

The Planning Commission met in regular session on November 10, 2022 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	A Ms. Tamara Boyer
Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	A Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	A Mr. Eddie Smith

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

2. APPROVAL OF NOVEMBER 10, 2022 AGENDA

APPROVED ON CONSENT (REMOVED FROM

3. APPROVAL OF OCTOBER 6, 2022 MINUTES

-

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

1. MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 10, 2022 MEETING.

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS READ

1. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEM AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. TABLED

1. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From LDR (Low Density Residential) to MU-SD, SCo-3
(Mixed Use Special District, Alcoa Highway Small Area).

12-A-21-SP

B. REZONING

12-G-21-RZ

Item No.**File No.**

From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

- | | |
|---|--------------------------|
| <p>2. WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)</p> | <p>1-F-22-UR</p> |
| <p>3. THE BECKHAM PROPERTY
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)</p> | <p>12-SC-21-F</p> |
| <p>4. HUBER PROPERTIES, LLC
1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)</p> | |
| <p>A. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).</p> | <p>10-L-21-SP</p> |
| <p>B. ONE YEAR PLAN AMENDMENT
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).</p> | <p>10-I-21-PA</p> |
| <p>C. REZONING
From AG (Agricultural) to RN-5 (General Residential Neighborhood).</p> | <p>10-R-21-RZ</p> |
| <p>5. 5117 LONAS DRIVE SUBDIVISION
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)</p> | <p>4-SB-22-C</p> |
| <p>6. TERRY E. ROMANS
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)</p> | |
| <p>A. SOUTH COUNTY SECTOR PLAN AMENDMENT
From AG (Agricultural) to RR (Rural Residential).</p> | <p>5-A-22-SP</p> |
| <p>B. REZONING
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.</p> | <p>5-A-22-RZ</p> |
| <p>7. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3</p> | <p>7-SE-22-F</p> |

Item No.**File No.**

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)

8. DKLEVY

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

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

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

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

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

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

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

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

Commissioner Karyn Adams requested that #19 be removed from the consent list.

Gregory Handley, 401 West Marine Rd., Knoxville, TN 37920 requested that Item #29 be removed from the consent list.

Rob Unger, 3427 Topside Rd., Knoxville, TN 37920 requested that Item #21 be removed from the consent list.

Chris Brewer, 320 West Ford Valley Rd., Knoxville, TN 37920 requested that Item #24 be removed from the consent list.

Heather Ownby, 318 West Ford Valley Rd., Knoxville, TN 37920 also requested that Item #24 be removed from the consent list.

Lindsay Remco, 1750 Hillwood Dr., Knoxville, TN 37920 requested that Items #14 and #16 be removed from the consent list.

1. **MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #14, #16, #19, #21, #24 AND #29.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CITY OF KNOXVILLE

Level 1 Hillside Protection (HP) Overlay Certificates of Appropriateness

There were no Level 1 Certificates of Appropriateness issued since the October 6, 2022 Planning Commission meeting.

alley or street Closures

5. EAST TENNESSEE CHILDREN’S HOSPITAL 10-A-22-SC

Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1.

Speaking today:

Taylor Forrester, 1111 N. Northshore, Ste S700, Knoxville, TN 37919

1. **STAFF RECOMMENDATION**
Postpone for 30-days to the December 8, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

6. JONATHAN WHITEHEAD & KIMBERLY ROBERTS 11-A-22-AC

Request closure of unnamed alley between Fountain Park Boulevard and Buffat Mill Road, Council District 4.

1. **STAFF RECOMMENDATION**
Approve closure of the unnamed, unbuilt alley adjacent to parcels 070JE003 and 070JE002 between Buffat Mill Road and Fountain Park Boulevard, subject to any required easements, since it is not needed for access and staff has received no objections.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING**

7. CHRIS BURKHART / ROCK POINTE DEVELOPMENT**11-A-22-SC**

Request closure of Pelham Road between its intersection with McCalla Avenue and the southwestern corner of parcel 0711A020, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of Pelham Road from its intersection with McCalla Avenue to the southwestern corner of parcel 0711A020, subject to any required easements, and subject to four conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. CHRIS BURKHART / ROCK POINTE DEVELOPMENT**11-B-22-SC**

Request closure of McCalla Avenue between its southwest intersection with Pelham Road and its northern terminus at Rutledge Pike, Council District 6.

1. STAFF RECOMMENDATION

Approve closure of McCalla Avenue from its southwest intersection with Pelham Road to its northern terminus at Rutledge Pike, subject to any required easements, and subject to four conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. MATTHEW ANDERSON / CHEROKEE COUNTRY CLUB**11-C-22-SC**

Request closure of Walden Drive between its intersection with Gore Road and its eastern terminus at the southeast corner of parcel 121BD031, Council District 2.

1. STAFF RECOMMENDATION

Item No.

File No.

Approve closure of Walden Drive from its intersection with Gore Road to its eastern terminus at the southeast corner of parcel 121BD031, subject to any required easements.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

10. CARL ESHBAUGH

11-A-22-SNC

Request to change the street name a portion of Mimosa Avenue to 'Kerbela Avenue' between Sherrod Road and Chapman Highway, Council District 1.

1. STAFF RECOMMENDATION

Approve the request to change the name of a portion of Mimosa Avenue to Kerbella Avenue.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

11. KNOXVILLE-KNOX COUNTY PLANNING

11-A-22-PA

Multiple properties. Council District 1.

ONE YEAR PLAN MAP AMENDMENT

From GC (General Commercial) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

- 2987 Lakemoor View Road / Parcel ID 122PD014
- 3011 Lakemoor View Road / Parcel ID 122PD015
- 0 Lakemoor View Road / Parcel ID 122PD01501
- 3033 Alcoa Highway #BB / Parcel ID 122PD01801
- 3047 Lakemoor View Road / Parcel ID 122PD016

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3411 Ginn Farm Drive / Parcel ID 122PD017
3113 Lakemoor View Road / Parcel ID 135HB00701
3125 – 3169 Lakemoor View Road / Parcel ID 135HB007

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

3337 South Circle / Parcel ID 135GA035
3124 Dresser Road / Parcel ID 135GA011
3200 Dresser Road / Parcel ID 135 01005
3140 Maloney Road / Parcel ID 135 01027 (part of)

From ROW (Not owned by TDOT) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

0 Lakemoor View Road / Parcel ID 122PD006 (part of)
2825 Lakemoor View Road / Parcel ID 122PD007 (part of)

From MDR / O (Medium Density Residential / Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for 3101 – 3176 Lakemoor Station Way, 5408 Annandale Hills Way, 5409 and 5410 McCarrell Springs Way / Parcel ID 135GA009.

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to extend the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to include the parcels shown on Exhibit A to make it consistent with the South County Sector Plan map.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. KNOXVILLE-KNOX COUNTY PLANNING

11-B-22-SP

Multiple properties. Council District 1.

SOUTH COUNTY SECTOR PLAN MAP AND TEXT AMENDMENT

From From GC (General Commercial) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

2987 Lakemoor View Road / Parcel ID 122PD014
3011 Lakemoor View Road / Parcel ID 122PD015
0 Lakemoor View Road / Parcel ID 122PD01501

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3033 Alcoa Highway #BB / Parcel ID122PD01801
 3047 Lakemoor View Road / Parcel ID 122PD016
 3411 Ginn Farm Drive / Parcel ID 122PD017
 3113 Lakemoor View Road / Parcel ID 135HB00701
 3125 – 3169 Lakemoor View Road / Parcel ID 135HB007

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

3337 South Circle / Parcel ID 135GA035
 3124 Dresser Road / Parcel ID / 135GA011
 3200 Dresser Road / Parcel ID 135 01005
 3140 Maloney Road / Parcel ID 135 01027 (part of)

From ROW (Not owned by TDOT) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

0 Lakemoor View Road / Parcel ID 122PD006 (part of)
 2825 Lakemoor View Road / Parcel ID 122PD007 (part of)

From MDR / O (Medium Density Residential / Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

3101 – 3176 Lakemoor Station Way, 5408 Annandale Hills Way, 5409 and 5410 McCarrell Springs Way / Parcel ID 135GA009.

SOUTH COUNTY SECTOR PLAN TEXT AMENDMENT ONLY

Affects the following properties:

2865-2885 Lakemoor View Road / Parcel ID 122PD01204
 3414-3446 Lake Crossing Lane / Parcel ID 122PD01203
 2915 Lake Crossing Lane / Parcel ID 122PD01202
 2935 Lakemoor View Road / Parcel ID 122PD01201
 2951-2959 Lakemoor View Road / Parcel ID 122PD013
 2900 Dresser Road / Parcel ID 122OJ00202
 0 Dresser Road / Parcel ID 135BA032 (Part of)
 2882-2990 Dresser Road / Parcel ID 135BA028

1. STAFF RECOMMENDATION

Approve the text amendment to the city properties in the South County Sector Plan, and the map amendment extending the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to include the parcels shown on Exhibit A, because the

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amendments meet multiple criteria required for a sector plan amendment.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

13. CITY OF KNOXVILLE

10-C-22-RZ

2742 Hancock Street / Parcel ID 081 C M 01903, Council District 5.
Rezoning from I-G (General Industrial) and IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial Mixed-Use) / IH (Infill Housing Overlay) zoning because it is consistent with surrounding development and the sector plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. CITY OF KNOXVILLE

0 Hillwood Drive/ Parcel ID 095 O D 020, Council District 1.

Speaking today:

Rebekah Justice, 400 Main St., Room 681, Knoxville, TN 37902

Lindsay Remco, 1750 Hillwood Dr., Knoxville, TN 37920

A. SOUTH CITY SECTOR PLAN AMENDMENT

10-C-22-SP

From MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****10-B-22-PA**

From SWMUD-1 (South Waterfront Mixed Use District 1), and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2), and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****C. REZONING****10-F-22-RZ**

From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is a minor extension of the adjacent zone district.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****15. BENJAMIN C. MULLINS (REVISED)**

9956 Dutchtown Road and 950 Mabry Hood Road / Parcel ID 118 164 and 177, Council District 2.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-F-22-SP**

From LDR (Low Density Residential) and CI (Civic and Institutional) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it provides a transitional land use for the adjacent single family residential areas.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

10-E-22-PA

From LDR (Low Density Residential) and CI (Civic and Institutional) to MDR/O (Mixed Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it provides a transitional land use for the adjacent single family residential areas.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

10-I-22-RZ

From OP (Office Park) and AG (Agricultural) to RN-6 (Multi-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it provides for a transitional land use for the adjacent single family residential areas and it located at the corner of an arterial and a collector within the Pellissippi Parkway corridor.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. RIVERS EDGE II, LLC

0 Hillwood Drive / Parcel ID 095 O D 019, Council District 1.

Speaking today:

Sean Chalmers, 3834 Sutherland Ave., Knoxville, TN 37919

Rebekah Justice, 400 Main St., Room 681, Knoxville, TN 37902

Item No.**File No.****A. SOUTH CITY SECTOR PLAN AMENDMENT****10-H-22-SP**

From MU-SD SC-1 (Mixed Use Special District, South Waterfront) and HP (Hillside Protection) to MDR Medium Density Residential and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because is consistent with adjacent development.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**10-G-22-PA**

From SWMUD-1 (South Waterfront Mixed Use District 1) and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection) because is consistent with adjacent development.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

C. REZONING**10-M-22-RZ**

From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it provides a transitional zone district.

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

MOTION CARRIED 11-1 (NO MIDS). APPROVED

Item No.**File No.****17. GABRIEL W. RATCLIFFE****11-A-22-RZ**

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

1. STAFF RECOMMENDATION

Deny AG (Agricultural) zoning because the property does not conform to the minimum lot size standards for the AG zoning district.

TABLED EARLIER IN THE MEETING**18. WG HOLDINGS TN, LLC****11-C-22-RZ**

0 Tennessee Avenue / Parcel ID 094 A J 01401, Council District 3. Rezoning from OP (Office Park) and HP (Hillside Protection Overlay) to I-G (General Industrial) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve I-G (General Industrial) zoning and HP (Hillside Protection Overlay) because it is consistent with the sector plan and changing conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

Concept Plans

None

SPECIAL USES

19. STEPS HOUSE, INC.**11-A-22-SU**

1133 East Moody Avenue / Parcel ID 109 G C 007. Proposed use: Halfway house in RN-5 (General Residential Neighborhood) District. Council District 1.

Speaking today:

Jody McClurg, 712 Boggs Ave., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request for a halfway house within an existing 10-unit apartment building, subject to two conditions.

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

MOTION CARRIED 11-1 (NO ADAMS). APPROVED

20. PAVILION DEVELOPMENT COMPANY**11-B-22-SU**

10248 Kingston Pike / Parcel ID 131 N C 01401. Proposed use: Drive-thru coffee shop in C-G-1 (General Commercial) District. Council District 2.

1. **STAFF RECOMMENDATION**

Approve the request for a drive-through facility in the C-G-1 zoning district, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. CALVARY CHAPEL OF KNOXVILLE**11-C-22-SU**

3330 West Governor John Sevier Highway / Parcel ID 147 030.
Proposed use: Parking lot expansion in RN-1(C), HP (Hillside Protection Overlay). Council District 1.

Speaking today:

Kaity Patterson, 4334 Papermill Drive, Knoxville, TN 37909

Rob Unger, 3427 Topside Rd., Knoxville, TN 37920

1. **STAFF RECOMMENDATION**

Approve the proposed parking lot for Calvary Chapel of Knoxville as identified on the development plan, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

final Subdivisions

None

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planned development

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

22. KNOXVILLE-KNOX COUNTY PLANNING**11-B-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2, Use Matrix Table 9.1, to add Research and Development as a special use in the C-G (General Commercial) Zoning Districts.

1. STAFF RECOMMENDATION

Staff recommends that Knoxville-Knox County Planning Commission approve an amendment to the Knoxville City Code, Article 9.2, Use Matrix Table 9-1, to add Research and Development as a special use in the General Commercial (C-G) Zoning Districts.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

23. KNOXVILLE-KNOX COUNTY PLANNING**11-C-22-SP**

Multiple Properties. Commission District 9.

SOUTH COUNTY SECTOR PLAN MAP AND TEXT AMENDMENT

From O (Office) to MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) for the following properties:

Item No.

File No.

3309 Ginn Drive / Parcel ID 135BA027
3336 South Circle / Parcel ID 135GA01201

SOUTH COUNTY SECTOR PLAN TEXT AMENDMENT ONLY

Affects the following properties:

- 2841 Lakemoor View Road / Parcel ID 122PD01206 (part of)
- 2837 Lakemoor View Road / Parcel ID 122PD009
- 2849 Lakemoor View Road / Parcel ID 122PD011
- 0 Lakemoor View Road / Parcel ID 122PD01205
- 0 Lake Crossing Lane / Parcel ID 122PD01207
- 2920 - 2928 Dresser Road / Parcel ID 122OJ00201
- 2872 - 2884 Dresser Road / Parcel ID 122OJ002
- 2808 - 2866 Dresser Road / Parcel ID 122OJ003
- 2806 Dresser Road / Parcel ID 122OJ004
- 0 Dresser Road / Parcel ID 135BA029
- 0 Dresser Road / Parcel ID 135BA030
- 0 Dresser Road / Parcel ID 135BA031

1. STAFF RECOMMENDATION

Approve the text amendment to the Knox County properties in the South County Sector Plan, and the map amendment extending the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to include the parcels shown on Exhibit A, because the amendments meet multiple criteria required for a sector plan amendment.

APPROVED ON CONSENT EARLIER IN THE MEETING

REZONINGS AND PLAN AMENDMENT/REZONINGS

24. CHARLES PRUITT (REVISED)

326 West Ford Valley Road / Parcel ID 123 M E 008, Commission District 9.

Speaking today:

Charles Pruitt, 115 Fox Chase Way, Louisville, TN 37777

Chris Brewer, 320 West Ford Valley Rd., Knoxville, TN 37920

A. SOUTH COUNTY SECTOR PLAN AMENDMENT

10-B-22-SP

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

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

Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. REZONING**10-B-22-RZ**

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with a maximum density of 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

25. NED FERGUSON**11-B-22-RZ**

1229 Mourfield Road / Parcel ID 144 03703, 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 surrounding development and sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. DAVID HUTCHINS

3029 Legg Lane / Parcel ID 041 174, Commission District 8.

Speaking today:

David Hutchins, 4625 Newcom Ave., Knoxville, TN 37919

Item No.**File No.****A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****11-A-22-SP**

From AG (Agricultural) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to RR (Rural Residential) and HP (Hillside Protection) because the property meets the location criteria for RR and it is consistent with the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

B. REZONING**11-D-22-RZ**

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with a maximum density of 1 du/ac because it is more consistent with surrounding development, the proposed land use designation and the Growth Policy Plan.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE WITH A DENSITY UP TO 2 DU/AC.

MOTION CARRIED 10-2 (NO SHELSON, MIDIS). APPROVED

concepts and development plans

27. FAIRVIEW ROAD SUBDIVISION

Speaking today:

Kevin Stevens, 550 West Main Street, 4th Floor, Knoxville, TN 37902
Scott Davis, P.O. Box 11315, Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN**11-SA-22-C**

0 Fairview Road, 7802 and 7946 Beeler Farms Lane / Parcel ID 021 04603, 020MJ054 (part of) and 020MJ026, Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the concept plan because the proposal is not harmonious with the existing development, as outlined below.

2. **MOTION (SHELSON) AND SECOND (ROTH) WERE MADE TO POSTPONE THE CONCEPT PLAN FOR 30 DAYS UNTIL THE DECEMBER 8, 2022 PLANNING COMMISSION MEETING.**

MOTION CARRIED 7-5 (NO HIGGINS, ADAMS, BARGER, MIDIS, HILL). POSTPONED 30 DAYS

B. DEVELOPMENT PLAN**11-A-22-DP**

Proposed use: Detached residential subdivision in PR (Planned Residential) and F (Floodway) Districts.

1. STAFF RECOMMENDATION

Deny the development plan based on the denial recommendation of the concept plan.

POSTPONED 30 DAYS FOLLOWING THE POSTPONEMENT OF THE CONCEPT PLAN.

The Commission took a 10 minute break at this juncture.

28. JIM JONES LANE SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****11-SB-22-C**

0 Jim Jones Lane / Parcel ID 076 007, Commission District 6.

1. STAFF RECOMMENDATION

Withdraw the concept plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**11-B-22-DP**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Withdraw the development plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

29. TAYLOR D. FORRESTER

11-C-22-DP

270, 320 and 382 West Governor John Sevier Highway / Parcel ID 137 16401, 16402 and 16403. Proposed use: Multi-dwelling development in PR(k) (Planned Residential) District. Commission District 9.

Speaking today:

Taylor Forrester, 1111 N. Northshore, Ste S700, Knoxville, TN 37919
Gregory Handley, 401 West Marine Rd., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the development plan for 253 multifamily apartments, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

30. THOMAS DUGAN

11-D-22-DP

7676 Oak Ridge Highway / Parcel ID 091 00108 Proposed use: Automotive repair facility in PC (Planned Commercial) District up to 18 du/ac. Commission District 6.

Speaking today:

Thomas Dugan, 3475 Corporate Way, Ste. A, Duluth, GA 30096

1. STAFF RECOMMENDATION

Approve the development plan for an automotive repair shop with floor area of approximately 5,980 square feet with up to 10 bays, subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Item No.**File No.****31. NED FERGUSON****11-E-22-DP**

329 Granville Conner Road / Parcel ID 056 E B 01001 Proposed use: Single family lots in PR (Planned Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

Approve the development plan for three single-family lots, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW**32. IVAN KRETSU****11-A-22-UR**

0 Westop Trail / Parcel ID 105 G A 009. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 3.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

33. LEN JOHNSON**11-B-22-UR**

7335 Oak Ridge Highway / Parcel ID 078 182. Proposed use: Landscaping contractor's yard in CA (General Business) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the request for a contractor's storage yard with approximately 12,000 sq ft of outdoor storage area, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****34. HANNAH STEACY****11-C-22-UR**

1701 Greenwell Drive / Parcel ID 037 F A 013. Proposed use: Dog groomer/kennel in A (Agricultural) District. Commission District 7.

Speaking today:

Hannah Steacy, 1701 Greenwell Dr., Knoxville, TN 37938

1. STAFF RECOMMENDATION

Approve the request for dog grooming facility as outlined in the plan of operations within a new accessory structure (364 sq ft), subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

FINAL SUBDIVISIONS

35. FINAL SUBDIVISION OF THE GARY AND CATERHINE CALHOUN PROPERTY**10-SB-22-F**

10750 Mountain Road / Parcel ID 007 L A 015, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance request to reduce the minimum private right-of-way width requirement to 25 feet due to the existing flag stem preventing a wider right-of-way, and waive the requirement for a private right-of-way serving at least 6 lots to be named since it would causes other property owners whose properties are not a part of this plat to change their address.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. FINAL PLAT OF THE RESUBDIVISION OF LOT 5 OF THE RAY LESTER PROPERTY**11-SA-22-F**

7800 Christopher Lane / Parcel ID 031 07905 (part of), Commission District 8.

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the variance to allow the remainder of the property being divided that is under separate ownership to not be included on the plat since it requires soil samples and the applicant is not the owner of the property to be sampled.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. FINAL PLAT OF THE RESUBDIVISION OF THE BRANNIN & SUSAN TANAKA PROPERTY

11-SB-22-F

1462 Tarklin Valley Road / Parcel ID 159 09405, Commission District 9.

1. STAFF RECOMMENDATION

Approve the variance requests to reduce the minimum driving surface width to 16 ft at most locations with pinch points at a narrower width to be determined by the Knox County Department of Codes Administration and Enforcement, and to increase the maximum slope allowed from 12% to 15%, since the access drive is existing and the plat is otherwise in compliance with the Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

planned development

38. SMITHBILT HOMES

11-A-22-PD

4515, 4714 and 4720 West Emory Road / Parcel ID 066 121, 122 and 12201 Proposed use: Planned development with residential and non-residential uses A (Agricultural) and F (Floodway) Districts. Commission District 6.

1. STAFF RECOMMENDATION

Postpone the Belltown preliminary plan until the December 8, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

39. KNOX COUNTY

11-A-22-OA

Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 3, General Provisions, to add a new section for standards for temporary uses in various zones.

1. STAFF RECOMMENDATION

Staff recommends that Knoxville-Knox County Planning Commission recommend approval of the amendments to the Knox County Code, Article 3, adding Section 3.100, Temporary Uses, which includes use standards for Temporary Occupations of the recreational vehicle, camper or other non-permanent habitation, and to Article 6, adding Section 6.12, pertaining to Temporary Use Permit, and adding the following 2 revisions:

3.100.02.B.4. -- The requirement that the temporary unit is connected to water, electricity, and sewage disposal/sewer was added. [This was inadvertently deleted in the original draft.]

6.12.05.F. -- Replace "Habitable" with "Occupied". [This is for all temporary uses, not just temporary occupations.]

2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION AS AMENDED WITH THE 2 ADDED REVISIONS.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

40. KNOXVILLE-KNOX COUNTY PLANNING

11-C-22-OA

Consideration of an amendment to the Knox County Code, Appendix A, Zoning, Article 5, Zone Regulations, Section 5.31 and 5.32, to add drive-through facilities and arts and fitness studios as permissible uses in the CA (General Commercial) and CB (Business and Manufacturing) zones, and add multifamily developments, townhouses, and above ground dwellings to be permissible as uses on review in the CA and CB zones.

1. STAFF RECOMMENDATION

Item No.

File No.

Staff recommends postponement of this item for 30 days to be heard at the December 8, 2022 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

other business

None

A D J O U R N M E N T

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:08 P.M.

Prepared by: Dori Caron

Item No.

File No.

Approved by: Secretary for the Commission

Approved by: Chair

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