

The Planning Commission met in regular session on November 9, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	*Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	A Mr. Richard Levenson
Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	Ms. Katie Overton
Ms. Marité Pérez	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 9, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF OCTOBER 5, 2023 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. POSTPONEMENTS TO BE VOTED ON READ

None.

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS

- | | |
|--|-------------------------|
| <ol style="list-style-type: none"> 1. KNOXVILLE-KNOX COUNTY PLANNING
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023) | <p>8-A-22-OA</p> |
| <ol style="list-style-type: none"> 2. WILLIAM MAYS
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023) | <p>4-A-23-SU</p> |
| <ol style="list-style-type: none"> 3. CHAD WILHITE
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023) | <p>8-G-23-RZ</p> |
| <ol style="list-style-type: none"> 4. R. BENTLEY MARLOW
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023) | <p>8-A-23-OA</p> |
| <ol style="list-style-type: none"> 5. WILKINSON SUBDIVISION | |

Item No.

File No.

(Tabled date 10/5/2023)

A. CONCEPT SUBDIVISION PLAN

7-SC-23-C

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

B. DEVELOPMENT PLAN

7-A-23-DP

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

E. ITEMS TO BE TABLED READ

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

MOTION CARRIED UNANIMOUSLY 12-0. TABLED

F. ITEMS TO BE REMOVED FROM THE TABLE READ

None.

G. CONSENT ITEMS READ

Todd Ryan, 2449 Smithland Ln., Knoxville, TN 37931 requested that item #27 be removed from the consent list.

Staff requested that item #34 be removed from the consent list.

MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #27 AND ITEM #34.

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 5, 2023 Planning Commission meeting.

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ALLEY OR STREET CLOSURES

5. ANDREW BYRD

11-A-23-SC

Request closure of Unnamed Street between Richmond Avenue and Joseph Schofield Street, Council District 3.

1. STAFF RECOMMENDATION

Approve the request to close the unnamed street between the northwest and northeast corners of parcel 094HJ002, subject to retaining all easements and one condition, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

6. CITY OF KNOXVILLE

11-A-23-SNC

Change Pelham Road to Rock Pointe Drive between Rutledge Pike and west terminus of Rock Pointe Drive, Council District 6.

1. STAFF RECOMMENDATION

Approve the name change from Pelham Road to Rock Pointe Drive as requested by the City of Knoxville Engineering Department.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

7. JAN MULLINS**11-C-23-RZ**

0 and 5030 Sullivan Road / Parcel ID 080 H F 02202 and 02103, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to AG (General Agricultural) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Withdraw the rezoning application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

8. NORTSHORE CONSTRUCTION, INC.**11-D-23-RZ**

4501 Lonas Drive / Parcel ID 107 C B 035, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

9. SERGIO ALMENDARO**11-E-23-RZ**

2414 Robinson Road / Parcel ID 106 A A 00502, Council District 3. Rezoning from AG (General Agricultural) to RN-1 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-1 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

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10. KEITH FOSTER

11-F-23-RZ

1124, 1126, 1128 and 1130 Trigg Street / Parcel ID 095 CD 015, 014, 013 and 012, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

Speaking today:
Keith Foster, 2038 E Fifth Ave., Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the RN-3 (General Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

CONCEPT PLANS AND SPECIAL USES

11. MILLERTOWN VILLAS

9-SA-23-C

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4.

1. STAFF RECOMMENDATION

Table the concept plan application as requested by the applicant.

TABLED EARLIER IN THE MEETING

12. MIDDLEBROOK GROVE

10-SA-23-C

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.

Commissioner John Huber recused himself from discussing or voting on this item.

Speaking today:

Item No.**File No.**

Benjamin Mullins, 550 W Main St. Ste. 500, Knoxville, TN 37902
Theresa Leadbetter, 6316 Creekhead Drive, Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum broken back curve tangent from 150-ft to 62.06- ft for Road 'B' from STA 3+66.43 to 4+28.49 based on the following evidence of hardship.

- a. The reduction in tangent length for the broken-back curve is due to the shape and topography of the existing property.
- b. The unique condition to be considered includes the proposed road following the shape of the property, which allows for internal connectivity for residents as well as emergency vehicles.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain.
- d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Approve the requested variance to reduce the minimum intersection spacing along Helmbolt Road, between the centerlines of Road 'A' and Creekhead Drive, from 400-ft to 190-ft, based on the following evidence of hardship.

- a. The request for a reduction in intersection spacing is due to the horizontal and vertical road alignment along Helmbolt Road.
- b. The unique conditions to be considered are the existing road alignment of Helmbolt Road and the proposed new road location being the only viable location to provide appropriate sight distance.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain.
- d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Approve the concept plan subject to 13 conditions.

2. MOTION (OOTEN) AND SECOND (BARGER) WERE MADE TO APPROVE THE VARIANCES PER STAFF RECOMMENDATION, AS INDICATED IN ATTACHEMENT #1 OF THE STAFF REPORT.

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MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

13. THE HIGHLANDS AT CLEAR SPRING – UNIT 1

A. CONCEPT SUBDIVISION PLAN

11-SD-23-C

0 Autumn Creek Drive / Parcel ID 060 H E 109, Council District 4.

1. STAFF RECOMMENDATION

Approve the request to remove condition #6 from the Concept Plan approved on September 13, 2018 (9-SE-18-C) requiring a street connection between the Clear Springs Plantation and the Meadows at Millertown subdivisions (extension of Parasol Ln. to Autumn Creek Dr.), subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. SPECIAL USE

11-C-23-SU

Proposed use: Removal of the condition to extend Parasol Lane to Autumn Creek Drive in RN-2 (C) (Single-Family Residential Neighborhood) District.

1. STAFF RECOMMENDATION

Approve the Special Use to modify the previously approved planned district for the Clear Spring Plantation subdivision (AKA The Highlands at Clear Spring).

APPROVED ON CONSENT EARLIER IN THE MEETING

14. WESTERN HEIGHTS – PHASE 2**11-SE-23-C**

1500 Fort Promise Drive, 1101, 1203 and 1331 W Oldham Avenue /
Parcel ID 094 B C 002, 00201, 003, 004, Council District 6.

Speaking today:

James Smith, 2704 Cherokee Farm Way, Knoxville, TN 37920

Commissioner Logan Higgins arrived at the meeting at this time.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the radii of property lines and curbs at intersections in a commercial zone based on the following evidence of hardship.

- a. There is steep topography on the site with an elevation change of approximately 100 ft from the southeast to the northwest edges.
- b. There are unique conditions to be considered including elevation changes, a predominantly residential land use, and the amount of roadway connections on the site.
- c. The purpose of the variation is not based exclusively upon a desire for financial gain.
- d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Approve the concept plan, subject to 8 conditions.

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

Item No.**File No.****SPECIAL USES**

15. DANNY HEIDLE**8-C-23-SU**

5852 Washington Pike / Parcel ID 049 09208. Proposed use: Special use request for the addition of four self-service storage buildings in C-G-1 (General Commercial) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the request for an outdoor self-storage facility expansion by 52,650 square feet of floor area, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. SHANNON HARPER**11-A-23-SU**

0 Parkside Drive / Parcel ID 131 J A 00102. Proposed use: 118-space parking lot in C-H-2 (Highway Commercial) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a 118-space parking lot in the C-H-2 (Highway Commercial) zoning district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

17. JAY PATEL**11-B-23-SU**

0 Lonas Drive / Parcel ID 093 N C 009. Proposed use: Gas station with convenience store in C-N (Neighborhood Commercial) and HP (Hillside Protection Overlay) District. Council District 2.

1. STAFF RECOMMENDATION

Approve the request for a gas station with up to 12 fueling positions and a convenience store with up to 5,000 sqft of floor area, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**FINAL SUBDIVISIONS***None*

PLANNED DEVELOPMENT

18. DAVID COCKRILL**11-A-23-PD**

1834 Beech Street / Parcel ID 109 C D 032 Proposed use: Multi-family dwellings in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the final plan for the Historic Giffin Square development with 77 multi-family dwelling units because it is in substantial conformance with the approved preliminary plan (4-A-22-PD), subject to 5 conditions.

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

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.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. The development shall comply with the City of Knoxville Zoning Ordinance unless an exception has been approved through the planned development process outlined in Article 16.7.
5. 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:
 - a. The Approved Final Plan;
 - b. The Approved Preliminary Plan, Planning File No. 4-A-22-PD;
 - c. The City of Knoxville Zoning Code.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

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

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

1. STAFF RECOMMENDATION

Staff recommends denial of the proposed amendments to the City of Knoxville Zoning Code, Article 12.

TABLED EARLIER IN THE MEETING

OTHER BUSINESS

*None***KNOX COUNTY**

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*REZONINGS AND PLAN AMENDMENT/REZONINGS

20. DALE AKINS**9-I-23-RZ**

0 Ebenezer Road / Parcel ID 132 09801, Commission District 5.
Rezoning from A (Agricultural), F (Floodway) and I (Industrial) to PR (Planned Residential) up to 12 du/ac and F (Floodway).

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1. STAFF RECOMMENDATION

Table the case, per the applicant's request.

TABLED EARLIER IN THE MEETING

21. BB INVESTMENT PROPERTIES, LLC

10-K-23-RZ

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

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

Ryan Patrick, 2704 Byington Beaver Ridge Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan and surrounding development, subject to 1 condition.

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

MOTION CARRIED 10-3 (NO HUBER, BOYER, OOTEN). APPROVED

22. JOHN SEVIER JOINT VENTURE AND RED DOOR HOMES

11-A-23-RZ

0 E Governor John Sevier Highway / Parcel ID 124 20002 and 20003, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Brad Farber, 115 Circle Ln., Knoxville, TN 37919

Caroline Dyer, 429 Karla Dr., Knoxville, TN 37920

Adam Montgomery, 443 Karla Dr., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with the sector plan designation and

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would allow development compatible with the surrounding land uses and zoning pattern subject to 3 conditions.

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

MOTION CARRIED 11-2 (NO MIDIS, ADAMS). APPROVED

23. ZIGGURAT DEVELOPMENT LLC / JANET PLOUNT

11-B-23-RZ

3710 Neal Drive / Parcel ID 038 N B 006, Commission District 7. Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).

1. **STAFF RECOMMENDATION**

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. SYNERGY GOLF GROUP, LLC AND RON WATKINS

0 and 913 Gettysvue Drive / Parcel ID 144CC02201 and 144 B A 049, Commission District 5.

Commissioner Nancy Barger disclosed that she is a member of the Gettysvue Country Club but has no financial interest in the venture.

Speaking today:

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

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

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

11-A-23-SP

From OS (Other Open Space), LDR (Low Density Residential) and HP (Hillside Protection) to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it

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is inconsistent with the surrounding development and does not meet the location criteria for MDR/O.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. REZONING**11-G-23-RZ**

From PR (Planned Residential) at 1-3 du/ac to PR (Planned Residential) up to 18 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 18 du/ac because it is inconsistent with the land use classification in the Southwest City Sector Plan.

Mike Reynolds, Planning Staff, clarified that the request is to amend the Southwest County Sector Plan, not the Southwest City Sector Plan as stated in the staff recommendation.

2. **MOTION (OOTEN) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION, NOTING THE CLARIFICATION OF THE SOUTHWEST COUNTY SECTOR PLAN.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

25. NED FERGUSON**11-H-23-RZ**

112 Verton Drive / Parcel ID 057 H A 003, Commission District 7.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

26. NATURE'S BEST ORGANICS OF TN LLC / BRIAN DEVELOPMENT, LLC

0 W Emory Road, 8707, 8703, and 0 Joe Daniels Road / Parcel ID 076 00901 and 009, 089 193 and 044, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

11-B-23-SP

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

1. STAFF RECOMMENDATION

Approve the RR (Rural Residential) land use classification because it is consistent with surrounding land use and trends in development. The HP (Hillside Protection) area will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

11-I-23-RZ

From A (Agricultural), CR (Rural Commercial) and PC (Planned Commercial) to PR (Planned Residential) up to 3 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with Growth Policy Plan guidelines and surrounding development trends, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. RON WORLEY

11-J-23-RZ

6925 Ball Road / Parcel ID 091 077, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

Ron Worley, 6911 Neal Chase Way, Knoxville, TN 37918

Todd Ryan, 2449 Smithland Ln., Knoxville, TN 37931

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

Approve the PR (Planned Residential) zone up to 3 du/ac because it is consistent with the sector plan designation and would allow development compatible with the surrounding land uses and zoning pattern, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

28. HARVEST MEADOW SUBDIVISION (FKA BABELAY S/D)

A. CONCEPT SUBDIVISION PLAN**11-SA-23-C**

6513 and 0 Babelay Road / Parcel ID 050 174, 178 and 171, Commission District 8.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 12 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**11-B-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for 264 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Babelay Road and/or Link Road frontages, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. ARCADIA

A. CONCEPT SUBDIVISION PLAN

11-SB-23-C

2482 Arcadia Peninsula Way / Parcel ID 163 02805 (part of),
Commission District 5.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-C-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for 4 detached dwellings on individual lots, subject to 2 conditions because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. ELLA'S PLACE

A. CONCEPT SUBDIVISION PLAN

11-SC-23-C

4900 E Emory Road / Parcel ID 029 05701, Commission District 7.

1. STAFF RECOMMENDATION

Approve the Concept Plan and the use of a Permanent Cross Access Easement for lot frontage in a residential zone via the Alternative Access Standards approval process, subject to 10 conditions.

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APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-D-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for 11 attached residential dwellings on individual lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. BROWNVUE ROAD DEVELOPMENT

11-SG-23-C

0 Brownvue Road / Parcel ID 091 014, Commission District 6.

Speaking today:

Scott Williams, 4530 Annalee Way, Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the concept plan subject to 5 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS/USES ON REVIEW

32. DUTCHTOWN WEST 2

Speaking today:

Scott Williams, 4530 Annalee Way, Knoxville, TN 37921

A. CONCEPT SUBDIVISION PLAN

11-SF-23-C

9805, 9813 and 9821 Dutchtown Overlook Way, 811 and 817 Bob Kirby Road / Parcel ID 118 122, 12201, 12202, 12102 and 12101, Commission District 3.

1. STAFF RECOMMENDATION

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Approve the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

11-A-23-UR

Proposed use: Duplexes in RA (Low Density Residential) District.

1. STAFF RECOMMENDATION

Approve the request for 5 duplexes as identified on the concept plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

DEVELOPMENT PLANS

33. DAVID HURST

11-A-23-DP

9900 and 9902 George Williams Road Parcel ID 144 00715 and 00714.
Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 5.

Speaking today:

David Hurst, 221 Wall St., Sevierville, TN 37862

1. STAFF RECOMMENDATION

Approve the development plan for an additional single-family lot, as depicted in the attached plan, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. RETREAT AT HARDIN VALLEY

11-E-23-DP

2122 Schaeffer Road / Parcel ID 104 093 Proposed use: Multi-family development in PC (Planned Commercial), PR(k) (Planned Residential) and TO (Technology Overlay) Districts. Commission District 3.

Speaking today:

Jason Hunt, 8550 Kingston Pk., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the development plan for a 72-unit multifamily development and 2 duplexes (4 units), on the PR (Planned Residential) portion of the site, as depicted on the site plan, subject to 6 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

35. GARRY BURKE**11-F-23-DP**

0 and 7717 Freeway Heights Drive / Parcel ID 028 O C 013, 014 and 005. Proposed use: Three-lot detached residential subdivision in PR (Planned Residential) District. Commission District 7.

1. **STAFF RECOMMENDATION**

Approve the development plan for 3 single family residential homes, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. KNOX HOUSING PARTNERSHIP**11-G-23-DP**

6011 and 6010 Clayberry Drive, 7000 Willow Bend Way / Parcel ID 078 072, 07201 and 07306 (part of). Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the development plan for 59-60 apartment units in phase III of the Willow Place Apartment complex, and the reduction of the peripheral setback from 35 ft to 20 ft on the southern boundary, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

USES ON REVIEW

37. SAMUEL HARWARD

11-B-23-UR

8117 River Drive / Parcel ID 076 J B 00201. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the use of a garage apartment as a secondary structure to the existing primary single family residential home, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. STEPHEN STEELE

11-C-23-UR

1733 Maryville Pike / Parcel ID 122 K C 033. Proposed use: Animal training facility in CA (General Business) District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the request for a dog training facility with approximately 5,000 sq ft of floor area and an adjacent 1,300 sq ft fenced outdoor gravel area and overnight kenneling for up to 18 dogs, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES

39. FINAL PLAT OF ISABEL ESTATES

10-SA-23-F

6517 Brackett Road / Parcel ID 020 132, Commission District 8.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 10/13/2023 as Planning Case 10-SC-21-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that

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this plat is in substantial conformance with the concept plan and recommends approval.

The last revision of the final plat was received after the corrections deadline as the Tennessee Department of Transportation had not reviewed the updated traffic impact study in sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6.

POSTPONED 30 DAYS EARLIER IN THE MEETING

40. FINAL PLAT OF CARTER RIDGE PHASE V, LOTS 248 TO 269 AND LOTS 311 TO 321

11-SA-23-F

0 Madison Oaks Road / Parcel ID 074 00205, Commission District 8.

1. STAFF RECOMMENDATION

Due to the need for additional plat revisions, and with the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the December 14, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

41. TRENT STEELE

11-A-23-OB

1733 Maryville Pike. Consideration of a Similar Use Determination for an animal training facility. Commission District 9.

1. STAFF RECOMMENDATION

Approve dog training and kenneling as a use permitted on review in the CA (General Business) zone.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

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42. KNOXVILLE-KNOX COUNTY PLANNING

11-B-23-OB

Consideration of amendments to the Knoxville-Knox County Subdivision Regulations.

1. STAFF RECOMMENDATION

Postpone the consideration of amendments to the Knoxville-Knox County Subdivision Regulations for 30 days to the December 14, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

43. KNOXVILLE-KNOX COUNTY PLANNING

11-C-23-OB

Consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission.

1. STAFF RECOMMENDATION

Postpone the consideration of amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission for 30 days to the December 14, 2023 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:14 P.M.



Prepared by: Dallas DeArmond



Approved by: Secretary for the Commission



Approved by: Chair

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