

The Planning Commission met in regular session on November 12, 2020 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Ms. Karyn Adams	Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
Mr. Scott Smith, Vice-Chair	Mr. Tim Hill	*Mr. Eddie Smith

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

1. **MOTION (EASON) AND SECOND (BUSTIN) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

2. APPROVAL OF NOVEMBER 12, 2020 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF AUGUST 8, 2020 MINUTES

APPROVED ON CONSENT

-

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE DECEMBER 10, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS**

2. MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO POSTPONE ITEM # 52 FOR 60 DAYS UNTIL THE JANUARY 14, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 60 DAYS**

C. WITHDRAWALS

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
WITHDRAWN**

D. TABLED ITEMS

1. CHRISTINE DUNCAN

3-C-20-SU

Item No.

File No.

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)

2. ROCK POINTE DEVELOPMENT, LLC

5-SB-20-C

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020)

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.

H. CONSENT ITEMS

MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #12, 25, 30, 34, AND 54.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

2. MOTION (S. SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****ALLEY OR STREET CLOSURES**

5. MIKE SOUEID**9-A-20-AC**

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE this item for 30 days to the December 10, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

6. MIKE SOUEID**9-A-20-SC**

Request closure of Cate Avenue between Pilkay Road and Third Creek, between City Blocks 50810 and 50830, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE this item for 30 days to the December 10, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

7. MATT BRAZILLE / CIVIL ENGINEERING CONSULTANTS, INC.**11-A-20-SC**

Request closure of E. Summit Hill Drive (northern portion of ROW beginning behind sidewalk 10' from curb) between S. Bell Street and Martin Luther King Jr. Avenue, Council District 6.

1. STAFF RECOMMENDATION

APPROVE closure of a portion of E. Summit Hill Avenue right-of-way as described, subject to any required easements, because staff has received no objections and it will enable redevelopment of this area, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING.

8. MATT BRAZILLE / CIVIL ENGINEERING CONSULTANTS, INC.**11-B-20-SC**

Request closure of Martin Luther King Jr. Avenue (eastern portion of ROW beginning behind sidewalk 10' from curb) between Harriet Tubman Street and E. Summit Hill Drive, Council District 6.

1. STAFF RECOMMENDATION

APPROVE closure of a portion of Martin Luther King Jr. Drive right-of-way as described, subject to any required easements, because staff has received no objections and it will enable redevelopment of this area, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING.

STREET NAME CHANGES**9. MATT BRAZILLE / CIVIL & ENVIRONMENTAL CONSULTANTS, INC.****11-A-20-SNC**

Change S. Bell Street to 'Fort Summit Way' between E. Summit Hill Drive and the intersection of Fort Summit Way and the closed section of S. Bell Street, Council District 6.

1. STAFF RECOMMENDATION

APPROVE the name change to Fort Summit Way because the proposed street name provides clarity for emergency responders, is not a duplication, and meets all requirements of the City of Knoxville Street Naming and Addressing Ordinance.

APPROVED ON CONSENT EARLIER IN THE MEETING.

PLANS, STUDIES, REPORTS

None

Item No.

File No.

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report of Level I COA's issued since October 8, 2020

REZONINGS AND PLAN AMENDMENT/REZONINGS

10. SETH D. SCHWEITZER

9-A-20-RZ

3430 Zion Lane / Parcel ID 91 042, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

Speaking today:

Kevin Shay, 5930 Gray Gables Drive, Knoxville, TN.

Parker Bartholomew, 816 Claybrook Court, Knoxville, TN.

COMMISSIONER EDDIE SMITH JOINED THE MEETING AT 2:06 P.M.

1. STAFF RECOMMENDATION

APPROVE A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and with the surrounding development.

2. MOTION (CROWDER) AND SECOND (BUSTIN) WERE MADE TO DENY THE REZONING.

A roll call vote was taken.

MOTION FAILED 2-13 (OOTEN, E. SMITH, EASON, DENT, ROTH, ADAMS, BROWNING, PHILLIPS, GRAF, KORBELIK, S. SMITH, BOYER, AND HILL NO). FAILED

3. MOTION (HILL) AND SECOND (ROTH) WERE MADE TO APPROVE THE REZONING PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED 13-2 (BUSTIN, CROWDER NO). APPROVED

11. DANIEL D. & KIMBERLY OVERBEY

1615 Choto Road / Parcel ID 162 M C 019, Commission District 5.

Speaking today:

Brian Ewers, 111 E. Jackson Avenue, Knoxville, TN.

Steve Robinson, 12524 Choto Mill Lane, Knoxville, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

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

Phyllis Trento, 12509 Choto Mill Lane, Knoxville, TN

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**10-C-20-SP**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

DENY the Southwest County Sector Plan amendment to Neighborhood Commercial for 1615 Choto Road because it does not meet the criteria for a plan amendment.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE SOUTHWEST COUNTY SECTOR PLAN AMENDMENT TO NC (NEIGHBORHOOD COMMERCIAL) FOR 1615 CHOTO ROAD BECAUSE OF RECENT CHANGES IN THE DEVELOPMENT PATTERN OF THE AREA FOLLOWING THE CONDOMINIUM DEVELOPMENT TO THE NORTHEAST OF THIS SITE.

A roll call vote was taken.

MOTION CARRIED 11-4 (BUSTIN, CROWDER, PHILLIPS, KORBELIK NO). APPROVED

B. REZONING**10-D-20-RZ**

From A (Agricultural) to CN (Neighborhood Commercial).

3. STAFF RECOMMENDATION

DENY C-N zoning for because it is not consistent with the Southwest County Sector Plan.

Item No.**File No.**

4. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE CN (NEIGHBORHOOD COMMERCIAL) ZONING.**

A roll call vote was taken.

MOTION CARRIED 12-2 (BUSTIN, CROWDER NO). APPROVED

12. CENTRAL VIEW, LLC – JOE PETRE**11-A-20-RZ**

114 Dameron Avenue / Parcel ID 94 D B 00501, Council District 4.
Rezoning from O (Office) to C-G-2 (General Commercial).

Speaking today:

Joe Petree, 520 W. Summit Hill Drive, Knoxville, TN.

1. STAFF RECOMMENDATION

APROVE C-G-2 (General Commercial) zoning because it is consistent with adjacent development along Central Avenue, is in compliance with the Central City Sector Plan's land use designation, and would make the existing use conforming within the zone.

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

A roll call vote was taken.

MOTION CARRIED 13-1 (E. SMITH NO). APPROVED

13. CLAYTON SHEARER**11-B-20-RZ**

2244 & 0 Western Avenue, & 0, 1600 & 1606 Proctor Street / Parcel ID 94 G H 011, 010, 015, 014, & 016, Council District 6. Rezoning from I-G (General Industrial) to C-G (General Commercial).

1. STAFF RECOMMENDATION

APROVE C-G-2 zoning because it is consistent with the Central City Sector Plan's General Commercial land use designation and would not cause any adverse impacts for the adjacent properties (the applicant requested C-G).

APPROVED ON CONSENT EARLIER IN THE MEETING

14. URBAN ENGINEERING, INC.

1737 N. Campbell Station Road & 0 Long Farm Way / Parcel ID 117 01203 & 130AA00214, Commission District 6.

Speaking today:

Jennifer Stenstrom, 1717 Longfarm Way, Knoxville, TN.

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

Chris Sharp, 11852 Kingston Pike, Knoxville, TN.

Hunter Harrison, 2926 Swafford Road, Knoxville, TN.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-A-20-SP

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

1. STAFF RECOMMENDATION

APROVE RR (Rural Residential) designation because it is compatible with the surrounding development (Applicant requested LDR (Low Density Residential)).

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. REZONING

11-C-20-RZ

From A (Agricultural) / RA (Low Density Residential) to PR (Planned Residential) up to 3.15 du/ac.

1. STAFF RECOMMENDATION

APROVE PR (Planned Residential) zoning up to 1.93 dwelling units per acre because it is consistent with the slope analysis and compatible with the surrounding zoning.

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

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A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

The Commission took a brief recess at 3:30 p.m. and returned at 3:40 p.m.

15. BEN MULLINS O/B/O NANCY ZIEGLER

11-D-20-RZ

931 Piney Grove Church Road / Parcel ID 106 J A 026, Council District 3.
Rezoning from RN-3 (General Residential Neighborhood) to RN-5
(General Residential Neighborhood).

1. STAFF RECOMMENDATION

POSTONE for 30-days to the December 10, 2020 Planning
Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

**16. BENJAMIN C. MULLINS O/B/O USCC
SERVICES, LLC**

875 Cornerstone Drive / Parcel ID 131 069, Commission District 6.

Speaking today:

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

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-B-20-SP

From OS (Open Space) to O (Office).

1. STAFF RECOMMENDATION

APPROVE O (Office) designation because it is consistent with
the surrounding development.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. REZONING**11-E-20-RZ**

From CB (Business and Manufacturing) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

1. STAFF RECOMMENDATION

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

2. MOTION (KORBELIK) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

17. BWI ETN LLC DBA BLUE WATER INDUSTRIES

0, 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Lane and 2925 & 0 Asbury Road / Parcel ID 111 002, 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043, Commission District 8.

Speaking today:

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

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Ashley Helton, Asbury United Methodist Church, Knoxville, TN.

Jeff Ferrell, 2601 Cherokee Road, Johnson City, TN.

A. EAST COUNTY SECTOR PLAN AMENDMENT**11-C-20-SP**

From HIM (Mining), LI (Light Industrial) & GC (General Commercial) / HP (Hillside Protection) to LI (Light Industrial) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

APROVE LI (Light Industrial) designation because it is consistent with the surrounding development.

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

Item No.**File No.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

B. REZONING

11-F-20-RZ

From A (Agricultural) & CA (General Business) to I (Industrial).

1. STAFF RECOMMENDATION

APPROVE I (Industrial) zoning because it is consistent with the surrounding development.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

18. RONNIE WELCH

11-G-20-RZ

2910-2912 & 3000 Greenway Drive / Parcel ID 59 P D 010 & 011, Council District 4. From RN-1 (Single-Family Residential Neighborhood) / F (Floodplain Overlay) to RN-5 (General Residential Neighborhood) / F (Floodplain Overlay).

Speaking today:

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

1. STAFF RECOMMENDATION

DENY RN-5 (General Residential Neighborhood) zoning because it is not consistent with the North City Sector Plan designation and would allow a higher density that is out of character with the area.

2. MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE THE ITEM FOR 60-DAYS UNTIL THE JANUARY 14, 2021 MEETING PER APPLICANT'S REQUEST.

A roll call vote was taken.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 15-0.
POSTPONED 60 DAYS****19. RONNIE WELCH****11-H-20-RZ**

2613, 2615 and 2625 Greenway Drive / Parcel ID 58 M D 005, 004 & 003, Council District 4. Rezoning from O (Office) to C-H-1 (Highway Commercial).

Speaking today:

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

1. STAFF RECOMMENDATION

APROVE C-G-2 (General Commercial) zoning because it is consistent with the North City Sector Plan designation and is compatible with other properties along N. Broadway Avenue (the applicant requested C-H-1).

2. MOTION (KORBELIK) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

**MOTION FAILED 7-7 (OOTEN, ROTH, BROWNING,
CROWDER, GRAF, S. SMITH, BOYER NO). FAILED****3. MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE C-H-1 (HIGHWAY COMMERCIAL) ZONING.**

A roll call vote was taken.

**MOTION CARRIED 8-6 (EASON, BUSTIN, ADAMS,
PHILLIPS, KORBELIK, HILL NO). APPROVED****20. WATERLOO CONSTRUCTION LLC**

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

Speaking today:

Ryan Hickey, 1914 Pinnacle Point Way, Knoxville, TN.

Deborah Pettit, 10451 Laurel Pointe Lane, Knoxville, TN.

Item No.**File No.****A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****11-D-20-SP**

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

1. STAFF RECOMMENDATION

APROVE LDR (Low Density Residential) designation because it is consistent with the adjacent development.

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

A roll call vote was taken.

MOTION CARRIED 12-2 (ADAMS, CROWDER NO). APPROVED

B. REZONING**11-I-20-RZ**

From BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay) up to 5 du/ac.

1. STAFF RECOMMENDATION

APROVE PR (Planned Residential) zoning up to 5 du/ac because it is compatible with the adjacent zoning and adjacent to the proposed new elementary school.

2. MOTION (DENT) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3.5 DU/AC.

A roll call vote was taken.

MOTION FAILED 6-8 (OOTEN, ROTH, BROWNING, PHILLIPS, KORBELIK, S. SMITH BOYER, HILL NO). FAILED

3. MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 5 DU/AC.

A roll call vote was taken.

MOTION CARRIED 9-5 (BUSTIN, DENT, ADAMS, CROWDER, GRAF NO). APPROVED

Item No.**File No.****21. ACRE KINGSTON PIKE T5 LLC**

11-J-20-RZ

8002 Kingston Pike / Parcel ID 120 J A 008, Council District 2. Rezoning from C-G-3 (General Commercial) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

DENY C-H-2 (General Commercial) zoning because it is inconsistent with zoning on the south side of Kingston Pike and because it allows uses that are incompatible with the existing uses south of Kingston Pike in this area.

POSTPONED 30 DAYS EARLIER IN THE MEETING

22. TAYLOR D. FORRESTER

11-K-20-RZ

0 Western Avenue / Parcel ID 93 A E 004, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to O (Office).

1. STAFF RECOMMENDATION

APPROVE O (Office) zoning because it is compatible with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. GEORGE S. TATE

11-L-20-RZ

817 E. Oldham Avenue / Parcel ID 81 E H 019, Council District 5. Rezoning from RN-4 (General Residential Neighborhood) and IH-1 (Infill Overlay) Districts to O (Office) and IH-1 (Infill Overlay) Districts.

1. STAFF RECOMMENDATION

APPROVE O (Office) and IH-1 (Infill Housing) zoning because it is consistent with the Central City Sector Plan's land use designation and would provide a transition between the Institutional land use to the northeast and the residential uses to the southwest.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. PATRICIA NELSON

1630 Osborne Road / Parcel ID 84 058, Commission District 8.

Item No.**File No.**

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

A. EAST COUNTY SECTOR PLAN AMENDMENT**11-E-20-SP**

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

1. STAFF RECOMMENDATION

DENY GC (General Commercial) designation because it is not consistent with the surrounding development or zoning.

2. MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO DENY PER STAFF RECOMMENDATION.**3. MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO WITHDRAW THE MOTION ON THE TABLE.****4. MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO POSTPONE THE ITEM FOR 30 DAYS UNTIL THE DECEMBER 10, 2020, PLANNING COMMISSION MEETING.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS**

B. REZONING**11-M-20-RZ**

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

1. STAFF RECOMMENDATION

DENY CA (General Business) zoning because it is not compatible with the sector plan and could create adverse impacts for the surrounding agricultural and low-density residential area.

2. MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO POSTPONE THE ITEM FOR 30 DAYS UNTIL THE DECEMBER 10, 2020, PLANNING COMMISSION MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS**

Item No.**File No.****25. BILL JOHNSON****11-N-20-RZ**

6521 Tecoy Quarry Road / Parcel ID 79 J A 01803, Commission District 6.
Rezoning from A (Agricultural) / HP (Hillside Protection) to RA (Low Density Residential) / HP (Hillside Protection).

Speaking today:

Bill Johnson, 6521 Tecoy Quarry Road, Knoxville, TN.

1. STAFF RECOMMENDATION

APROVE RA (Low Density Residential) / HP (Hillside Protection) zoning because it consistent with the surrounding development.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 15-0. APPROVED

26. BENJAMIN C. MULLINS O/B/O ELEVATION FOODS PROPERTIES, LLC

1702 & 1600 Harris Road and 5811 Rutledge Pike / Parcel ID 60 080, 07905, & 07906, Commission District 8.

Speaking today:

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

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**11-F-20-SP**

From LDR (Low Density Residential) / GC (General Commercial) to O (Office).

1. STAFF RECOMMENDATION

APROVE the sector plan amendment to Office land use since it would create a transition between the commercial use to the south and the residential use to the north.

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

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A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING

11-O-20-RZ

From RB (General Residential) / CB (Business and Manufacturing) to PC (Planned Commercial).

1. STAFF RECOMMENDATION

APPROVE PC (Planned Commercial) zoning because it allows the Planning Commission to review and condition improvements to the site that will mitigate potential adverse impacts of the existing business on the adjacent residential properties.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

27. LAND DEVELOPMENT SOLUTIONS

11-P-20-RZ

205 Bridgewater Road / Parcel ID 119 L A 01601, Council District 2. Rezoning from OP (Office Park) to C-H (Highway Commercial).

1. STAFF RECOMMENDATION

APPROVE C-G-1 (General Commercial) zoning because it is consistent with the Northwest City Sector Plan and compatible with the adjacent development (Applicant requested C-H-1).

APPROVED ON CONSENT EARLIER IN THE MEETING

28. LEE FREEMAN / SERTOMA CENTER, INC. (REVISED)

11-Q-20-RZ

1136 Groner Drive / Parcel ID 95 G P 025, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection).

Item No.

File No.

1. STAFF RECOMMENDATION

APROVE RN-4 (General Residential Neighborhood District) / HP (Hillside Protection) District zoning because it is consistent with the Central City Sector Plan designation and would require site plan review by Planning staff or the Planning Commission.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

29. SYCAMORE CREEK AT HARDIN VALLEY

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN

10134 & 10120 Coward Mill Road / Parcel ID 90 08101 & 08102, Commission District 6.

11-SA-20-C

1. STAFF RECOMMENDATION

APROVE the Concept Plan subject to 10 conditions.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

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

10-B-20-UR

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

APPROVE the development plan for up to 40 detached dwellings on individual lots and a reduction of the 35' peripheral setback on Lot 1 to 25' along the northern lot line and 20' along the eastern lot line, and on Lots 14 and 15 to 30' along the southeastern lot line, subject to 1 condition.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

30. HUNTERS WOODS**11-SB-20-C**

0, 7632, 7636, 7640 Strawberry Plains Pike & 0, 741, 745 Wooddale Church Road / Parcel ID 73 048, 04801, 04802, 04803, 052 & 073 J A 013, 014, Commission District 8.

John Patterson, 299 N. Weisgarber Road, 37919.

1. STAFF RECOMMENDATION

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

2. MOTION (KORBELIK) AND SECOND (GRAF) WERE MADE TO POSTPONE ITEM FOR 30 DAYS UNTIL THE DECEMBER 10, 2020 PLANNING COMMISSION MEETING.

A roll call vote was taken.

MOTION FAILED 7-7 (OOTEN, ROTH, BROWNING, PHILLIPS, SCOTT, BOYER, HILL NO). FAILED

APPROVE variances 1-2 and alternate design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because site conditions restrict compliance with the Subdivision

Item No.**File No.**

Regulations, and the proposed variance will not create a traffic hazard.

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

A roll call vote was taken.

MOTION CARRIED 8-6. (BUSTIN, DENT, ADAMS, CROWDER, GRAF, KORBELIK NO) APPROVED

4. **STAFF RECOMMENDATION**

APROVE the Concept Plan subject to 9 conditions.

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

A roll call vote was taken.

MOTION CARRIED 13-1. (KORBELIK NO) APPROVED

31. CHEROKEE LANDING

A. CONCEPT SUBDIVISION PLAN

11-SC-20-C

0 Tribe Road / Parcel ID 136 11901, Commission District 9.

1. **STAFF RECOMMENDATION**

APROVE the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

11-E-20-UR

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

2. **STAFF RECOMMENDATION**

APROVE the development plan for up to 30 attached and 1 detached dwelling on individual lots and the reduction of the peripheral setback to 25' for the eastern, southern and western subdivision boundaries, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****32. FRANCIS ROAD SUBDIVISION****11-SD-20-C**

1200 Francis Road / Parcel ID 106 C D 001, Council District 3.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING.**33. STERCHI VILLAGE****A. CONCEPT SUBDIVISION PLAN****11-SE-20-C**6585 Fountain City Road / Parcel ID 57 12515 (part of),
Commission District 7.**1. STAFF RECOMMENDATION**

APPROVE variance 1 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 (ROTH) AND SECOND (KORBELIK) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

APPROVE the Concept Plan subject to 11 conditions.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****B. USE ON REVIEW****11-J-20-UR**

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

1. STAFF RECOMMENDATION

APROVE the development plan for 43 detached residential houses on individual lots, subject to 1 condition.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

34. CLEAR SPRINGS PLANTATION**11-SF-20-C**

5505 - 5577 Meadow Wells Drive & 5605 - 5714 Autumn Creek Drive / Parcel ID 60 H E 001-092, 107 & 108, Council District 4.

Speaking today:

Scott Williams, 4530 Annalee Way, Knoxville, TN.

1. STAFF RECOMMENDATION

APROVE variance 1 based on the recommendation from City of Knoxville Department of Engineering 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 (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

APROVE the applicant's request to remove the sidewalk condition (condition #9) of the Concept Plan approval of April 14, 2005, subject to 1 condition.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

USES ON REVIEW

35. HONEY BADGER PROPERTIES

11-A-20-UR

8234 Chapman Highway/ Parcel ID 138 H A 014. Proposed use:
Expansion of an existing outdoor self-storage facility in CA (General
Business) District. Commission District 9.

1. STAFF RECOMMENDATION

APROVE the request to expand the existing self-storage facility with 2 new buildings and the expansion of 1 building, approximately 4,650 square feet of floor area, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. BRIAN DAVIS

11-C-20-UR

7009 Wright Road / Parcel ID 78 J B 03602. Proposed use: Duplex in RA
(Low Density Residential) District. Commission District 6.

Speaking today:

Brian Davis, Knoxville, TN.

1. STAFF RECOMMENDATION

APROVE the request for a duplex as identified on the development plan, subject to 2 conditions.

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

A roll call vote was taken.

MOTION CARRIED 13-1 (GRAF NO). APPROVED

Item No.**File No.****37. SETH SCHWEITZER****11-F-20-UR**

3430 Zion Lane / Parcel ID 91 042. Proposed use: Boarding home for support for people getting back on their feet in A (Agricultural) pending District. Commission District 6.

1. STAFF RECOMMENDATION

POSTPONE item for 30 days until the December 12, 2020 Knoxville-Knox County Planning Commission Meeting per applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

38. STUART ANDERSON, AIA**11-G-20-UR**

11333 Hardin Valley Road / Parcel ID 117 031. Proposed use: Child day care center in CA (k) (General Business) District. Commission District 6.

Speaking today:

Sturt Anderson, 11512 N. Monticello Drive, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the request for the child day care center for up to 63 children, excluding the school age children enrolled in the after-school program, as shown on the development plan, subject to 9 conditions.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

39. TAYLOR FORRESTER O/B/O JOURNEYPURE**11-H-20-UR**

7447 Andersonville Pike / Parcel ID 28 205. Proposed use: Recovery housing in OB (Office, Medical, and Related Services) District. Commission District 7.

Taylor Forrester, 111 N. Northshore Drive, Suite S-100, Knoxville, TN.

Item No.**File No.**

Kevin Lee, 9102 Heritage Drive, Brentwood, TN.

1. STAFF RECOMMENDATION

APROVE the request for a 44-bed recovery housing facility for substance abuse treatment, limited to the individuals seeking treatment voluntarily and are not compelled by court order or other involuntary action, subject to 4 conditions.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

40. DAMON A. FALCONNIER

11-I-20-UR

8833 Middlebrook Pike / Parcel ID 105 15701. Proposed use: Religious Worship in RB (General Residential) & PR (Planned Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

APROVE the development plan for a church expansion of approximately 39,442 square feet and reconfiguration of the parking lot in the PR & RB zone, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

41. AARON S. ROBERTS

9-A-20-SU

1219 Harmony Lane / Parcel ID 80 D B 036. Proposed use: Two-family dwelling (duplex) in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

Speaking today:

Debbie Phillips, 1307 Michaels Lane, Knoxville, TN.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the request for a two-family dwelling, subject to 3 conditions.

2. **MOTION (KORBELIK) WERE MADE TO POSTPONE THE REQUEST FOR 30 DAYS UNTIL THE DECEMBER 10, 2020 PLANNING COMMISSION MEETING.**

WITH NO SECOND MOTION, THE MOTION FAILED.

3. **MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO DENY THE REQUEST.**

A roll call vote was taken.

MOTION CARRIED 13-1 (EASON NO). APPROVED

42. ROBERT COCHRAN**10-C-20-SU**

3101 Gazebo Point Way / Parcel ID 135 H C 01801. Proposed use: Reduction of front setback from 20 feet to 12 feet in RN-3 (General Residential Neighborhood) /HP (Hillside Protection) / PD (Planned Development) District. Council District 1.

1. STAFF RECOMMENDATION

APPROVE the reduction of the required front yard setback from 20 feet to 10 feet on the west lot line and to 5 feet on the north lot line of the road turnaround that extends into Lot 17R, as shown on the plot plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. LISA A. VARNADO / MARBLE CITY SWEETS LLC**11-A-20-SU**

3336 Sevier Avenue / Parcel ID 109 F K 029. Proposed use: Neighborhood non-residential reuse for retail bakery store in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

APPROVE the special use of a neighborhood nonresidential reuse for an eating and drinking establishment, subject to 3 conditions.

Item No.**File No.**

WITHDRAWN EARLIER IN THE MEETING.

44. RANDALL WEST**11-B-20-SU**

4600 Chambliss Avenue / Parcel ID 107 K E 011. Proposed use: Small animal vet clinic use in O (Office) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the development plan for a small animal care facility with approximately 2,225 sq. ft. of floor area, subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING.

45. TAYLOR D. FORRESTER**11-C-20-SU**

7403 Middlebrook Pike / Parcel ID 106 J D 03206. Proposed use: Medical clinic in C-N (Neighborhood Commercial) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the request for a medical clinic that is approximately 3,700 square foot, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING.

46. KELSY HENDERSON**11-E-20-SU**

6260 Patel Way / Parcel ID 92 07504R. Proposed use: Reduce peripheral setback from 25 ft. to 11 ft. in RN-3 (General Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the request to reduce the peripheral setback immediately behind the subject residence from 25 feet to 11 feet, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING.

Item No.**File No.****47. HESS-WHITE PROPERTIES, LLC (FORMERLY HARB-WHITE PROPERTIES)****11-F-20-SU**

205 Bridgewater Road / Parcel ID 119 L A 01601. Proposed use:
Expansion of existing event center in OP (Office Park) District. Council District 2.

1. STAFF RECOMMENDATION

APROVE the development plan for an approximate 5,700 square foot expansion of this existing event facility, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING.

48. RAY FLAKE**11-G-20-SU**

9225 Kingston Pike / Parcel ID 132 02807 part of. Proposed use: New restaurant with drive-thru in C-R-2 (Regional Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

APROVE the development plan for a drive-through restaurant with approximately 2,300 square foot of floor area, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING.

FINAL SUBDIVISIONS**49. OPEN ARMS TATE TROTTER****11-SA-20-F**

609 Tate Trotter Road / Parcel ID 47 03606, Commission District 7.

1. STAFF RECOMMENDATION

APROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING.

Item No.**File No.****50. FIRST UTILITY DISTRICT TANK SITE****11-SB-20-F**

0 Palestine Lane / Parcel ID 141 part of 079, 141KA016 (part of).
Commission District 5.

1. STAFF RECOMMENDATION

APPROVE Variances 1-2.

APROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING.

PLANNED DEVELOPMENT

51. VOLUNTEER MINISTRY CENTER**11-A-20-PD**

1501 E. Fifth Avenue / Parcel ID 82 P K 039. Proposed use: Permanent supportive housing in O (Office) District. Council District 6.

1. STAFF RECOMMENDATION

APROVE the final plan for the Caswell Manor Apartments development with 48 permanent supportive housing units at 1501 East 5th Avenue because it is in substantial conformance with the approved preliminary plan (4-A-20-PD), subject to 4 conditions.

RECOMMEND that City Council amend the zoning map for this property to add the PD (Planned Development) designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

None

Item No.**File No.**

OTHER BUSINESS

52. KNOXVILLE-KNOX COUNTY PLANNING**10-C-20-OB**

Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations Article 2, Section 2.10.G.

1. STAFF RECOMMENDATION

APROVE a minor amendment to the Knoxville-Knox County Subdivision Regulations, Article 2, Section 2.10.G.

POSTPONED 60 DAYS EARLIER IN THE MEETING

53. KNOXVILLE-KNOX COUNTY PLANNING**11-A-20-OB**

Consideration of election of Knoxville-Knox County Planning Commission Officers for Calendar Year 2021.

1. STAFF RECOMMENDATION

APROVE an election of Knoxville-Knox County Planning Commission Officers for Calendar Year 2021.

Beth Eason presented the nominations for Chair of the Knoxville-Knox County Planning Commission for 2021.

2. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO CEASE NOMINATIONS FOR CHAIR OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING FOR CALENDAR YEAR 2021.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Beth Eason presented the nominations for Vice-Chair of the Knoxville-Knox County Planning Commission for 2021.

3. MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO CEASE NOMINATIONS FOR VICE-CHAIR OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING FOR CALENDAR YEAR 2021.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.**

4. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO ELECT PATRICK PHILLIPS AND SCOTT SMITH THROUGH THE RESPECT OF OFFICES BY ACCLIMATION.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**54. KNOXVILLE-KNOX COUNTY PLANNING****11-B-20-OB**

Consideration of amendments to the Bylaws of the Knoxville-Knox County Planning Commission.

1. STAFF RECOMMENDATION

APPROVE amendments to Article III, Sections 8 and 9.B. of the Restated Bylaws of the Knoxville-Knox County Planning Commission.

2. **MOTION (S. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE SECTION 8 OF THE RESTATED BYLAWS OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION AND POSTPONE SECTION 9.B. FOR 30 DAYS UNTIL THE DECEMBER 10, 2020 PLANNING COMMISSION MEETING.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED (SECTION 8) /POSTPONED 30 DAYS (SECTION 9.B)**ADJOURNMENT**

1. **MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO ADJOURN.**
2. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:36 P.M.**



Prepared by: Laura Edmonds



Approved by: Secretary for the Commission



Approved by: Chair

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