

The Planning Commission met in regular session on November 14, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	A Mr. Louis Browning	Mr. Logan Higgins*
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis*	Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting, *Left early

2. APPROVAL OF NOVEMBER 14, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF OCTOBER 3, 2024 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (ADAMS) AND SECOND (BARGER) WERE MADE TO POSTPONE ITEMS AS READ, WITH THE ADDITION OF ITEM #24, FOR 30 DAYS UNTIL THE DECEMBER 12, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

90 Days

- 2. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE FEBRUARY 13, 2025 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 90 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

- 2. MOTION (BARGER) AND SECOND (ADAMS) WERE MADE TO WITHDRAW ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

E. TABLED ITEMS

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

9-SA-23-C

Item No.**File No.**

- | | |
|---|-------------------|
| 2. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024) | |
| A. CONCEPT SUBDIVISION PLAN | 12-SG-23-C |
| 0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3. | |
| B. DEVELOPMENT PLAN | 12-H-23-DP |
| Proposed use: Detached residential subdivision in PR (Planned Residential) District. | |
| 3. LANTERN PARK
(Tabled date 3/7/2024) | |
| A. CONCEPT SUBDIVISION PLAN | 12-SF-23-C |
| 12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6. | |
| B. DEVELOPMENT PLAN | 12-G-23-DP |
| Proposed use: Detached residential subdivision in PR (Planned Residential) District. | |
| 4. BENJAMIN C. MULLINS | 2-B-24-DP |
| 913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024) | |
| 5. R. BENTLEY MARLOW | 8-B-23-OA |
| Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. (Tabled 3/7/2024) | |
| 6. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC | 6-A-24-UR |
| 0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024) | |
| 7. LEAH METCALF | 5-C-24-SU |
| 0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024) | |
| 8. KNOXVILLE-KNOX COUNTY PLANNING | 8-A-24-CP |

Item No.

File No.

Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)

9. ANDREW THOMAS

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5. (Tabled 10/3/2024)

A. NORTH CITY SECTOR PLAN AMENDMENT

7-G-24-SP

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

B. ONE YEAR PLAN

7-G-24-PA

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

B. REZONING

7-P-24-RZ

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

F. ITEMS TO BE WITHDRAWN FROM THE TABLE READ

- 1. MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO WITHDRAW ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

G. ITEMS TO BE TABLED READ

None

H. ITEMS TO BE REMOVED FROM THE TABLE READ

None

I. CONSENT ITEMS READ

- 1. MOTION (BARGER) AND SECOND (DALEY) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #26 AND #45.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the September 12, 2024 Planning Commission meeting.

ORDINANCE AMENDMENTS

5. R. BENTLEY MARLOW

8-E-23-OA

Consideration of amendments to the City of Knoxville Zoning Ordinance, Article 12, Landscape.

Speaking today:

R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921

Joyce Feld, 1540 Agawela Ave., Knoxville, TN 37919

1. STAFF RECOMMENDATION

Planning recommends approval of the amendment to the City of Knoxville Zoning Code, Article 12 Landscape, Table 12-2, Buffer Yard Requirements, which eliminates the requirement for a residential use in a nonresidential district to install a Class B Buffer when it abuts a residential district.

Planning recommends denial of all other proposed amendments.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO POSTPONE THE APPLICATION FOR 60 DAYS TO THE JANUARY 9, 2025 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

6. CITY OF KNOXVILLE TREE BOARD

11-A-24-OA

Consideration of amendments to the City of Knoxville Zoning Ordinance, Article 12, Landscape.

1. STAFF RECOMMENDATION

Withdraw this application per the applicant’s request.

WITHDRAWN EARLIER IN THE MEETING

Item No.

File No.

FINAL SUBDIVISIONS

7. FINAL PLAT FOR RESUBDIVISION OF LOTS 8 & 26 OF THE J.A. UMBARGER PROPERTY

10-SA-24-F

0 Dooley Street; 0 Baldwin Avenue / Parcel ID 109IH016, 017, 109IG002, Council District 1.

Speaking today:

Bobby Smelcer, 137 Wrinkle Ave., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the variance to reduce the width of the flag stem of a flag lot from 25 ft to 20 ft, based on the following evidence of hardship.

1. The requested variance is required to provide access to landlocked parcel 109IG002.
2. The landlocked situation is unique to the property, and it primarily arises from Dooley Street being unpaved, as described in the Comments section of this report. The condition of Dooley Street was not created by anyone who has an interest in the property.
3. Approval of this variance will not be detrimental to public safety, health, or welfare because the flag lot is near the terminus of Baldwin Ave, a local, dead-end street with no through-connectivity and low volumes of traffic.

2. MOTION (BARGER) AND SECOND (HUBER) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat to create two lots in the RN-2 district.

4. MOTION (BARGER) AND SECOND (HUBER) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

8. FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 & 5A-1

11-SD-24-F

0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1.

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone the plat application for 30 days to the December 12, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

9. RESUBDIVISION OF LOTS 7 & 8 OF W.M. MCNEELY ADDITION (FORMERLY KNOWN AS FINAL PLAT OF REPLAT OF A PORTION OF LOT 7 OF W. M. MCNEELY ADDITION)

11-SF-24-F

2117 Citrus Street / Parcel ID 082AD002, Council District 4.

1. STAFF RECOMMENDATION

Approve the variance for plat approval without the benefit of a survey for the remaining portions of Lot 7, based on the following evidence of hardship.

1. Lot 7 of the W.M. McNeely Addition subdivision was subdivided into 2 parcels by deed in 1993 (Instrument #199307090041476). However, the resultant parcels were never recorded on a plat. The purpose of this plat is to create a lot of record for the subject property, thereby leaving the remaining portions under different ownership. Requiring both parcels to be platted would require the property owner to plat property that does not belong to them.

2. The current property owner gained ownership of a portion Lot 7 (Parcel ID 082AD002) in 2023 by a deed with a property description dating back to 1993 (Instrument # 199307090041476). To include Lot 7 in its entirety on the subject plat (Parcels 082AD002 and part of 082AD00301 of the original plat), the property owner would have to survey property that does not belong to them should the variance not be approved.

3. Granting this variance is not expected to have any adverse effect on public safety, health, or welfare. Any development of the lot would be subject to all applicable requirements of the City of Knoxville Zoning Ordinance and the City of Knoxville Engineering department.

2. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

3. STAFF RECOMMENDATION

Approve the final plat for one lot in the RN-4 district.

4. MOTION (HUBER) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

STREET NAME CHANGES

10. REBEKAH JANE JUSTICE/CITY OF KNOXVILLE 11-A-24-SNC

Change Patton Street to 'Willow Avenue' between Willow Avenue and E Summit Hill Drive, Council District 6.

1. STAFF RECOMMENDATION

Approve the name change from Patton Street to Willow Avenue as requested by the City of Knoxville.

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

REZONINGS AND PLAN AMENDMENT/REZONINGS

11. MADDOX CONSTRUCTION COMPANY INC. (REVISED)

100 E Inskip Drive / Parcel ID 068LG003, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-A-24-SP

From NC (Neighborhood Commercial), GC (General Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-A-24-PA

From NC (Neighborhood Commercial), GC (General Commercial) to GC (General Commercial).

1. STAFF RECOMMENDATION

Approve the GC (General Commercial) land use classification because it is a minor extension that is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

7-C-24-RZ

From C-N (Neighborhood Commercial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve the C-G-1 (General Commercial) zoning district because it is a minor extension that is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. HOMESTEAD LAND HOLDINGS, LLC (REVISED)

6302 Keck Road / Parcel ID 068 04401, City Council District 3.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

11-A-24-SP

From GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection Overlay) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development. The HP (Hillside Protection) Overlay would be retained.

WITHDRAWN EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

11-A-24-PA

From GC (General Commercial), MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) to MU-SD, NWC-1 (Callahan Drive Mixed Use Special District), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the MU-SD, NWC-1 (Callahan Drive Mixed Use Special District) land use classification because it would be an extension of this classification, and it is consistent with the surrounding development. The HP (Hillside Protection) Overlay would be retained.

WITHDRAWN EARLIER IN THE MEETING

C. REZONING

9-E-24-RZ

Rezoning from C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Overlay).

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and it would allow more flexibility for a broader range of housing types. The HP (Hillside Protection) Overlay would be retained.

WITHDRAWN EARLIER IN THE MEETING

13. SHARON TURNER

11-F-24-RZ

7057 Pine Grove Road / Parcel ID 084 039, Council District 4. Rezoning from C-H-1 (Highway Commercial), I-G (General Industrial) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the C-H-2 (Highway Commercial) district because it is consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. JIM HATFIELD**11-G-24-RZ**

0 Saint Mary Street / Parcel ID 081EH01604, Council District 5. Rezoning from INST (Institutional) to RN-6 (Multi-Family Residential Neighborhood).

Speaking today:

Jim Hatfield, 901 N Broadway, Knoxville, TN 37917

Drew Harper, 4318 Washington Pike, Knoxville, TN 37917

Amelia Bartlett, 1214 Ashwood Place, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the RN-6 (Multi-Family Residential Neighborhood) district because it is consistent with adopted plans and compatible with surrounding development.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

15. PARKER BARTHOLOMEW**11-H-24-RZ**

912 W Emerald Avenue / Parcel ID 081OL006, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Deny the RN-4 (General Residential Neighborhood) district because it is inconsistent with the intent of the zoning ordinance.

2. MOTION (OVERTON) AND SECOND (GILL) WERE MADE TO POSTPONE THE APPLICATION FOR 90 DAYS UNTIL THE FEBRUARY 13, 2025 MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 90 DAYS

Item No.**File No.****16. OOST PROPERTIES, LLC****11-L-24-RZ**

6521 Vance Road / Parcel ID 092NB013, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today:

Mohamed Abbas, PO Box 32201, Knoxville, TN 37930

1. STAFF RECOMMENDATION

Deny the RN-2 (Single-Family Residential Neighborhood) district because it is inconsistent with the surrounding development. The HP (Hillside Protection Overlay) would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

17. TIM GRAHAM**11-P-24-RZ**

901 Kermit Drive / Parcel ID 068ND019, Council District 5. Rezoning from C-H-1 (Highway Commercial) to C-H-2 (Highway Commercial)

1. STAFF RECOMMENDATION

Approve the C-H-2 (Highway Commercial) district because it is consistent with the City of Knoxville's One-Year Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. HEYOH DESIGN & DEVELOPMENT**11-U-24-RZ**

4011 4013, 4017, 4025 Milton Street / Parcel ID 069KB008, 009, 00901, 010, Council District 5. Rezoning from RN-4 (General Residential Neighborhood) to RN-5 (General Residential Neighborhood).

Commission Higgins recused himself from discussing or voting on this item.

Speaking today:

Savanna Reyes Dixon, 133 S Gay Street, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the RN-5 (General Residential Neighborhood) zoning district because it is inconsistent with the Knoxville-Knox County General Plan and the surrounding development.

2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE RN-5 (GENERAL RESIDENTIAL NEIGHBORHOOD) DISTRICT BECAUSE IT IS CONSISTENT WITH THE ONE YEAR PLAN AND THE KNOXVILLE FUTURE LAND USE PLAN.**

MOTION CARRIED 8-4 (NO: PEREZ, GILL, MIDIS, ADAMS). APPROVED

CONCEPT PLANS / SPECIAL USES

19. MONTEREY OAKS SUBDIVISION

Speaking today:

Lynn Kohler, 5935 Tallent Rd., Knoxville, TN 37912

A. CONCEPT SUBDIVISION PLAN

5-SC-24-C

0 Monterey Road / Parcel ID 068PC01418, Council District 3.

1. **STAFF RECOMMENDATION**
Approve the concept plan for 6 lots, subject to 7 conditions.
2. **MOTION (MIDIS) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. SPECIAL USE

5-A-24-SU

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

1. **STAFF RECOMMENDATION**
Deny the special use for 5 duplexes in the RN-1 (Single-Family Residential Neighborhood) district because the development does not meet the location criteria of the One Year Plan.
2. **MOTION (MIDIS) AND SECOND (LEVENSON) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

20. PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SA-24-C

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting to allow time for revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

7-A-24-SU

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting to allow time for revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

21. HOMESTEAD LAND HOLDINGS, LLC

11-F-24-SU

962 N Gallaher View Road / Parcel ID 106 P A 037. Proposed use: Removal of the previously approved planned district designation (C) in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) District. Council District 2.

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

22. 962 N GALLAHER VIEW SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

11-SF-24-C

962 N Gallaher View Road, 0 Mars Hill Road / Parcel ID 106PA036, 037, Council District 2.

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

B. SPECIAL USE

11-E-24-SU

Proposed use: Townhouse subdivision in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) Districts.

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

SPECIAL USES

23. CAR CONNEXION COMPLETE AUTO REPAIR

9-A-24-SU

0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the request to the December 12, 2024 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

24. CALVARY CHAPEL OF KNOXVILLE

3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.

Item No.**File No.****A. HILLSIDE PROTECTION OVERLAY REVIEW****9-A-24-HPA**

Request to exceed the Hillside Protection disturbance budget by .76 acre for a place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Approve the Level II Certificate of Appropriateness (COA) request to exceed the permitted disturbance by 1.23 acres within the HP (Hillside Protection) Overlay Zoning District, subject to the condition that at least 1.23 acres of the subject property within the HP Overlay be reforested and maintained by Calvary Chapel in coordination with the City of Knoxville Urban Forestry Division. A planting plan and maintenance agreement, to be developed in consultation with the City's Urban Forester, is required prior to permitting.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. SPECIAL USE****9-G-24-SU**

Proposed use: Sanctuary and podium parking for place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Approve the request for a building addition and parking structure for a place of worship, subject to 5 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**25. DAMON A FALCONNIER****11-A-24-SU**

0 Mineral Springs Avenue / Parcel ID 069EB03102. Proposed use: Two-family dwellings on property to be subdivided in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 4.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting to allow time for revisions.

Item No.

File No.

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. COMMERCIAL REDEVELOPMENT, LLC

11-B-24-SU

0 Washington Pike / Parcel ID 070CD02301, 02302. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood) District. Council District 4.

Speaking today:

Ronnie Collins, 4606 Washington Pike, Knoxville, TN 37917

Garrett Jernigan, 815 Sunnydale Rd., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the request for two two-family dwellings in RN-2 (single family Residential Neighborhood) district, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

27. DAMON A FALCONNIER

11-C-24-SU

1424 Nolan Avenue / Parcel ID 094BH031. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a two-family dwelling in the RN-2 (Single-Family Residential Neighborhood) district, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. STUART ANDERSON, AIA

11-D-24-SU

0, 3303 Chapman Highway / Parcel ID 109IA006, 00701, 00702, 00703. Proposed use: Automatic Carwash in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the December 12, 2024 Planning Commission meeting, as requested by the applicant.

Item No.

File No.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

29. HEYOH DESIGN & DEVELOPMENT

11-B-24-PD

2805 Delrose Drive, 0 Riverside Road / Parcel ID 082MC02603, 037.
Proposed use: Optional concept plan for a multifamily and townhouse development in RN-1 (Single-Family Residential Neighborhood), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

Speaking today:

Savanna Reyes Dixon, 133 S Gay Street, Knoxville, TN 37902
Christopher Osborn, 5208 Cayuga Dr., Knoxville, TN 37914
Taylor Forrester, 1111 N Northshore Dr. Ste S-700, Knoxville, TN 37919

Commissioner Higgins recused himself from discussing this item.

This plan was being submitted under the Optional Concept Plan section of the Planned Development procedures. The Commission did not vote on this project but should provide feedback and comments for the applicant to use in further developing their plan.

A Preliminary Plan application has been submitted for this development to be heard at the December 12, 2024 Planning Commission meeting (case # 12-A-24-PD).

OTHER BUSINESS

None

KNOX COUNTY

FINAL SUBDIVISIONS

30. RESUBDIVISION OF LOT 1 OF THE PLAT OF THE PROPERTY OF JERRY WOOD JR.

11-SA-24-F

8011 Millertown Pike / Parcel ID 051 017, Commission District 8.

Speaking today:

Scott Stanley, 619 Glen Willow Dr., Knoxville, TN 37934

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the request to reduce the required access easement width from 25 ft. to 10 ft. due to surrounding conditions and because the plat does not add additional dwellings to utilize the

easement.

1. There is an existing structure located 14 ft from the property line, which keeps the applicant from widening the easement, since access easements are to be kept clear and traversable.
2. The existing 10 ft. right-of-way was established in 1969; requiring it to be widened would impact owners not associated with this subdivision plat.
3. Approval of this variance will not be detrimental to public safety, health, or welfare because no new dwellings will be added to the proposed lot. The easement already serves the existing residences

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the final plat to create one additional lot and an exempt tract in the A district because, with the approval of the variance, the plat meets the standards of the Subdivision Regulations.

4. **MOTION (BARGER) AND SECOND (PEREZ) WERE MADE TO APPROVE THE FINAL PLAT PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

31. FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 5

11-SB-24-F

4714 W Emory Road, 0 Freedom Bell Avenue / Parcel ID 066 121, 122, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning

Item No.

File No.

Commission on May 11, 2023 as Planning Case File #5-SD-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. FINAL PLAT OF SPRING LAKE FARMS SUBDIVISION, UNIT 2

11-SC-24-F

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 8/10/2023 as Planning Case File #8-SA-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. FINAL PLAT OF THE VILLAS AT ROGERS FARM PHASE 2 & THE RESUBDIVISION OF LOT 46 OF THE VILLAS AT ROGERS FARM PHASE 1

11-SE-24-F

7327, 7424 Whispering Creek Lane, 0 W Beaver Creek Drive / Parcel ID 056MF010, 026, 133, Commission District 7.

1. STAFF RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 9/8/2022 as Planning Case 9-SD-22-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. FINAL PLAT OF HARVEST MEADOW, UNIT 1

11-SG-24-F

0 Babelay Road / Parcel ID 050 178 (part of), Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/9/2023 as Planning Case File # 11-SA-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

35. FINAL PLAT OF SUBDIVISION OF TRAGESSEY PROPERTIES

11-SH-24-F

10069, 10071, 0 Westland Drive / Parcel ID 153DA018, 019, 01901, Commission District 5.

Speaking today:

Benjamin Moorman, P.O. Box 23892, Knoxville, TN 37933

1. STAFF RECOMMENDATION

Approve the variance for plat approval to increase the maximum number of lots on an Access Easement from 5 to 10 lots.

1. The property has an existing 12 ft wide easement which serves 4 lots on the property and serves 5 lots east of the subject property (instrument #196411230000008). The proposal is to add one additional lot to the easement for a total of 10 lots.

2. The property owner does not own the 5 lots to the east, which also utilize the existing easement.

3. Granting this variance will not be detrimental to public safety, health, or welfare because this is a private dead-end driveway with low volumes of traffic. Engineering will not sign the plat until the pavement is widened on Lots 1, 2, and 3 at least one car length to allow for the passing of two vehicles at a time.

2. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the final plat for four lots in the RA zone.

Item No.

File No.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

STREET NAME/SUBDIVISION NAME CHANGES

36. KNOX COUNTY ENGINEERING AND PUBLIC WORKS

10-D-24-SNC

Change the street name of Ball Camp Pike to “Hitching Post Drive” between the west corner of parcel 104 046 and Andes Road, Commission District 6.

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

37. HOMESTEAD LAND HOLDINGS, LLC

9-H-24-RZ

6300 Keck Road / Parcel ID 068 044 (part of), Commission District 7.
Rezoning from LI (Light Industrial) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Commercial) zone because it is consistent with surrounding development and would eliminate the inconsistency with the Comprehensive Plan, subject to one condition.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****38. MESANA INVESTMENTS, LLC****10-I-24-RZ**

0 Strawberry Plains Pike / Parcel ID 096 49 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and infrastructure conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**39. DAVID HARBIN****11-A-24-RZ**

7507 Ball Camp Pike / Parcel ID 091 20103, Commission District 6. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) at 8 du/ac.

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone with up to 8 du/ac because it is inconsistent with the Knox County Comprehensive Plan and the surrounding development.

POSTPONED 30 DAYS EARLIER IN THE MEETING**40. TERRY & WILMA C. GAYLOR****11-B-24-RZ**

1915 Andes Road / Parcel ID 105AA005, Commission District 6. 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 Knox County Comprehensive Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**41. TERESA HOLLEY****11-C-24-RZ**

7960 Ball Camp Pike / Parcel ID 091 22602, Commission District 6. Rezoning from I (Industrial) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the RA (Low Density Residential) zone because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. JOHN L MILLER III

11-D-24-RZ

0 Pheasant Creek Way / Parcel ID 042 08904, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Deny the RA (Low Density Residential) zone because it does not meet the criteria for a rezoning.

2. MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

43. HUMBERTO RODRIGUEZ

11-E-24-RZ

0 Cureton Road / Parcel ID 105 00401, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

44. MESANA INVESTMENTS, LLC

11-I-24-RZ

5027 Tazewell Pike / Parcel ID 049 01101, Commission District 8. Rezoning from RB (General Residential) to PR (Planned Residential) up to 10 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with a density up to 5 du/ac because it is consistent with the intent of the zone and compatible with infrastructure conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

45. CHARLES DANIEL PADGETT

11-J-24-RZ

8015, 8017 Andersonville Pike / Parcel ID 028 075, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 1.5 du/ac.

Speaking today:

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County Comprehensive Plan and the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

46. MESANA INVESTMENTS, LLC

11-K-24-RZ

2921 Bradley Lake Lane / Parcel ID 092 057, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking today:

Drew Staten, PO Box 11315, Knoxville, TN 37939

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with changing conditions and surrounding development, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

47. MESANA INVESTMENTS, LLC

11-M-24-RZ

6209 Hammer Road / Parcel ID 072 057 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Item No.

File No.

Speaking today:

Drew Staten, PO Box 11315, Knoxville, TN 37939

Lee Munger, 6401 Hammer Rd., Knoxville, TN 37914

Jennifer Kerr, 6410 Hammer Rd., Knoxville, TN 37914

Allen Holloway, 6109 Hammer Rd., Knoxville, TN 37914

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 1 condition.

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

MOTION CARRIED 12-1 (NO: MIDIS). APPROVED

48. AHB ENTERPRISES, INC./HUNTER BREWSTER

3000 Crenshaw Road, 6708 Ottinger Drive / Parcel ID 147 105, 10501, Commission District 9.

Speaking today:

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

Steve Kaufman, 6729 Ottinger Dr., Knoxville, TN 37920

Carson Dailey, 7508 Government Farm Rd., Knoxville, TN 37920

A. COMPREHENSIVE PLAN AMENDMENT

11-B-24-PA

From SR (Suburban Residential), HP (Hillside Protection) to CC (Corridor Commercial), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the CC (Corridor Commercial) place type because it is inconsistent with surrounding development and infrastructure conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. REZONING

11-N-24-RZ

From A (Agricultural) to CH (Highway Commercial).

1. STAFF RECOMMENDATION

Item No.

File No.

Deny the CH (Highway Commercial) zone because it is incompatible with surrounding development and transportation infrastructure.

- 2. **MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

49. SOLWAY PARK PROPERTIES, LLC.

11-O-24-RZ

3208, 3210 Solway Road / Parcel ID 089 127, 12701, Commission District 6. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) at 3.75 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 3.75 du/ac because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. WILLIAM TODD DANIEL

8303 Heiskell Road / Parcel ID 046 20701 (part of), Commission District 7.

Speaking today:

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

A. COMPREHENSIVE PLAN AMENDMENT

11-C-24-PA

From SR (Suburban Residential), HP (Hillside Protection) to SMR (Suburban Mixed Residential), HP (Hillside Protection) for the entire parcel.

1. STAFF RECOMMENDATION

Deny the plan amendment to the SMR (Suburban Mixed Residential) place type because it does not meet the criteria for a plan amendment.

Item No.

File No.

- 2. **MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE SMR (SUBURBAN MIXED RESIDENTIAL) AND HP (HILLSIDE PROTECTION) PLACETYPES FOR THE ENTIRE PARCEL BECAUSE IT MEETS THE CRITERIA FOR A PLAN AMENDMENT, DUE TO: 1) CHANGES OF CONDITIONS IN THE AREA, SUCH AS EXISTING COMMERCIAL ZONING ALONG HEISKELL RD. CONTIGUOUS TO THE PROPERTY AND ESTABLISHED SMR PLACETYPE EXISTING TO THE SOUTH OF THE PROPERTY; AND 2) NEW DATA REGARDING POPULATION INCREASE, LEADING TO THE NEED FOR NEW HOUSING, DIVERSITY OF THE HOUSING STOCK, AND INTEGRATION OF NEIGHBORHOOD COMMERCIAL USES NEAR RESIDENTIAL DEVELOPMENT.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING

11-Q-24-RZ

From RA (Low Density Residential) to CN (Neighborhood Commercial).

- 1. **STAFF RECOMMENDATION**
Deny the CN (Neighborhood Commercial) zone because the location is inconsistent with the intent of the CN zone.
- 2. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CN (NEIGHBORHOOD COMMERCIAL) ZONE BECAUSE THE LOCATION IS CONSISTENT WITH THE INTENT OF THE CN (NEIGHBORHOOD COMMERCIAL) ZONE.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

51. FIRAS MISHU

0 Oak Ridge Highway / Parcel ID 090 050, 06306 (part of), Commission District 6.

A. COMPREHENSIVE PLAN AMENDMENT

11-D-24-PA

From SR (Suburban Residential), HP (Hillside Protection), SP (Stream Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection), SP (Stream Protection) for parcel 090 050 and a portion of 090 06306.

- 1. **STAFF RECOMMENDATION**
Approve the plan amendment to the CMU (Corridor Mixed-use) place type because it meets the criteria for a plan amendment. The HP (Hillside Protection) and SP (Stream Protection) would be retained.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING

11-R-24-RZ

From OS (Open Space), F (Floodway) to CA (General Business), F (Floodway).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because of the change in conditions in the area. The F (Floodway) zone would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

52. SANDRA LLC

8710 Chapman Highway / Parcel ID 138 10501, Commission District 9.

Speaking today:

Rob Frost, 800 S Gay St. Ste 2300, Knoxville, TN 37902

A. COMPREHENSIVE PLAN AMENDMENT

11-E-24-PA

From TN (Traditional Neighborhood), HP (Hillside Protection) to CMU (Corridor Mixed-use), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the CMU (Corridor Mixed-Use) place type because it is incompatible with surrounding land use and inconsistent with Comprehensive Plan policies.

2. MOTION (ANDERSON) AND SECOND (DALEY) WERE MADE TO DENY PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

B. REZONING

11-S-24-RZ

From RA (Low Density Residential), A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Deny the CA zone because it is incompatible with the intent of the zone and adjacent land uses.

Item No.

File No.

- 2. **MOTION (HIGGINS) AND SECOND (DALEY) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

53. MESANA INVESTMENTS, LLC

0 Strawberry Plains Pike / Parcel ID 096 049 (part of), Commission District 9.

A. COMPREHENSIVE PLAN AMENDMENT

11-F-24-PA

From RC (Rural Conservation), HP (Hillside Protection) to SR (Suburban Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the plan amendment to the SR (Suburban Residential) place type because conditions do not meet any of the criteria for a plan amendment.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. REZONING

11-T-24-RZ

From RB (General Residential) to PR (Planned Residential) 9 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with a density of up to 5 du/ac because it is more compatible with surrounding development and conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS

54. THE FARM AT BEAVER RIDGE

A. CONCEPT SUBDIVISION PLAN

7-SE-24-C

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone the concept plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-C-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

55. TIPTON STATION SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

10-SB-24-C

2814 Tipton Station Road / Parcel ID 148 049, Commission District 9.

1. STAFF RECOMMENDATION

Postpone the concept plan to the December 12, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

10-C-24-DP

Proposed use: Detached residential subdivision in F (Floodway), A (Agricultural), PR(k) (Planned Residential) up to 4 du/ac District.

2. STAFF RECOMMENDATION

Postpone the development plan to the December 12, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

56. SIMMONS' FARM, PHASE 1

Speaking today:

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

Josh Sanderson, 4909 Ball Rd., Knoxville, TN 37931

A. CONCEPT SUBDIVISION PLAN

11-SA-24-C

6701 Roberts Road / Parcel ID 022 00514, Commission District 8.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 13 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

11-A-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 141 detached residential lots, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

57. HARVEY LANE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

11-SB-24-C

1630 Harvey Road / Parcel ID 169 009, Commission District 5.

1. STAFF RECOMMENDATION

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

Item No.

File No.

Approve the Concept Plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-B-24-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 116 detached residential lots and reduction of the 35 ft peripheral setback to 25 ft along the north and east boundaries and with the common area lots with 25 ft depth along the Northshore Drive frontage, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

58. COOPER MEADOWS LANE

A. CONCEPT SUBDIVISION PLAN

11-SC-24-C

0, 7740 Cooper Meadows Lane / Parcel ID 020 12002, 12001, Commission District 8.

1. STAFF RECOMMENDATION

Postpone the concept plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-C-24-DP

Proposed use: Single-Family subdivision in PR (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

59. THE RIDGE AT NEALS LANDING

A. CONCEPT SUBDIVISION PLAN

11-SD-24-C

0 Limelight Lane / Parcel ID 061 071, Commission District 8.

1. STAFF RECOMMENDATION

Postpone the concept plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-F-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

1. STAFF RECOMMENDATION

Postpone the development plan 30 days until the December 12, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

60. PICKENS GAP RD SUBDIVISION

Speaking today:

Greg Presnell, 265 Brookview Center Way Ste 201, Knoxville, TN 37919

Bobby Smelcer, 137 Wrinkle Ave., Knoxville, TN 37920

Charlotte Ott, 608 Ensley Dr., Knoxville, TN 37920

A. CONCEPT SUBDIVISION PLAN

11-SE-24-C

0, 8922 Pickens Gap Road / Parcel ID 150 044, 04402, 04403, 04404, 04405, 04406, 04407, 04408, 04409, 04410, 04411, 04412, 04413, 04414, 04415, 04416, Commission District 9.

1. STAFF RECOMMENDATION

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

Item No.

File No.

- 2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

- 3. **STAFF RECOMMENDATION**
Approve the Concept Plan subject to 14 conditions.
- 4. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

B. DEVELOPMENT PLAN

11-H-24-DP

Proposed use: Single family detached subdivision in PR(k) (Planned Residential) 2 du/ac District.

- 1. **STAFF RECOMMENDATION**
Approve the development plan for up to 161 detached residential lots and 8 “estate” lots (169 total lots), as shown on the development plan, subject to 2 conditions.
- 2. **MOTION (HUBER) AND SECOND (BARGER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Higgins left the meeting at this time (6:03 P.M.).

61. 8014 ASHEVILLE HIGHWAY

A. CONCEPT SUBDIVISION PLAN

11-SG-24-C

0, 8003 Strawberry Plains Pike, 8014 Asheville Highway / Parcel ID 073 08003, 08008, 062 165 (part of), Commission District 8.

- 1. **STAFF RECOMMENDATION**
Postpone the concept plan to the December 12, 2024, Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-J-24-DP

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac District.

Item No.

File No.

1. STAFF RECOMMENDATION

Postpone the development plan to the December 12, 2024, Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

62. 0 ASHEVILLE HIGHWAY

Speaking today:

- Drew Staten, PO Box 11315, Knoxville, TN 37939
- John Lamb, 8001 Asheville Hwy., Knoxville, TN 37924
- Keith Podeva, 330 Cash Rd., Knoxville, TN 37924
- Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

A. CONCEPT SUBDIVISION PLAN

11-SH-24-C

0 Asheville Highway / Parcel ID 062 02308, 02309, Commission District 8.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value of Road D from 25 to 20 between stations 0+93.00 and 3+96.90, based on the following evidence of hardships.

A. The property is relatively steep at the location of Road D, with a maximum elevation change of 22 ft from the middle of the road to its northern terminus.

B. The steepest portion of this property coincides with the location of the request, and the topography is unique to the property.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because this is a private road with no through connection. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

3. STAFF RECOMMENDATION

Item No.

File No.

Approve the concept plan subject to 10 conditions.

- 4. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

Commissioner Midis left the meeting at this time (6:08 P.M.).

B. DEVELOPMENT PLAN

11-K-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 12 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision of up to 111 attached dwellings in the PR zone, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

63. EBENEZER SUBDIVISION

Speaking today:

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

A. CONCEPT SUBDIVISION PLAN

11-SI-24-C

0 Ebenezer Road / Parcel ID 132 037 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Approve the variance to allow a T-turnaround in lieu of a cul-de-sac of Road 'B' per Concept Plan condition #3.

A. The utilization of T-turnarounds on these stub streets will allow for future access to the adjacent properties.

B. The properties to the north must use Road 'A' and/or Road 'B' for access if they are developed in the future per the condition of their rezoning. The

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C. The granting of the variance will not be detrimental to public safety, health, or welfare because the turnarounds meet the American Association of State Highway and Transportation Officials (AASHTO) standards for emergency service providers.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**3. STAFF RECOMMENDATION**

Approve the variance to increase the maximum grade through the T-turnaround of Road 'B' from 10% to 13.80%

A. The increase in road grade is due to the topography of the existing property. The proposed increase in slope will also allow the road to better accommodate a future connection to the property north of the project.

B. The unique topography of the property and future road extension is the basis for the request (reference description in Item 'A' above).

C. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

- 4. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**5. STAFF RECOMMENDATION**

Deny the variance to allow a T-turnaround in lieu of a cul-de-sac of Road 'A', leaving in place the previous approval of a temporary cul-de-sac, because the conditions regarding the uncertainty of this road being extended in the future have not changed. (See the attached variance form for the applicant's justification for approval.)

- 6. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO DENY THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

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Deny the variance to increase the maximum grade through the T-turnaround of Road 'A' from 10 % to 11.75% based on the recommendation for variance #3, leaving in place the previous approval to increase the road grade through the cul-de-sac on Road 'A' to 11.75%. (See the attached variance form for the applicant's justification for approval.)

8. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO DENY THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. DENIED****9. STAFF RECOMMENDATION**

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

10. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****11. STAFF RECOMMENDATION**

Approve the revisions to the concept plan of Ebenezer Subdivision (6-SD-24-C) subject to 3 conditions.

12. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**B. DEVELOPMENT PLAN****11-L-24-DP**

Proposed use: Reduction of the peripheral setback along the north property boundary, modification to the temporary turnarounds, and additional retention pond in PR(k) (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

Approve the revision to the development plan (6-H-24-DP) to reduce the peripheral setback from 35 ft to 15 ft along the northeast boundary as shown on the development plan, subject to 1 condition.

2. MOTION (BARGER) AND SECOND (ANDERSON) WAS MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

64. 7803 SEVIERVILLE PIKE

Speaking today:

Drew Staten, PO Box 11315, Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN

11-SJ-24-C

7803, 7807, 7809 Sevierville Pike / Parcel ID 125 04001, 041, 04301, Commission District 9.

1. STAFF RECOMMENDATION

Approve the variance to reduce the K value from 25 to 20 between stations 5+95.37 and 8+08.10.

A. The steep topography through the middle of the property causes a deviation with the vertical curve.

B. The required access from Sevierville Pike and narrowness of the lot causes the roadway to go through steep topography.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

2. MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

3. STAFF RECOMMENDATION

Decrease the distance between broken back curves from 150' to 95' between stations 6+30.69 and 7+26.46.

A. The property's shape is irregular as it narrows from north to south causing the roadway to go through steep topography.

B. The unique condition to be considered includes the proposed road following the shape of the property.

C. This is a dead-end road with low volumes of traffic, and the variation is not great enough to cause detriment to

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public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood.

4. **MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**5. STAFF RECOMMENDATION**

Reduce the K value from 25 to 20 at the intersection of Road A and Sevierville Pike.

A. The entrance to the subdivision has steep terrain.

B. The required access from Sevierville Pike and narrowness of the lot causes the roadway to go through steep topography.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the variation is at an intersection. The stop condition causes low speeds.

6. **MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**7. STAFF RECOMMENDATION**

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

8. **MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**9. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 5 conditions.

10. **MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

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B. DEVELOPMENT PLAN

11-M-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3.5 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 34 houses on individual lots as shown on the development plan, subject to 1 condition.

2. MOTION (BARGER) AND SECOND (OVERTON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

65. MAGNOLIA WOOD

A. CONCEPT SUBDIVISION PLAN

11-SK-24-C

1760 Garland Road / Parcel ID 154 066, Commission District 5.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

11-E-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2.5 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 5 single-family lots and a peripheral setback reduction to 25 ft along the northern and western property lines as shown on the development plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

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DEVELOPMENT PLANS

66. DOUG JUSTUS/JELLY BEAN PROPERTIES LLC

8-A-24-DP

0 Crenshaw Road / Parcel ID 147 109. Proposed use: Multi-dwelling development in PR(k) (Planned Residential) up to 8 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Postpone the request until the December 12, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

67. EDELMARY MARTINEZ

11-D-24-DP

507 Brown Mountain Loop Road / Parcel ID 124PA005. Proposed use: 2 single-family lots in PR(k) (Planned Residential) up to 2 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Approve the development plan for two single-family lots and a reduction of the peripheral setback from 35-ft to 15-ft on the north and east lot boundary lines, as depicted on the site plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

68. GREGORY DEE

11-G-24-DP

0 George Light Road / Parcel ID 089 122. Proposed use: 3 single family lots in PR (Planned Residential) up to 1.5 du/ac (pending), TO (Technology Overlay), F (Floodway) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for three single-family lots and a reduction of the peripheral setback from 35 ft to 20 ft on George Light Rd, as depicted on the site plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

69. INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX

11-I-24-DP

9287 Thorn Grove Pike, 0 Midway Park Lane, 0 Advancement Lane / Parcel ID 074 097, 09709, 09707, 09713, 09708, 09710, 09714, 09711, 09712, 09725, 09715, 09717, 09716, 09704, 09703, 09718, 09705, 09722, 09706, 09719, 09723, 09724,09701, 09702, 09720, 09721. Proposed use: Revisions to the Midway Business Park guidelines in EC(k) (Employment Center), CA (General Business) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the revisions to the Midway Business Park Development Plan – Design Guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

70. DONALD EPPERLY, JDK PROPERTIES

10-A-24-UR

0 Cahaba Lane / Parcel ID 072 107. Proposed use: Commercial Mulching Operation in CA (General Business) District. Commission District 8.

1. STAFF RECOMMENDATION

Postpone the request for 90 days to the February 13, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 90 DAYS EARLIER IN THE MEETING

71. CLINT PATTERSON - STERLING DEVELOPMENT, LLC

11-A-24-UR

0 N Watt Road / Parcel ID 151 00102. Proposed use: Indoor self-service storage facility in CB (Business and Manufacturing) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the Development Plan for a self-storage facility that includes one 3-story indoor self-storage facility and uncovered vehicle storage, as described in the staff comments below, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

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72. TOMMY HUNT

11-B-24-UR

1025 Concord Road / Parcel ID 153 03703 (part of). Proposed use: Fueling station and restaurant in CN (Neighborhood Commercial) District. Commission District 5.

1. STAFF RECOMMENDATION

Approve the requested fuel station and restaurant, subject to 11 conditions to ensure the proposed use is consistent with development standards for uses permitted on review.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

73. BELLTOWN

11-A-24-PD

4714 W Emory Road, 0 Freedom Bell Avenue / Parcel ID 066 122 (part of), 121 (part of). Proposed use: Modification of a final plan for a medical office building in Belltown Center in A (Agricultural), PD (Planned Development), F (Floodway) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the modification of a final plan for a medical office building, increasing the maximum floor area of a single business from 10,000 sqft to 10,894 sqft because the changes are in general conformance with the approved final plan, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 6:22 P.M.

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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.*