.

2. MOTION (SMITH) AND SECOND (PEREZ) WERE MADE TO APPROVE THE REQUEST FOR 12 REGULARLY ATTENDING CHILDREN OF PRESCHOOL AGE AND 3 CHILDREN OF ELEMENTARY SCHOOL AGE [IRREGULAR ATTENDANCE], SUBJECT TO THE 4 CONDITIONS.

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MOTION CARRIED 7-5 (NO PHILLIPS, SHELSON, ADAMS, MIDIS, HILL). APPROVED

32. BENEFIELD RICHTERS COMPANY

5-C-23-UR

10420 Kingston Pike / Parcel ID 131 N B 00201. Proposed use: Day care center in CA (General Business) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the request for a drop-in child day care center, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. STRAWBERRY PLAINS PIKE PICKLEBALL, LLC

5-D-23-UR

Proposed use: Indoor pickleball facility in A (Agricultural) District. Commission District 8.7729 Strawberry Plains Pike / Parcel ID 073 01403.

Commissioner Higgins left the meeting at this time.

Speaking today:

Aaron Norton, 237 S Winstead Ave., Rocky Mount, NC 27804

Clarence Sherrod, 7911 Strawberry Plains Pike, Knoxville, TN 37924

1. STAFF RECOMMENDATION

Approve the request for an indoor pickleball facility with an approximately 14,600 square foot floor area, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Commissioner Higgins rejoined the meeting at this time.

34. TERRY ROMANS

5-E-23-UR

0 Chapman Highway, 0 and 121 Whites School Road / Parcel ID 138 082, 08201, and 08202. Proposed use: Indoor storage facility in CA (General Business) District. Commission District 9.

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1. STAFF RECOMMENDATION

Approve the request for a self-service storage facility with approximately 110,500 square feet of floor area, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

35. KNOXVILLE-KNOX COUNTY PLANNING

5-B-23-OB

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2023-2024 term.

The Nominating Committee presented their slate of officers for the 2023-2024 term:

Chair: Tim Hill
Vice Chair: Chris Ooten

Nominations were opened to the floor.

No additional nominations came from the floor and nominations were closed.

- 1. MOTION (PHILLIPS) AND SECOND (LEVENSON) WERE MADE TO ACCEPT THE NOMINATING COMMITTEE'S SLATE OF OFFICERS FOR THE 2023-2024 TERM.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

36. CHRISTY RIVERA

5-C-23-OB

Consideration of a Similar Use Determination for pet training classes and retail services. Commission District 7.

1. STAFF RECOMMENDATION

Approve pet training as a permitted use in the SC (Shopping Center) zone.

APPROVED ON CONSENT EARLIER IN THE MEETING

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:00 P.M.

Prepared by: Dori Caron

Approved by: Secretary for the Commission

Item No.

File No.

Approved by: Chair

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