

The Planning Commission met in regular session on May 9, 2024, 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. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
A Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	Mr. Nathaniel Shelso	A Mr. Eddie Smith

A – Absent from the meeting

2. APPROVAL OF MAY 9, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF APRIL 11, 2024 MINUTES

APPROVED ON CONSENT

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

B. AUTOMATIC POSTPONEMENTS READ

C. AUTOMATIC WITHDRAWALS READ

D. POSTPONEMENTS TO BE VOTED ON READ

30 days

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JUNE 13, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

60 days

- 2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE JULY 11, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

90 days

None

E. WITHDRAWALS TO BE VOTED ON READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

F. TABLED ITEMS

- 1. KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the

8-A-22-OA

Item No.**File No.**

application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023)

2. WILLIAM MAYS**4-A-23-SU**

2700 Whittle Springs Road / Parcel ID 070 P D 02602.

Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023)

3. CHAD WILHITE**8-G-23-RZ**

8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)

4. R. BENTLEY MARLOW**8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

5. WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN**7-SC-23-C**

8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.

B. DEVELOPMENT PLAN**7-A-23-DP**

Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

6. MILLERTOWN VILLAS**9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4. (Tabled date 11/9/2023)

7. R. BENTLEY MARLOW (REVISED)**8-E-23-OA**

Item No.**File No.**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

- | | |
|---|---|
| <p>8. THUNDER MOUNTAIN PROPERTIES
8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9. Rezoning from RA (Low Density Residential), A (Agricultural) to PR (Planned Residential) up to 3 du/ac. (Tabled date 1/11/2024)</p> | 1-K-24-RZ |
| <p>9. THUNDER MOUNTAIN PROPERTIES
8744 Chapman Highway / Parcel ID 138 104 (part of), Commission District 9.</p> <p style="padding-left: 40px;">A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) to MU-SD, MU-SCo1 (Mixed Use Special District, South Knox County Gateway), HP (Hillside Protection)</p> <p style="padding-left: 40px;">B. REZONING
From A (Agricultural) to CA (General Business).</p> | <p>1-G-24-SP</p> <p>1-L-24-RZ</p> |
| <p>10. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)</p> <p style="padding-left: 40px;">A. CONCEPT SUBDIVISION PLAN
0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.</p> <p style="padding-left: 40px;">B. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR (Planned Residential) District.</p> | <p>12-SG-23-C</p> <p>12-H-23-DP</p> |
| <p>11. LANTERN PARK
(Tabled date 3/7/2024)</p> <p style="padding-left: 40px;">A. CONCEPT SUBDIVISION PLAN
12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.</p> <p style="padding-left: 40px;">B. DEVELOPMENT PLAN
Proposed use: Detached residential subdivision in PR (Planned Residential) District.</p> | <p>12-SF-23-C</p> <p>12-G-23-DP</p> |

Item No.

File No.

12. BENJAMIN C. MULLINS

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

2-B-24-DP

13. R. BENTLEY MARLOW

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. (Tabled 3/7/2024)

8-B-23-OA

G. ITEMS TO BE TABLED READ

None

H. ITEMS TO BE REMOVED FROM THE TABLE READ

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE ITEMS TO BE REMOVED FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

I. CONSENT ITEMS READ

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

5. RESUBDIVISION OF LOT 414 ARCADIA PENINSULA, PHASE 3C

0 and 2313 Arcadia Peninsula Way, 0 Artemis Place Way / Parcel ID 163 028 74, 028 77 (part of) and 028 71 (part of), Commission District 5.

5-SC-24-F

- 1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the variance for plat approval to increase the deflection angle of the private right-of-way from 10 degrees to 20 degrees at the subject property without providing a horizontal curve, based on the following evidence of hardship.

1. The topography surrounding this particular site would require extensive earthwork moving to provide a horizontal curve, which is not practical as this is a private road with low traffic volumes.

2. The joint permanent access easement (private right-of-way), Arcadia Peninsula Way, has been constructed and dead ends with a turnaround at this property. The owner is replatting to have their lot lines adjusted to parallel where the road was constructed.

3. It is not for financial reasons that the variance is being requested. The road has already been constructed and the owner must replat to move the front lot line out of the private right-of-way.

4. This is a private dead-end road with low volumes of traffic and the deflection angle is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

- 2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

- 3. STAFF RECOMMENDATION**

Approve the final plat for one lot in the PR up to 3 du/ac zone.

- 4. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

6. FINAL PLAT OF VOLUNTEER RIDGE PHASE 3

5-SA-24-F

0 Kenzi Rose Lane / Parcel ID 047 241, Commission District 7.

- 1. STAFF RECOMMENDATION**

Item No.

File No.

Planning staff affirms that this plat is in substantial conformance with the concept plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. FINAL PLAT OF BELLTOWN, PHASE 1, UNIT 4
4714 W. Emory Road, 0 Freedom Bell Avenue / Parcel ID 66 121 (part of) and 122 (part of), Commission District 6.

5-SB-24-F

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

8. BRAD ANDERS/KNOX COUNTY EMERGENCY COMMUNICATIONS DISTRICT

5-A-24-SNC

Change unnamed easement to 'Debusk Lane' between W Beaver Creek Drive and Powell Drive, Commission District 7.

1. STAFF RECOMMENDATION

Approve the name change of the unnamed easement to Debusk Lane as requested by the Knox County Emergency Communications District.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

9. MESANA INVESTMENTS, LLC

7803, 7807 and 7809 Sevierville Pike / Parcel ID 125 041, 040 01 and 043 01, Commission District 9.

Item No.

File No.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

3-A-24-SP

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING

3-E-24-RZ

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 1 du/ac because it is consistent with the Rural Residential land use classification and surrounding development, subject to one condition.

WITHDRAWN EARLIER IN THE MEETING

10. MESANA INVESTMENTS, LLC

4-N-24-RZ

7505 Blacks Ferry Road / Parcel ID 066 051, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today: Scott Davis, P.O. Box 11315, Knoxville, TN 37939

11. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan designation.

12. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****11. MESANA INVESTMENTS LLC (REVISED)****4-P-24-RZ**

3239 George Light Road / Parcel ID 089 166, Commission District 6.
Rezoning from A (Agricultural) and TO (Technology Overlay) to OB
(Office, Medical, and Related Services) and TO (Technology Overlay).

1. STAFF RECOMMENDATION

Deny the OB (Office, Medical, and Related Services) zone because it is inconsistent with the surrounding area. The TO (Technology Overlay) would be retained.

WITHDRAWN EARLIER IN THE MEETING**12. JONATHAN HARPER****5-D-24-RZ**

2705 Shiptown Road / Parcel ID 042 047, Commission District 8.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING.**13. MESANA INVESTMENTS, LLC**

5630 Millertown Pike / Parcel ID 060 019 (part of), Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**5-A-24-SP**

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

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is compatible with changing development and population trends in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

B. REZONING

5-E-24-RZ

From A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 9 du/ac because it is compatible with changing development conditions and supported by residential amenities, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. JAMIE FAUCON

5-F-24-RZ

10925 Woody Drive / Parcel ID 143 38, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

15. BETTY SEWELL TAYLOR

5-I-24-RZ

8616 Trout Road / Parcel ID 041 217, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

16. MESANA INVESTMENTS, LLC

5-J-24-RZ

7740 Cooper Meadows Lane / Parcel ID 020 200 01 and 200 02, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today: Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 4 du/ac because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

17. BENJAMIN C. MULLINS

5-K-24-RZ

2814 Tipton Station Road / Parcel ID 148 049 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector plan and surrounding development.

POSTPONED 30 DAYS EARLIER IN THE MEETING

18. MESANA INVESTMENTS, LLC

5-L-24-RZ

0 Harvey Road / Parcel ID 169 009 03, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today: Scott Davis, P.O. Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the sector plan and surrounding development.

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC.

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

CONCEPT AND DEVELOPMENT PLANS

19. 8721 HEISKELL ROAD

Speaking today: Stefan Claar, 7800 Senate Rd., Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN**5-SB-24-C**

8721 Heiskell Road / Parcel ID 046 044, Commission District 7.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum broken back curve tangent on Road 'A' from 150 ft to 56.69 ft between STA 13+95.46 and 14+52.15, based on the following evidence of hardship presented by the applicant.

- a. The property is topographically challenging and is encumbered by an overhead electric easement that parallels the western property boundary.
- b. The property is encumbered by an overhead electric easement that parallels the western property boundary.
- c. The granting of the variation will not be detrimental to public safety, health, or welfare because easements through the curves in question allow for adequate sight distance.

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. STAFF RECOMMENDATION**

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

4. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****5. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 10 conditions.

6. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

Item No.

File No.

B. DEVELOPMENT PLAN

5-A-24-DP

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 3 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 103 attached dwellings, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

20. BELLTOWN PHASE 3

5-SD-24-C

0 Freedom Bell Avenue / Parcel ID 066 121, Commission District 6.

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

2. STAFF RECOMMENDATION

Approve the Concept Plan subject to 11 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. WESTLAND OAKS UNIT 3

Speaking today:

Ray Ishak 9858 Foot Path Lane, Knoxville, TN 37922

John Richard Patterson, 4031 Aspen Grove Dr., Franklin, TN 37067

A. CONCEPT SUBDIVISION PLAN

5-SE-24-C

9900 Westland Drive / Parcel ID 154 002, Commission District 5.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 7 conditions.

Item No.

File No.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. DEVELOPMENT PLAN

5-C-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 3 du/ac and PR(k) (Planned Residential) up to 3 du/ac Districts.

- 1. **STAFF RECOMMENDATION**
Approve the development plan for up to 68 attached dwellings on one lot, subject to 3 conditions.
- 2. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

22. CLINT PALMER

5-B-24-DP

1027 Gray Eagle Lane / Parcel ID 118 G G 030. Proposed use: Peripheral setback reduction from 35 ft to 15 ft in PR (Planned Residential) up to 3 du/ac and TO (Technology Overlay) Districts. Commission District 3.

- 1. **STAFF RECOMMENDATION**
Withdraw this application for the applicant to seek a variance from the Board of Zoning Appeals.

WITHDRAWN EARLIER IN THE MEETING

USES ON REVIEW

23. ALEXIS PROFFITT

5-A-24-UR

8537 Asheville Highway / Parcel ID 062 210. Proposed use: Childcare Center in OB (Office, Medical, and Related Services) District. Commission District 8.

- 1. **STAFF RECOMMENDATION**

Item No.

File No.

Approve the request for a child daycare center for up to 54 children, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

24. KNOXVILLE-KNOX COUNTY PLANNING

5-A-24-OA

Proposed amendments to the Knox County Zoning Code, Article 5, Sections 5.31.02, 5.31.03 pertaining to the CA (General Business) zone, 5.32.02 and 5.32.03 pertaining to the CB (Business and Manufacturing) zone, Section and 5.37.03 pertaining to the CR (Rural Commercial) zone, Section 5.38.03 pertaining to the CN (Neighborhood Commercial zone, and 5.91.03 pertaining to the TC (Town Center) zone, to allow consideration of Drive-Through Facilities within these zones, and Article 4 creating standards for Drive-Through Facilities in Article 4.108.

1. STAFF RECOMMENDATION

Planning requests a withdrawal of this item.

WITHDRAWN EARLIER IN THE MEETING

OTHER BUSINESS

None

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the April 11, 2024 Planning Commission meeting.

Item No.

File No.

FINAL SUBDIVISIONS / WITH A VARIANCE REQUEST

**25. FINAL PLAT OF LOT 190 & 191 OF
OVERBROOK ADDITION, RESUBDIVISION OF
A PORTION OF LOT 22 OF RICHMOND
HEIGHTS**

3-SB-24-F

0 Richmond Avenue / Parcel ID 94 H C 010 01, Council District 3.

1. STAFF RECOMMENDATION

Postpone the plat application for 30 days to the June 13, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**26. FINAL PLAT OF M.A. PARKER'S HOMEPLACE
ADD. RESUB. LOT 6**

5-SD-24-F

2533 Adair Avenue / Parcel ID 070 P D 028, Council District 4.

1. STAFF RECOMMENDATION

Staff is requesting the withdrawal of the final plat.

WITHDRAWN EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITHOUT A VARIANCE REQUEST

None

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

**HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF
APPROPRIATENESS**

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

REZONINGS AND PLAN AMENDMENT/REZONINGS

27. SCOTT SMITH

0 and 1476 Lyons Bend Road, 0 S Northshore Drive / Parcel ID 121 J B 004, 004 01 and 121 O B 023, Council District 2.

Speaking today:

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

Mike Winck, 1004 Kensington Cir., Knoxville, TN 37919

Richard Duncan, 1009 Kensington Cir., Knoxville, TN 37919

A. SOUTHWEST COUNTY, WEST CITY SECTOR PLAN AMENDMENT

4-J-24-SP

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), PP (Public Parks & Refuge), HP (Hillside Protection) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a sector plan amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas would remain.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE IT IS CONSISTENT WITH CHANGING CONDITIONS IN THE AREA AND IS ADJACENT TO PROPERTY THAT IS ZONED RN-5. THE PP (PUBLIC PARKS & REFUGES), W (WATER), HP (HILLSIDE PROTECTION), AND SP (STREAM PROTECTION) LAND USE CLASSIFICATIONS WOULD REMAIN.

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

B. ONE YEAR PLAN AMENDMENT

4-H-24-PA

From LDR (Low Density Residential), W (Water), PP (Public Parks and Refuges), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential), W (Water), PP (Public Parks & Refuge), HP (Hillside Protection) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it is inconsistent with the criteria for a One Year Plan

Item No.**File No.**

amendment. The W (Water), HP (Hillside Protection), and SP (Stream Protection) areas would remain.

2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE MDR (MEDIUM DENSITY RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE IT IS CONSISTENT WITH CHANGING CONDITIONS IN THE AREA AND IS ADJACENT TO PROPERTY THAT IS ZONED RN-5. THE PP (PUBLIC PARKS & REFUGES), W (WATER), HP (HILLSIDE PROTECTION), AND SP (STREAM PROTECTION) LAND USE CLASSIFICATIONS WOULD REMAIN.**

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

C. REZONING**4-Q-24-RZ**

From RN-1 (Single-Family Residential Neighborhood), F (Floodplain Overlay) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood), F (Floodplain Overlay) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding conditions. The F (Floodplain Overlay) and HP (Hillside Protection Overlay) districts would remain.

2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE RN-3 (GENERAL RESIDENTIAL NEIGHBORHOOD) BECAUSE IT IS COMPATIBLE WITH SURROUNDING CONDITIONS. THE F (FLOODPLAIN OVERLAY) AND HP (HILLSIDE PROTECTION OVERLAY) DISTRICTS WOULD REMAIN.**

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

28. JIMMY BRINIAS**5-A-24-RZ**

0 Old Broadway / Parcel ID 069 D A 015 02, Council District 5. Rezoning from I-MU (Industrial Mixed-Use) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) district because it is consistent with surrounding development and brings zoning into compliance with the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

29. MANUEL CARDOZA

5-B-24-RZ

1405 Rickard Drive / Parcel ID 081 A A 015, Council District 5. Rezoning from O (Office) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. CHIA HSIANG WU

5-C-24-RZ

925, 929 and 933 Maryville Pike / Parcel ID 122 D E 010, 011 and 012, Council District 1. Rezoning from RN-4 (General Residential Neighborhood) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Postpone the application for 60 days to be heard at the July 11, 2024 Planning Commission meeting, as this rezoning request requires a Sector Plan amendment and a One Year Plan amendment.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

31. JASON C WRIGHT

5-G-24-RZ

618 Hollywood Road / Parcel ID 107 F F 015, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****32. KATHRYN GREER****5-M-24-RZ**

810 Clinch Avenue / Parcel ID 094 M C 006 (part of), Council District 1.
Rezoning from DK-B (Downtown Knoxville-Boulevards Subdistrict) to DK-B (Downtown Knoxville-Boulevards Subdistrict) and H (Historic Overlay).

1. STAFF RECOMMENDATION

Approve the H (Historic Overlay) zoning district because the significance of the site is consistent with the intent of the district. The DK-B (Downtown Knoxville Boulevards Subdistrict) zone would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT PLANS / SPECIAL USES****33. RESUBDIVISION OF LOT 13 OF THE PLAT OF E.R. KELLER'S ADDITION****5-SA-24-C**

1521 Riverside Road / Parcel ID 082 M C 026, Council District 6.

1. STAFF RECOMMENDATION

Withdraw the concept plan application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**34. MONTEREY OAKS SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****5-SC-24-C**

0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the June 13, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

Item No.

File No.

B. SPECIAL USE

5-A-24-SU

Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the June 13, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

SPECIAL USES

35. PETR FESYUK

5-B-24-SU

0 Beaman Lake Road / Parcel ID 083 H B 011 01. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. LEAH METCALF

5-C-24-SU

0, 512 and 600 Richmond Avenue / Parcel ID 094 H Q 026 01, 002 and 003. Proposed use: Duplex developments in RN-2 (Single-Family Residential Neighborhood)/HP (Hillside Protection Overlay) District. Council District 3.

1. STAFF RECOMMENDATION

Postpone for 30 days to the June 13th, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

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

37. CITY OF KNOXVILLE**4-A-24-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsection G to Article 10.1, General Development Requirements to add standards for flag lots and lots using shared permanent access easements.

1. STAFF RECOMMENDATION

Planning requests a 60-day postponement to the July 11, 2024 Planning Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

38. KNOXVILLE-KNOX COUNTY PLANNING**5-B-24-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 5.4, Table 5-2, Commercial Districts Design Standards, to add design standards to the C-G-1 district.

1. STAFF RECOMMENDATION

Planning requests a 60-day postponement to the July 11, 2024 Planning Commission meeting.

POSTPONED 60 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

39. CITY OF KNOXVILLE**5-A-24-OB**

Consideration of Consideration of approval of the FY 2025-2030 Knoxville Capital Improvements Program including the FY 2025 Capital Improvements Budget.

1. STAFF RECOMMENDATION

Staff recommends approval of the City of Knoxville Capital Improvement Program for Fiscal Years 2025-2030 as presented.

APPROVE ON CONSENT EARLIER IN THE MEETING

40. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

5-B-24-OB

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2024-2025 term.

1. PRESENTATION OF SLATE OF OFFICERS

Nominating Committee Chair Rich Levenson presented the Committee's slate of officers for the 2024-2025 term:

Tim Hill, Chair

John Huber, Vice-Chair

2. MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO APPROVE THE SLATE OF OFFICER NOMINATIONS FOR THE 2024-2025 TERM. ELECTIONS WILL BE HELD AT THE JUNE 11, 2024 ANNUAL MEETING OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

41. KNOXVILLE-KNOX COUNTY PLANNING

5-C-24-OB

Consideration of map correction removal of a previously approved planned district designation on parcel 106DA00914.

1. STAFF RECOMMENDATION

Staff recommends that the Planning Commission remove the (C) designation from the portion of parcel 106DA00914 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

APPROVE ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 2:38 P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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