

The Planning Commission met in regular session on November 10, 2021 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

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

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

Chair Pat Phillips read a Proclamation in honor of former Commissioner Conrad “Mac” Goodwin.

Commissioner Logan Higgins joined the meeting at this time.

2. APPROVAL OF NOVEMBER 10, 2021 AGENDA, AS AMENDED

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE NOVEMBER 10, 2021 AMENDED AGENDA.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

3. APPROVAL OF OCTOBER 14, 2021 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 90 days:

1. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE FEBRUARY 10, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 90 DAYS

Postponements for 120 days:

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS AS READ FOR 120 DAYS UNTIL THE MARCH 10, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 120 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 14-0. WITHDRAWN

D. TABLED ITEMS

1. INGLES MARKETS, INC. (REVISED)
7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store

12-D-20-UR

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and addition of fuel center in SC (Shopping Center) District.
Commission District 7. (Tabled date 4/8/2021)

2. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY

7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046
(part of), Commission District 7. (Tabled date 8/12/2021)

8-SA-21-F

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

Geraldine Maples, 9111 Chapman Highway, Knoxville, 37920, requested that Item #26 be removed from consent.

Christopher Winn, 4404 Oakbank Ln., Knoxville, TN 37921, requested that Item #32 be removed from consent.

- 1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #26 AND #32.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the October 14, 2021 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. CITY OF KNOXVILLE

11-A-21-AC

Request closure of Campbell Avenue between Patton Street and S. Hall of Fame Drive, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the portion of Campbell Avenue between S. Hall of Fame Drive and Patton Street since it is

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needed for the multi-use stadium/mixed use planned development, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**6. CITY OF KNOXVILLE****11-A-21-SC**

Request closure of Glenmore Drive between southern terminus of Glenmore Drive at the northern line of West Hills and Bynon Park and a point 100 feet north of southern terminus of Glenmore Drive measured from the northern line of West Hills and Bynon Park, Council District 2.

1. STAFF RECOMMENDATION

Approve closure of the portion of Glenmore Drive between its southern terminus at West Hills and Bynon Park to a point approximately 100 feet north of the shared lot line with the park to facilitate improvements to adjoining properties, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING**7. CITY OF KNOXVILLE****11-B-21-SC**

Request closure of Patton Street between E. Jackson Avenue and Willow Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the portion of Patton Street between E. Jackson Avenue and Willow Avenue since it is needed for the multi-use stadium/mixed use planned development, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**8. CITY OF KNOXVILLE****11-C-21-SC**

Request closure of Willow Avenue between Patton Street and Florida Street, Council District 6.

1. STAFF RECOMMENDATION

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Approve closure of the portion of Willow Avenue between Patton Street and Florida Street since it is needed for the multi-use stadium/mixed use planned development, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. CITY OF KNOXVILLE

11-D-21-SC

Request closure of Right-of-Way adjacent to First Creek between western intersection with Willow Avenue and parcel 095HC010 and approximately 458' northeast between property lines of parcels 095HC012 and 095HC00201, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the portion of right-of-way adjacent to First Creek from its western intersection with Willow Avenue and parcel 095HC010 to a point approximately 458' northeast between the property lines of parcels 095HC012 and 095HC00201 since it is needed for the multi-use stadium/mixed use planned development, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

Item No.**File No.****PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

**10. KNOXVILLE-KNOX COUNTY
PLANNING****11-D-21-SP**

9109 Chapman Highway / Parcel ID 150 020, Commission District 9.
South County Sector Plan Amendment from LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the South County Sector Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because of an error in the 2012 plan.

2. MOTION (ROTH) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****REZONINGS AND PLAN AMENDMENT/REZONINGS**

11. T. DEAN LARUE**10-Q-21-RZ**

7700 Pinner Drive / Parcel ID 133 C D 023, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Withdraw at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING**12. HUBER PROPERTIES, LLC**

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 & 001, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-L-21-SP**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

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

Postpone the sector plan amendment for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 120 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-I-21-PA**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Postpone the One Year Plan amendment for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 120 DAYS EARLIER IN THE MEETING

C. REZONING**10-R-21-RZ**

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Postpone the rezoning for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 120 DAYS EARLIER IN THE MEETING

13. UNIQUE CONSTRUCT LLC**11-A-21-RZ**

0 Zoe Way / Parcel ID 107 I B 01303, Council District 2. Rezoning from OP (Office Park) and HP (Hillside Protection Overlay) to O (Office) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Withdraw at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****14. SUSAN M. WATSON****11-B-21-RZ**

7035 Elna Marie Drive / Parcel ID 61 K B 002, Commission District 8.
Rezoning from RA (Low Density Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve A (Agricultural) zoning because it is consistent with the sector plan designation for this area.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. HUBER PROPERTIES, LLC

2115 Andes Road / Parcel ID 91 123, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**11-A-21-SP**

From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve MDR (Medium Density Residential) because it is a minor extension of an existing area zoned for medium density residential uses.

POSTPONED 90 DAYS EARLIER IN THE MEETING

B. REZONING**11-C-21-RZ**

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) up to 7 du/ac because it is a minor extension of the existing zone's residential density.

POSTPONED 90 DAYS EARLIER IN THE MEETING

16. FURROW AUCTION COMPANY**11-D-21-RZ**

7907 North Ruggles Ferry Pike and 0 North Wooddale Road / Parcel ID 61 060 and 051, Commission District 8. Rezoning from I (Industrial) to A (Agricultural).

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

Approve A (Agricultural) zoning because it is consistent with the surrounding area, is an extension of A (Agricultural) zoning, and is compatible with the East County Sector Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. VINIT SHARMA**11-E-21-RZ**

2106 Schaeffer Road/ Parcel ID 104 098, Commission District 6.
Rezoning from A (Agricultural) and TO (Technology Overlay) to PR (Planned Residential) and TO (Technology Overlay) up to 4 du/ac.

1. STAFF RECOMMENDATION

Postpone to the December 9th, 2021 Planning Commission meeting to allow consideration by the TTCDA.

POSTPONED 30 DAYS EARLIER IN THE MEETING

18. THUNDER MOUNTAIN PROPERTIES, LLC

8802 Sevierville Pike and 0 Dry Hollow Road / Parcel ID 138 274 (part of) and 270 (part of), Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**11-B-21-SP**

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

1. STAFF RECOMMENDATION

Postpone the plan amendment for 30-days to the December 9, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING**11-F-21-RZ**

From A (Agricultural), CA (General Business), CB (Business and Manufacturing) and RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac.

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the rezoning for 30-days to the December 9, 2021 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

19. HL CONTAINER I LLC (KRISTI DUNLAP)

11-G-21-RZ

3600 Buffat Mill Road / Parcel ID 70 F F 00901, Council District 4.
Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:

Michael Oppizzi, 3610 Buffat Mill Rd., Knoxville, TN 37914

Liz Porter, 3534 Fountain Park Blvd., Knoxville, TN 37914

Patricia Payne, 3557 Buffat Mill Rd., Knoxville, TN 37914

1. STAFF RECOMMENDATION

Deny RN-2 (Single-family Residential Neighborhood) zoning because the dimensional standards are not compatible with the existing development in the area.

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

MOTION CARRIED 13-1 (NO HIGGINS). DENIED

20. STEVE LARIMER

0 Hardin Valley Road / Parcel ID 129 12607, Commission District 6.

Speaking today:

Steve Larimer, 3712 River Trace Ln., Knoxville, TN 37920

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-C-21-SP

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

1. STAFF RECOMMENDATION

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

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING**11-H-21-RZ**

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 2 du/ac consistent with the Growth Policy Plan.

2. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 3 DU/AC BECAUSE THERE IS A NEED FOR INCREASED DENSITY TO ACCOMMODATE THE GROWING POPULATION IN THE AREA AND HIGHER DENSITY ALLOWS THE BUILDER TO INCREASE AMENITIES.**

MOTION CARRIED 8-6 (NO PHILLIPS, SHELSON, HIGGINS, ADAMS, GRAF, MIDIS). APPROVED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

21. CAPITAL DRIVE SUBDIVISION**7-SB-21-C**

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 12224 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering, Knox County Engineering and Public Works, and Tennessee Department of Transportation.

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

22. JENKINS BUILDERS - MURPHY ROAD

A. CONCEPT SUBDIVISION PLAN

10-SB-21-C

0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

10-D-21-UR

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 25 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the northwest boundary of lots 10-15 and 21-24, and the northeast boundary of lots 16 and 21, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. SEAL PROPERTY SUBDIVISION

Speaking today:

John Valliant, 800 S. Gay At., Ste. 1650, Knoxville, TN 37929

A. CONCEPT SUBDIVISION PLAN

11-SA-21-C

12140 Hardin Valley Road and 2001 Marietta Church Road / Parcel ID 129 037 and 037.02, Commission District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the Concept Plan subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW**11-A-21-UR**

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

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 272 detached residential lots subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

24. STATION SOUTH**11-SB-21-C**

1402, 1412, and 1418 Island Home Avenue / Parcel ID 95 O D 001, 002, and 003, Council District 1.

1. **STAFF RECOMMENDATION**

Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering.

Approve the Concept Plan subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. ASHTON POINT SUBDIVISION**11-SC-21-C**

225 Vanosdale Road / Parcel ID 120 B F 030, Council District 2.

Speaking today:

Clarence Hill, 718 Broome Rd, Knoxville, TN 37909

Lee Hume, 6902 Haverhill Dr., Knoxville TN 37909

1. **STAFF RECOMMENDATION**

Approve the variance because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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Approve the concept plan subject to 6 conditions.

2. **MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO POSTPONE CONSIDERATION FOR 30 DAYS.**

**MOTION CARRIED 11-3 (NO NICHOLS, SHELSO, HILL).
POSTPONED 30 DAYS**

26. TERRI'S PLACE

Speaking today:

Terry E. Romans, 1923 Hopewell Rd., Knoxville, TN 37920

Geraldine Maples, 9111 Chapman Highway, Knoxville, 37920

A. CONCEPT SUBDIVISION PLAN

11-SD-21-C

9109 Chapman Highway / Parcel ID 150 020, Commission District 9.

1. **STAFF RECOMMENDATION**

Approve variances 1-2 and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve the Concept Plan subject to 10 conditions.

2. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

11-C-21-UR

Proposed use: Attached residential dwellings on individual lots in PR (Planned Residential) District.

1. **STAFF RECOMMENDATION**

Item No.**File No.**

Approve the development plan for up to 117 attached dwelling units on individual lots, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

USES ON REVIEW
27. DENNY KOONTZ**11-B-21-UR**

4819 McCloud Road / Parcel ID 19 204. Proposed use: Detached houses in PR (Planned Residential) District. Commission District 7.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 5 detached dwellings on individual lots and a reduction of the peripheral setback on the McCloud Road frontage from 35-ft to 20-ft, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. DOMINION GROUP**11-D-21-UR**

3113 and 3117 Maloney Road, and 0 Jonathan Way / Parcel ID 135 G A 005, 00501 and 006. Proposed use: Multi-family in PR (Planned Residential) (Pending) District. Commission District 9.

1. **STAFF RECOMMENDATION**

Approve the multi-family development plan for up to 84 dwelling units in the County portion of the development (240 dwelling units total), subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES
29. GARY L. MILLER JR.**11-A-21-SU**

5000 Obarr Drive / Parcel ID 71 A A 011. Proposed use: Two-family dwelling in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

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

Approve the request for a two-family dwelling in the RN-1 zone subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. MCCARTY HOLSAPLE MCCARTY, INC.**11-B-21-SU**

9635 Westland Drive / Parcel ID 144 03014. Proposed use: Accessory structures and recreational uses in RN-1 (Single-Family Residential Neighborhood) (C) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the site plan to add accessory structures and outdoor recreational uses at an existing place of worship, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. TAYLOR D. FORRESTER**11-C-21-SU**

6238 Anderson Drive / Parcel ID 121 A B 013. Proposed use: Car wash and parking lot in C-G-1 (General Commercial)) (Pending) District. Council District 2.

Commission granted an additional 8 minutes to the opposition and the applicant.

Speaking today:

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

John King, 620 Market Street, Fifth Floor, Knoxville, TN 37902

Susan Fendley, 7418 Stockton Drive, Knoxville, TN 37909

Rachel Miller, 1829 Poplar Hill Road, Knoxville, TN 37922

Conner Cole, 400 Hitchcock Way, Apt 1016, Knoxville, TN 37923

Shannon Harper, 3804 Kenilworth Dr, Knoxville, TN 37919

Wade Bibb, 6108 Shannon Valley Farms Blvd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the development plan for a car wash facility in the C-G-1 zone, subject to five conditions.

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

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32. HELEN ROSS MCNABB**11-D-21-SU**

5310 Ball Camp Pike / Parcel ID 93 H B 055. Proposed use: Expansion of existing residential drug / alcohol treatment facility in O (Office) District. Council District 3.

Speaking today:

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

Christopher Winn, 4404 Oakbank Ln., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the request to expand the existing residential drug/alcohol treatment facility from 46 to 66 beds and a total floor area of approximately 24,800 square feet and the conversion of an existing accessory structure to a group room that is approximately 768 square feet, subject to 7 conditions.

2. MOTION (E. SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

33. AARON JERNIGAN**11-E-21-SU**

1642 Highland Avenue / Parcel ID 94 N G 001. Proposed use: Expansion of an existing church in RN-5 (General Residential Neighborhood) / NC (Neighborhood Conservation Overlay) Districts. Council District 1.

1. STAFF RECOMMENDATION

Approve the requested expansion to the existing place of worship (church) of approximately 8,400 sqft, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. VALLEY VIEW BAPTIST CHURCH**11-F-21-SU**

3521 Old Valley View Drive / Parcel ID 70 A B 001. Proposed use: Accessory structure for church bus storage in RN-5 (General Residential Neighborhood) (C) District. Council District 4.

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

Approve the request for a one-story accessory structure of approximately 2,400 sqft for Valley View Baptist Church, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

35. ISAAC PANNELL**11-G-21-SU**

5212 & 0 Villa Road / Parcel ID 49 P D 02101 & 021. Proposed use: Market Garden on rear lot; residential use on front lot with shared driveway access in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

Speaking today:

Issac Pannel, 5212 Villa Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the proposal for a market garden in the RN-1 zone, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

FINAL SUBDIVISIONS

36. MAJESTIC MOUNTAIN VIEWS**11-SA-21-F**

0 Shipe Road / Parcel ID 41 016, Commission District 8.

1. STAFF RECOMMENDATION

Approve Variance

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****PLANNED DEVELOPMENT****37. DOUG KIRCHHOFER / RR LAND LLC****11-A-21-PD**

Parcel ID 095AM016 / 601 E Jackson Avenue;

Parcel ID 095AM017 / 0 E Jackson Avenue;

Parcel ID 095AM018 / 501 E Jackson Avenue;

Parcel ID 095AM021 / 0 E Jackson Avenue;

Parcel ID 095HB00801 / 205 Patton Street;

Parcel ID 095HB001 / 0 Patton Street;

Parcel ID 095HB002 / 400 E Jackson Avenue;

Parcel ID 095HB003 / 0 E Jackson Avenue;

Parcel ID 095HB004 / 651 Willow Avenue;

Parcel ID 095HB005 / 501 Willow Avenue;

Parcel ID 095HC010 / 0 Patton Street;

Parcel ID 095HC012 / 650 Willow Avenue;

Parcel ID 095AM015 / 107 Randolph Street;

Parcel ID 095AK01801 / 702 E Jackson Avenue;

A mixed-use stadium / mixed use planned development with associated commercial uses in I-MU (Industrial Mixed-Use), IG (General Industrial) and HP (Hillside Protection Overlay) Districts. Council District 6.

Commissioner Jim Nichols recused himself.

Speaking today:

Faris Eid, 402 S. Gay St., Knoxville TN 37902

1. STAFF RECOMMENDATION

Approve the final plan for the multi-use stadium/mixed-use planned development because it is in substantial compliance with the approved preliminary plan (9-A-21-PD), subject to 13 conditions:

1. Modifications to the final plan must be approved in accordance with Article 16.7.F (Modifications to Approved Final Plans).
2. Approval of the zoning map amendment by City Council to add the PD (Planned Development) designation for those properties identified in Exhibit C.0 (Planned Development-Final Plan-Phase Diagram) as Phase 1.
3. The development shall be compliant with the City of Knoxville Zoning Ordinance unless an exception has approved through the planned development process outlined in Article 16.7.
4. Implementation of all street and intersection improvement recommendations required to be installed by City Engineering and/or the Tennessee Department of

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Transportation (TDOT) as outlined in the approved Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc., as last revised on September 23, 2021, and/or subsequently revised and approved by the City of Knoxville Engineering Department, TDOT, and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the City of Knoxville Engineering Department and TDOT during the permitting phase. If the improvements will be implemented in phases, this shall be outlined and agreed upon by City Engineering and TDOT.

5. Obtaining all applicable permits from TDOT for any work within the TDOT right-of-way.

6. Meeting all applicable requirements of the City of Knoxville Engineering Department.

7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System.

8. Installation of all sidewalks, walkways and the public plaza as identified on the site plan. A bond shall be provided to the City of Knoxville Engineering Department by the developer in an amount sufficient to guarantee the installation of the sidewalks unless otherwise agreed upon in the development agreement with the City.

9. Landscaping plans (Article 12) and a Master Sign plan (Article 13.7) shall be submitted, per their respective articles in the zoning ordinance, as part of the Alternative Landscaping Plan review process (Article 12.2.D) or the Master Sign Plan process (Article 13.7) outlined in the Zoning Ordinance. Proposed signage types shall be in substantial compliance with the preliminary plan.

10. A lighting plan shall be submitted for review and approval by Planning staff and Plans Review and Inspections staff for the areas of the site outside of the stadium for compliance with Article 10.2 (Exterior Lighting) and the approved preliminary plan. This shall be completed before building permits are issued for the applicable phase of the development.

11. Flickering or flashing lights, searchlights, or other high intensity lights, if approved through the Office of Special Events, shall be shielded or pointed so as not to affect traffic safety.

12. Ensuring that all accessory structures, including those for which an exception has been provided, are

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located such that they do not interfere with the required visibility triangle at intersections and driveways. The final plat should include any line-of-sight easements across lots as may be required by the City of Knoxville Engineering Department. A Concept Plan will be required if 6 or more lots are proposed.

13. All Project Documents are incorporated herein by reference and made a part of this Staff Report as if they were fully set out verbatim. To the extent there is a conflict or ambiguity between the terms of any of the Project Documents, and notwithstanding anything to the contrary in the foregoing documents, the order of priority listed below will be used for purposes of resolving the conflict or ambiguity:

1. The Approved Final Plan;
2. The Approved Preliminary Plan, Planning File No. 9-A-21-PD, attached as Exhibit A;
3. The City of Knoxville Zoning Code.

Recommend that City Council amend the zoning map to add the PD (Planned Development) designation for those properties identified in Exhibit C.0 (Planned Development-Final Plan-Phase Diagram) as Phase 1.

2. **MOTION (E. SMITH) AND SECOND (HIGGINS) WERE MADE TO APPROVE FINAL PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **MOTION (E. SMITH) AND SECOND (HIGGINS) WERE MADE TO RECOMMEND THAT CITY COUNCIL AMEND THE ZONING MAP PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

38. ELITE CONSTRUCTION

11-B-21-OB

Consideration of Concept Plan Extension of the Millertown Pike Subdivision (1-SE-19-C) for two years to January 11, 2024.

1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for the Millertown Pike Subdivision (1-SE-19-C) for two years to January 11, 2024 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:40 P.M.



A handwritten signature in blue ink that reads "Dori Caron".

Prepared by: Dori Caron

A handwritten signature in blue ink that reads "Amy Brooks".

Approved by: Secretary for the Commission

A handwritten signature in blue ink that reads "Bethel Chillyji".

Approved by: Chair

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