

The Planning Commission met in regular session on October 10, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

**Item No.** \_\_\_\_\_ **File No.** \_\_\_\_\_

**1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
A-Mr. Mac Goodwin	Mr. Richard Graf	Mr. Andre Canty
A-Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
A-Mr. Scott Smith	Mr. Tim Hill	A-Ms. Janice Tocher, Chair

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

**2. APPROVAL OF OCTOBER 10, 2019 AGENDA**

**APPROVED ON CONSENT** -

**3. APPROVAL OF SEPTEMBER 12, 2019 MINUTES**

**APPROVED ON CONSENT** -

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

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##### A. AUTOMATIC POSTPONEMENTS READ

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##### B. POSTPONEMENTS TO BE VOTED ON READ

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 14, 2019 MEETING.

**MOTION CARRIED 11-0. POSTPONED 30 DAYS**

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##### POSTPONEMENTS TO BE VOTED ON READ

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEM AS READ FOR 90 DAYS UNTIL THE JANUARY 9, 2020 MEETING.

**MOTION CARRIED 11-0. POSTPONED 90 DAYS**

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##### C. WITHDRAWALS

ITEMS REQUESTED TO BE WITHDRAWN

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

**MOTION CARRIED 11-0. WITHDRAWN**

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##### D. TABLED ITEMS

1. BULLARD FARM - EAGLE CDI, INC.

- a. Concept Subdivision Plan

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

5-SA-18-C

- b. USE ON REVIEW

5-B-18-UR

**Item No.****File No.**

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

- |  |   |                   |
|--|---|-------------------|
| <b>2. GORDON SMITH</b>                                   | Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.   | <b>8-B-18-AC</b>  |
| <b>3. WHITE'S ADDITION</b>                               | At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.  | <b>10-SC-18-F</b> |
| <b>4. ROY W BREEDEN JR &amp; DEADRA BREEDEN PROPERTY</b> | North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.   | <b>12-SD-18-F</b> |
| <b>5. DEBRA G. DAUGHERTY</b>                             | Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6. | <b>12-C-18-UR</b> |
| <b>6. WOODSON TRAIL, PHASE 4A</b>                        | South of Woodson Drive, east of Spring Creek Road, Council District 1.  | <b>10-SE-18-F</b> |
| <b>7. DANIEL LEVY</b>                                    | West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9.  |                   |
| <b>a. South County Sector Plan Amendment</b>             | From A (Agriculture) to GC (General Commercial).  | <b>2-A-19-SP</b>  |
| <b>b. Rezoning</b>                                       | From A (Agricultural) to PC (Planned Commercial).   | <b>2-D-19-RZ</b>  |

**E. ITEMS REQUESTED TO BE TABLED**

*None*

**F. ITEMS REQUESTED TO BE UNTABLED**

*None*

## G. CONSENT ITEMS

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN asked to remove Item #24 from the consent list.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM NUMBER 24.**

**MOTION CARRIED 11-0. APPROVED**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.**

**MOTION CARRIED 11-0. APPROVED**

## ORDINANCE AMENDMENTS:

### 5. KNOXVILLE-KNOX COUNTY PLANNING

10-A-19-OA

Consideration of an amendment to the Knox County Zoning Ordinance identifying craft brewery/microbrewery as a use on review in the CN zoning district.

#### 1. STAFF RECOMMENDATION

APPROVE the proposed amendment to the Knox County Zoning Ordinance that would define microbreweries and identify them as a use subject to use on review approval in the CN Neighborhood Commercial District.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

### 6. CITY OF KNOXVILLE

10-B-19-OA

Consideration of an Amendment to Article VIII of the current zoning code and Article 13 of the newly adopted zoning code, with an effective date of January 1, 2020, addressing roof signs and abandoned signs.

#### 1. STAFF RECOMMENDATION

APPROVE the proposed amendments to the City of Knoxville Zoning Ordinance (both the current code and the recently

**Item No.****File No.**

adopted code) that would permit signs on mansard roofs and revise standards for abandoned signs.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## ALLEY OR STREET CLOSURES:

*None*

## STREET NAME CHANGES

**7. KNOXVILLE-KNOX COUNTY PLANNING**

9-C-19-SNC

Change Ginn Drive to 'Quiet Side Drive' between Alcoa Highway and the Dead-end of Ginn Drive at Maloney Road Park, Council District 1.

**1. STAFF RECOMMENDATION**

APPROVE the names change to Quiet Side Drive

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**8. CINDY CLABOUGH**

10-A-19-SNC

Change Hensley Drive to 'Layla Gael Lane' between Kim Watt Drive and the dead end of Hensley Drive, Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the name change to Layla Gael Lane.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. MARK CAMPEN / CITY COUNCIL**

10-B-19-SNC

Change Stonewall Street (a portion of) to 'Gloria Garner Street' between New York Avenue and Ohio Avenue, Council District 5.

**1. STAFF RECOMMENDATION**

APPROVE the name change to Gloria Garner Street.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****PLANS, STUDIES, REPORTS**

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**10. KNOXVILLE-KNOX COUNTY PLANNING****10-A-19-CP**

Hardin Valley Mobility Plan - Consideration of the adoption of the Hardin Valley Mobility Study (an amendment to the Knoxville-Knox County General Plan 2033 and an update to the Northwest County Sector Plan and the Northwest City Sector Plan). Commission Districts 3, 5 and 6. Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the Hardin Valley Mobility Plan (an amendment to the Knoxville Knox County General Plan 2033 and an update to the Northwest County Sector Plan and the Northwest City Sector Plan).

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE HARDIN VALLEY MOBILITY PLAN (AN AMENDMENT TO THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033 AND AN UPDATE TO THE NORTHWEST COUNTY SECTOR PLAN AND THE NORTHWEST CITY SECTOR PLAN).****MOTION CARRIED 11-0. APPROVED**

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**11. KNOXVILLE-KNOX COUNTY PLANNING****10-B-19-CP**

Chapman Highway Implementation Plan Study - Consideration of the adoption of the Chapman Highway Implementation Plan (an amendment to the Knoxville-Knox County General Plan 2033 and an update to the South City Sector Plan). Council District 1 and Commission District 9.

**1. STAFF RECOMMENDATION**

APPROVE the Chapman Highway Implementation Plan (an amendment to the Knoxville-Knox County General Plan 2033 and an update to the South City Sector Plan).

**2. MOTION (GRAF) AND SECOND (HILL) WERE MADE TO APPROVE THE CHAPMAN HIGHWAY IMPLEMENTATION PLAN (AN AMENDMENT TO THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033 AND AN UPDATE TO THE SOUTH CITY SECTOR PLAN).****MOTION CARRIED 11-0. APPROVED**

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

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**12. ROBBIE TOOLE**

0 E. Governor John Sevier Highway / Parcel ID 111 036.05 (part of)  
Commission District 9.

Speaking today:

John Templeton, 1912 Serene Cove Way, Knoxville, TN

Janice Pritchett, 1918 Serene Cove Way, Knoxville, TN

Robbie Toole, 2305 Asbury Road, Knoxville, TN 37914

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**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****6-B-19-SP**

From LDR (Low Density Residential) to RC (Rural Commercial).

**1. STAFF RECOMMENDATION**

DENY RC (Rural Commercial) sector plan amendment.

**2. MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY RC (RURAL COMMERCIAL) SECTOR PLAN AMENDMENT.****MOTION CARRIED 11-0. DENIED**

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**B. REZONING****6-I-19-RZ**

From A (Agricultural) to CR (Rural Commercial).

**1. STAFF RECOMMENDATION**

DENY the CR (Rural Commercial) zoning.

**MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY THE CR (RURAL COMMERCIAL) ZONING.****MOTION CARRIED 11-0. DENIED**

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**13. CITY OF KNOXVILLE OFFICE OF REDEVELOPMENT / RICK EMMETT****7-G-19-RZ**

10308 Cogdill Dr / Parcel ID 131 C A 008.00, Rezoning from CB (Business and Manufacturing) and TO (Technology Overlay Zone), Commission District 6, to C-6 (General Commercial Park) and TO-1 (Technology Park).

**1. STAFF RECOMMENDATION**

WITHDRAW at applicant's request.

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**Item No.****File No.****WITHDRAWN EARLIER IN THE MEETING****14. TM3 PROPERTIES, LLC (REVISED)**

0 Osprey Point Lane / Parcel ID 154 L A 012 & 10101, Council District 2.

Speaking today:

Wayne Kline, 617 Main Street, Knoxville, TN

Mr. Kline asked for and was granted for 2 additional minutes.

William Hendon, 9620 Levens Way, Knoxville, TN

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT****7-C-19-SP**

From O (Office) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

DENY NC (Neighborhood Commercial) sector plan designation.

**2. MOTION (HILL) AND SECOND (CLANCY) WERE MADE TO APPROVE NC (NEIGHBORHOOD COMMERCIAL) SECTOR PLAN DESIGNATION DUE TO TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL.**

**MOTION CARRIED 8-3 (NO BUSTIN, CROWDER, PHILLIPS). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****7-C-19-PA**

From O (Office) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

DENY NC (Neighborhood Commercial) One Year Plan designation for the site.

**2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE NC (NEIGHBORHOOD COMMERCIAL) ONE YEAR PLAN DESIGNATION FOR THE SITE.**

**MOTION CARRIED 9-2 (NO BUSTIN, CROWDER). APPROVED**



**Item No.****File No.****C. REZONING****7-M-19-RZ**

From O-1 (Office, Medical, and Related Services) to C-1 (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Deny the rezoning to C-1 (Neighborhood Commercial), consistent with the denial recommendations for the associated plan amendments.

**2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT ZONING.**

**MOTION CARRIED 9-2 (NO BUSTIN, CROWDER). APPROVED**

**15. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES****8-G-19-RZ**

8803 Valgro Road / Parcel ID 138 272, Commission District 9. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**16. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES****8-H-19-RZ**

8810 Valgro Road / Parcel ID 138 27401, Commission District 9. Rezoning from A (Agricultural) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**17. BENJAMIN MULLINS / SUNBELT RENTALS, INC. (REVISED)****9-D-19-RZ**

8819 Kingston Pike and 0 Kingston Pike / Parcel ID 119 03810, 03814, and 03817, Council District 2. Rezoning from C-4 (Highway and Arterial Commercial) to PC-2 (Retail and Distribution Park).

**Item No.****File No.****1. STAFF RECOMMENDATION****WITHDRAWN EARLIER IN THE MEETING****18. CHRISTINE DUNCAN**

0 Warrick Ave / Parcel ID 94 H A 00602, Council District 3.

**A. CENTRAL CITY SECTOR PLAN AMENDMENT****10-A-19-SP**

From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

**1. STAFF RECOMMENDATION**

Adopt Resolution #10-A-19-SP, amending this parcel in the Central City Sector Plan map to the TDR (Traditional Neighborhood Residential) designation.

- 1. MOTION (CLANCY) AND SECOND (EASON) WERE MADE TO ADOPT RESOLUTION #10-A-19-SP, AMENDING THIS PARCEL IN THE CENTRAL CITY SECTOR PLAN MAP TO THE TDR (TRADITIONAL NEIGHBORHOOD RESIDENTIAL) AS THE REST OF THE NEIGHBORHOOD IS BEING USED THAT WAY AND IT IS GROWING IN THAT DIRECTION ANYWAY.**

**MOTION CARRIED 11-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****10-A-19-PA**

From LI (Light Industrial) to TDR (Traditional Neighborhood Residential).

**1. STAFF RECOMMENDATION**

APPROVE the TDR (Traditional Neighborhood Residential) designation.

- 2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE THE TDR (TRADITIONAL NEIGHBORHOOD RESIDENTIAL) DESIGNATION.**

**MOTION CARRIED 11-0. APPROVED****C. REZONING****10-A-19-RZ**

From I-3 (General Industrial) to RP-1 (Planned Residential).

**1. STAFF RECOMMENDATION**

**Item No.****File No.**

APPROVE RP-1 (Planned Residential) District zoning with up to 4.2 du/ac.

**MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE RP-1 (PLANNED RESIDENTIAL) DISTRICT ZONING WITH UP TO 4.2 DU/AC.**

**MOTION CARRIED 11-0. APPROVED**

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**19. JENNIFER REYNOLDS / BAXTER PROPERTIES**

220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 02201, Council District 4.

**A. NORTH CITY SECTOR PLAN AMENDMENT (220 ADAIR DR. ONLY)**

**10-B-19-SP**

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

**1. STAFF RECOMMENDATION**

POSTPONE the Sector Plan Amendment until the November 14, 2019 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. ONE YEAR PLAN AMENDMENT (220 ADAIR DRIVE ONLY)**

**10-B-19-PA**

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

**1. STAFF RECOMMENDATION**

POSTPONE the One Year Plan Amendment until the November 14, 2019 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**C. REZONING**

**10-B-19-RZ**

From R-1 (Low Density Residential) and R-2 (General Residential) to C-3 (General Commercial).

**1. STAFF RECOMMENDATION**

POSTPONE the rezoning until the November 14, 2019 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**20. IGOR CHEBAN (REVISED)**

6939 Clinton Highway / Parcel ID 67 part of 207 and 20703,  
Commission District 6.

Speaking today:

Aleksander Chachowski, 1217 Cassell Valley Way, Knoxville, TN

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****10-C-19-SP**

From LDR (Low Density Residential) / HP (Hillside Protection) to GC (General Commercial) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-C-19-SP amending the Northwest County Sector Plan to GC (General Commercial) / HP (Hillside Protection) per attached resolution, Exhibit A.

**2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #10-C-19-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO GC (GENERAL COMMERCIAL) / HILLSIDE PROTECTION) PER ATTACHED RESOLUTION, EXHIBIT A, AS THERE IS AN OBVIOUS OMISSION IN THE PLAN. THE SECTOR PLAN UPDATE IN 2016 SHOULD HAVE RECOGNIZED THE EXISTING COMMERCIAL USES AND ZONING ON THE WEST SIDE OF CLINTON HIGHWAY AT THIS LOCATION.**

**MOTION CARRIED 11-0. APPROVED**

**B. REZONING****10-C-19-RZ**

From A (Agricultural) & CB (Business and Manufacturing) to CB (Business and Manufacturing).

**1. STAFF RECOMMENDATION**

APPROVE PC (Planned Commercial) zoning [As demonstrated in Exhibit B] (Applicant requested CB).

**MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) ZONING [AS DEMONSTRATED IN EXHIBIT B] (APPLICANT REQUESTED CB).**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****21. DAVID VARNER****10-D-19-RZ**

0 Holston Drive / Parcel ID 71 P G 003, Council District 6. Rezoning from R-2 (General Residential) to RN-5 (General Neighborhood Residential).

**1. STAFF RECOMMENDATION**

APPROVE RN-5 (General Residential Neighborhood Zoning) District zoning under the new City of Knoxville zoning code. This rezoning would be effective when the new zoning ordinance takes effect on January 1, 2020.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. MICHAEL B. COLLINGWOOD**

429 Forestal Drive / Parcel ID 58 L E 017, Council District 4.

Speaking today:

Sherrie Raymond, 332 Forrestal Drive, Knoxville, TN

Michael Collingwood, 1519 Deer Browse Way, Sevierville, TN

**A. NORTH CITY SECTOR PLAN AMENDMENT****10-D-19-SP**

From LDR (Low Density Residential) to O (Office).

**1. STAFF RECOMMENDATION**

ADOPT Resolution #10-D-19-SP, amending this parcel in the North City Sector Plan map to the O (Office) designation.

**MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #10-D-19-SP, AMENDING THIS PARCEL IN THE NORTH CITY SECTOR PLAN MAP TO THE O (OFFICE) DESIGNATION SINCE IT WOULD BE A MINOR EXTENSION OF THE EXISTING O DESIGNATION AND FORESTAL DRIVE HAS DEVELOPED WITH MIXED RESIDENTIAL USES INCLUDING MULTI-FAMILY AND CONDOMINIUMS AND A SMALL OFFICE USE SHOULD NOT CREATE ANY DETRIMENTAL IMPACT ON THE ADJACENT USES.**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****10-C-19-PA**

From LDR (Low Density Residential) to O (Office).

**1. STAFF RECOMMENDATION**

APPROVE the O (Office) designation.

- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE O (OFFICE) DESIGNATION FOR THE ONE YEAR PLAN.**

**MOTION CARRIED 11-0. APPROVED****C. REZONING****10-E-19-RZ**

From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

**1. STAFF RECOMMENDATION**

APPROVAL of O-1 (Office, Medical, and Related Services) District zoning.

- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE OF O-1 (OFFICE, MEDICAL, AND RELATED SERVICES) DISTRICT ZONING.**

**MOTION CARRIED 11-0. APPROVED****23. CALTON DEVELOPMENT, LLC****10-F-19-RZ**

723 E. Emory Road / Parcel ID 47 076, 077 &amp; 07701, Commission District 7. Rezoning from A (Agricultural) to CA (General Business).

Speaking today:

Garrett Jernigan, 2017 Ailor Avenue, Knoxville, TN

Peter Salzman, 724 Exodus Lane, Knoxville, TN

**1. STAFF RECOMMENDATION**

APPROVE PC (Planned Commercial) zoning (Applicant requested CA).

- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) ZONING (APPLICANT REQUESTED CA).**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****24. CANNON & KUIPERS, LLC****10-G-19-RZ**

0 Bishop Road / Parcel ID 47 062, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville,

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) zoning up to 3 du/ac. (Applicant requested PR up to 5 du/ac).

**2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 4 DU/AC (APPLICANT REQUESTED PR UP TO 5 DU/AC).**

**MOTION CARRIED 7-4 (NO GRAF, BUSTIN, CROWDER AND PHILLIPS). APPROVED**

**25. BALL HOMES, LLC**

12140 Hardin Valley Road / Parcel ID 129 037, Commission District 6.

Speaking today:

John Valliant, 800 S. Gay Street, Knoxville, TN

Paul Johnson, 2444 Covered Bridge Blvd., Knoxville, TN

Christy Huston, 12325 Whitetail Lane, Knoxville, TN

Marshall Smith, 2040 Creekside Manor Lane Knoxville, TN

Ryan Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN

Patricia Foster 2203 Covered Bridge Blvd., Knoxville, TN

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****10-E-19-SP**

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

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-E-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential)/ HP (Hillside Protection) per attached resolution, Exhibit A

**Item No.****File No.**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION #10-E-19-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) / HP (HILLSIDE PROTECTION) PER ATTACHED RESOLUTION, EXHIBIT A BECAUSE THE TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE THE ORIGINAL PLAN PROPOSAL.**

**MOTION CARRIED 11-0. APPROVED****B. REZONING****10-H-19-RZ**

From A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 1.88 du/acre  
(Applicant requested 3.5 du/ac).

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC. (APPLICANT REQUESTED 3.5 DU/AC).**

**MOTION FAILED 6-5 (NO BUSTIN, CANTY, CROWDER, EASON, GRAF AND PHILLIPS). FAILED**

1. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2.5 DU/AC. (APPLICANT REQUESTED 3.5 DU/AC).**

**MOTION FAILED 6-5 (NO BUSTIN, CANTY, CROWDER, EASON, GRAF AND PHILLIPS). FAILED**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 2.23 DU/AC. (APPLICANT REQUESTED 3.5 DU/AC).**

**MOTION CARRIED 11-0. APPROVED****26. ERIC BRELSFORD / BRELSFORD PROPERTIES  
GENERAL PARTNERSHIP**

5515 Parker Drive and 1575 Harris Road / Parcel ID 60 07903 and 60 079, Commission District 8.

Speaking today:

Kent Brelsford, 7204 McPeak Wells Lane, Knoxville, TN



**Item No.****File No.****A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****10-F-19-SP**

From MDR (Medium Density Residential) to O (Office).

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-F-19-SP amending the Northeast County Sector Plan to O (Office) per attached resolution, Exhibit A, subject to one condition.

- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO ADOPT RESOLUTION #10-F-19-SP AMENDING THE NORTHEAST COUNTY SECTOR PLAN TO O (OFFICE) PER ATTACHED RESOLUTION, EXHIBIT A, SUBJECT TO ONE CONDITION, BECAUSE GC IS ADJACENT TO THE AREA AND HAS DEVELOPED WITH INDUSTRIAL AND COMMERCIAL USES ALONG THE MAJOR ROADWAYS.**

**MOTION CARRIED 11-0. APPROVED****B. REZONING****10-I-19-RZ**

From RB (General Residential) to PC (Planned Commercial).

**1. STAFF RECOMMENDATION**

APPROVE PC (Planned Commercial) zoning subject to one condition.

- 2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) ZONING SUBJECT TO ONE CONDITION.**

**MOTION CARRIED 11-0. APPROVED****27. RON HALL****10-J-19-RZ**

4817 Chambliss Avenue / Parcel ID 107 K H 023, Council District 2.

Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

Speaking today:

William Murrell, 4813 Chambliss Avenue, Knoxville, TN

Hilary Burgin, 675 Morganton Square Drive, Maryville, TN

**1. STAFF RECOMMENDATION**

**Item No.****File No.**

DENY O-1 (Office, Medical, and Related Services District) zoning.

2. **MOTION (HILL) AND SECOND (CLANCY) WERE MADE TO APPROVE O-1 (OFFICE, MEDICAL, AND RELATED SERVICES) DISTRICT ZONING DUE TO THE SURROUNDING AREA TRENDING THIS WAY AND BECAUSE THE BEARDEN COUNCIL SUPPORTS MIXED USE IN THIS AREA.**

**MOTION CARRIED 8-3 (NO GRAF, CANTY AND BUSTIN). APPROVED**

**28. WORLEY BUILDERS, INC.****10-K-19-RZ**

2213 Lovell Road / Parcel ID 104 17010 and 17011, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 5 du/ac.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**29. BENJAMIN MULLINS O/B/O KRIS L. FELLHOELTER**

0 Rutledge Pike / Parcel ID 51 095 (part of), Commission District 8.

Speaking today:

Ben Mullins, 550 W. Main Street, Suite 500, Knoxville, TN

Kimberly Parton, 8500 Rayworth Trail Trail, Powell, TN

Martha Kern, 8220 Rutledge Pike, Knoxville, TN

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****10-G-19-SP**

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

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-G-19-SP (Exhibit A), amending a portion of this parcel as found in Exhibit B in the Northeast County Sector Plan map to the GC (General Commercial) designation.

**Item No.****File No.**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION #10-G-19-SP (EXHIBIT A), AMENDING A PORTION OF THIS PARCEL AS FOUND IN EXHIBIT B IN THE NORTHEAST COUNTY SECTOR PLAN MAP TO THE GC (GENERAL COMMERCIAL) DESIGNATION SINCE IT WOULD BE AN EXTENSION OF THE EXISTING ADJACENT GC DESIGNATION (THE APPLICANT REQUESTED A DIFFERENT PORTION TO BE RE-DESIGNATED).**

**MOTION CARRIED 11-0. APPROVED****B. REZONING****10-L-19-RZ**

From A (Agricultural) to CB (Business and Manufacturing) and PC (Planned Commercial), with the remainder to remain A (Agricultural).

**1. STAFF RECOMMENDATION**

APPROVE PC (Planned Commercial) zoning for the portion of the parcel shown in Exhibit B (the applicant requested CB and PC over a different portion of the property).

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL) ZONING FOR THE PORTION OF THE PARCEL SHOWN IN EXHIBIT B (THE APPLICANT REQUESTED CB AND PC OVER A DIFFERENT PORTION OF THE PROPERTY).**

**MOTION CARRIED 11-0. APPROVED**

A five-minute recess was taken at 3:47 PM.

**30. WHITE PROPERTIES II, LLC**

0 Callahan Drive / Parcel ID 57 062 (part of), 057PB008 (part of) and 057PB009 (part of), Council District 3.

**A. NORTH COUNTY SECTOR PLAN AMENDMENT****10-H-19-SP**

From LDR (Low Density Residential) / HP (Hillside Protection) to GC (General Commercial) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-H-19-SP amending the North County Sector Plan to GC (General Commercial) / HP (Hillside Protection) per attached resolution, Exhibit A.

**Item No.****File No.**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION #10-H-19-SP AMENDING THE NORTH COUNTY SECTOR PLAN TO GC (GENERAL COMMERCIAL) / HP (HILLSIDE PROTECTION) DESIGNATION PER ATTACHED RESOLUTION, EXHIBIT A SINCE IT WOULD BE A MINOR EXTENSION OF THE EXISTING GC DESIGNATION.**

**MOTION CARRIED 11-0. APPROVED**

**B. ONE YEAR PLAN AMENDMENT****10-D-19-PA**

From LDR (Low Density Residential) / HP (Hillside Protection) to GC (General Commercial) / HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

APPROVE the GC (General Commercial) designation / HP (Hillside Protection).

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE GC (GENERAL COMMERCIAL) / HP (HILLSIDE PROTECTION) DESIGNATION.**

**MOTION CARRIED 11-0. APPROVED**

**C. REZONING****10-M-19-RZ**

From C-5 (Tourist Commercial) to C-4 (Highway and Arterial Commercial).

**1. STAFF RECOMMENDATION**

APPROVE C-4 (Highway and Arterial Commercial) District zoning.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE C-4 (HIGHWAY AND ARTERIAL COMMERCIAL) DISTRICT ZONING.**

**MOTION CARRIED 11-0. APPROVED**

**31. R. AARON MILLER / FOUNTAIN CITY RECREATION COMMISSION**

3725 Tocar Road / Parcel ID 48 L E 041, Council District 4.

Speaking today:

Aaron Miller, 5012 Mountain Press Drive, Knoxville, TN

**Item No.****File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****10-I-19-SP**

From LDR (Low Density Residential) to PP (Public Parks and Refuges).

**1. STAFF RECOMMENDATION**

ADOPT resolution #10-I-19-SP, amending this parcel in the North City Sector Plan map to the PP (Public Parks and Refuges) designation.

- 2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO ADOPT RESOLUTION #10-I-19-SP, AMENDING THIS PARCEL IN THE NORTH CITY SECTOR PLAN MAP TO THE PP (PUBLIC PARKS AND REFUGES) DESIGNATION SINCE IT WOULD BE A MINOR EXTENSION OF THE PP DESIGNATION, SUBJECT TO THE CONDITION THAT ANY PARKING AREAS BE SCREENED WITH “TYPE B” LANDSCAPING PER THE LANDSCAPING AND SCREENING GUIDELINES.**

**MOTION CARRIED 11-0. APPROVED**

**B. ONE YEAR PLAN AMENDMENT****10-E-19-PA**

From LDR (Low Density Residential) to PP (Public Parks & Refuges).

**1. STAFF RECOMMENDATION**

APPROVE the PP (Public Parks and Refuges) designation.

- 2. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE THE PP (PUBLIC PARKS AND REFUGES) DESIGNATION, SUBJECT TO ONE CONDITION.**

**MOTION CARRIED 11-0. APPROVED**

**C. REZONING****10-N-19-RZ**

From R-1 (Low Density Residential) to OS-2 (Park & Open Space District).

**1. STAFF RECOMMENDATION**

APPROVE the OS-2 (Park and Open Space District) zoning subject to one condition.

**Item No.****File No.**

2. **MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO APPROVE THE OS-2 (PARK AND OPEN SPACE) DISTRICT ZONING, SUBJECT TO ONE CONDITION.**

**MOTION CARRIED 11-0. APPROVED**

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**32. URBAN ENGINEERING, INC.****10-O-19-RZ**

104 E. 5th Avenue, 114 E. 5th Avenue, and 0 N. Central Street / Parcel ID 94 D H 004, 002 & 00402, Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

1. **STAFF RECOMMENDATION**

APPROVE C-2 (Central Business District) zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**33. SENTINEL BUILDERS****10-P-19-RZ**

0 Keck Road / Parcel ID 68 H A 010 (part of), Council District 3. Rezoning from C-6 (General Commercial Park) to R-2 (General Residential).

1. **STAFF RECOMMENDATION**

APPROVE R-2 (General Residential) zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**34. JIM ENGLISH**

4333 Galbraith School Road / Parcel ID 109 K G 023, Council District 1.

**A. SOUTH CITY SECTOR PLAN AMENDMENT****10-J-19-SP**

From CI (Civic Institutional) to NC (Neighborhood Commercial).

1. **STAFF RECOMMENDATION**

WITHDRAW as per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING**

**Item No.****File No.****B. ONE YEAR PLAN AMENDMENT****10-F-19-PA**

From CI (Civic Institutional) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

WITHDRAW as per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING****C. REZONING****10-Q-19-RZ**

From R-1 (Low Density Residential) to C-1 (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

WITHDRAW as per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING****35. B & B BUILDER****10-R-19-RZ**

2901 Sunny Creek Way / Parcel ID 38 037, Commission District 7.  
Rezoning from PR (Planned Residential) 1-4 du/ac and F (Floodway) to PR (Planned Residential) 1-5 du/ac and F (Floodway).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) zoning up to 5 du/ac.

**APPROVED ON CONSENT EARLIER IN THE MEETING****36. CITY OF KNOXVILLE****10-S-19-RZ**

1605 E. 5th Avenue, 1615 E. 5th Avenue, and 1617 E. 5th Avenue /  
Parcel ID 82 P K 038, 035, 034, Council District 6. Rezoning from OS-2  
(Park and Open Space) to RP-3 (Planned Residential).

Vice Chair Philips announced the applicant and the opposition will each  
have 10 minutes.

Speaking today:

Bill Lyons, City of Knoxville, 400 Main Street, Knoxville, TN. He  
requested that their request be amended to RP-1 (Planned Residential)  
as it is consistent with the One Year Plan.

**Item No.****File No.**

Elizabeth Johnson, 3923 Linden Avenue, Knoxville, TN  
 Greta Schmoyer, 1717 East Glenwood Avenue, Knoxville TN  
 Tanner Jessel, 1026 Olive Street, Knoxville, TN  
 Scott Rupe, 1805 Jefferson Avenue, Knoxville, TN  
 Lynne Randazzo, 1800 Jefferson Avenue, Knoxville, TN  
 James Waldrup, 1710 East 5<sup>th</sup> Avenue, Knoxville, TN

**1. STAFF RECOMMENDATION**

APPROVE RP-1 (Planned Residential) District zoning.

**2. MOTION (HILL) AND SECOND (CLANCY) WERE MADE TO APPROVE RP-1 (PLANNED RESIDENTIAL) DISTRICT ZONING.****3. AMENDED MOTION (HILL) AND SECOND (CLANCY) WERE MADE TO APPROVE RP-1 (PLANNED RESIDENTIAL) DISTRICT ZONING NOT TO EXCEED 24 DWELLING UNITS PER ACRE.**

**MOTION CARRIED 10-1 (NO CROWDER). APPROVED**

**CONCEPTS / DEVELOPMENT PLANS**

*(may include Uses on Review)*

**37. BEAU MONDE PH 3, NORTHSHORE TOWN CENTER PH II****6-SA-19-C**

1830 Thunderhead Road / Parcel ID 154 09804 & 09817 154FG001-012, 154FE027, Council District 2.

**1. STAFF RECOMMENDATION**

POSTPONE the Concept Plan until the November 14, 2019 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**38. DORCHESTER - MESANA INVESTMENTS, LLC****A. CONCEPT SUBDIVISION PLAN****9-SC-19-C**

7509 Carpenter Road / Parcel ID 78 035, Commission District 6.

Speaking today:



**Item No.****File No.**

Jenny Mullins, 77 Carpenter Road, Knoxville, TN  
 John Czachowski, 7545 Napa Valley Way, Knoxville, TN  
 Drew Staten, PO Box 11315, Knoxville, TN

**1. STAFF RECOMMENDATION**

APPROVE variances 1-4 because the existing access strip and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1-4 BECAUSE THE EXISTING ACCESS STRIP AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.**

**MOTION CARRIED 11-0. APPROVED**

**3. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 11 CONDITIONS.**

**MOTION CARRIED 11-0. APPROVED****B. USE ON REVIEW****9-J-19-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to 70 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 20 feet as identified on the Concept Plan, subject to 1 condition.

**2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE THE DEVELOPMENT PLAN FOR UP TO 70 DETACHED DWELLINGS ON INDIVIDUAL LOTS, AND THE REQUESTED REDUCTION OF THE PERIPHERAL SETBACK TO 20 FEET AS IDENTIFIED ON THE CONCEPT PLAN, SUBJECT TO 1 CONDITION.**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****39. CARTER RIDGE****10-SA-19-C**

9124 Carter Mill Drive / Parcel ID 74 part of 002, Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****40. EMMA GRACE RIDGE - RALPH SMITH / PLS****A. CONCEPT SUBDIVISION PLAN****10-SB-19-C**

7606 Old Clinton Pike / Parcel ID 67 A B 008, Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE variance 1 because the location and limited size of this site restricts compliance with the Subdivision regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. USE ON REVIEW****10-G-19-UR**

Proposed use: Duplexes in PR (Planned Residential) District.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to 8 duplexes on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the north property line, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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## 41. DENALI - MESANA INVESTMENTS, LLC

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### A. CONCEPT SUBDIVISION PLAN

10-SC-19-C

0 Ball Camp Pike / Parcel ID 104 19201 (part of), Commission District 6.

Speaking today:

Drew Staten, PO Box 11315, Knoxville, TN

**1. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 9 conditions.

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS CHANGING CONDITION #3 TO A 5-FOOT-WIDE SIDEWALK ALONG HITCHING POST FRONTAGE AS SHOWN ON THE CONCEPT PLAN.**

**MOTION CARRIED 11-0. APPROVED**

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### B. USE ON REVIEW

10-H-19-UR

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

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to 28 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the Concept Plan, subject to 1 condition.

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE THE DEVELOPMENT PLAN FOR UP TO 28 DETACHED DWELLINGS ON INDIVIDUAL LOTS, AND THE REQUESTED REDUCTION OF THE PERIPHERAL SETBACK TO 25 FEET AS IDENTIFIED ON THE CONCEPT PLAN, SUBJECT TO 1 CONDITION.**

**MOTION CARRIED 11-0. APPROVED**

**Item No.****File No.****USES ON REVIEW**

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**42. JBCH PROPERTIES****7-A-19-UR**

5506 Colonial Circle / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

**1. STAFF RECOMMENDATION**

POSTPONE the Use on Review until the November 14, 2019 meeting as recommended by staff.

**2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO POSTPONE THE USE ON REVIEW UNTIL THE NOVEMBER 14, 2019 MEETING AS RECOMMENDED BY STAFF.****MOTION CARRIED 11-0. POSTPONED 30 DAYS**

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**43. BARRY BYRD****10-A-19-UR**

10550 Murdock Drive / Parcel ID 118 17323 & part of 17320. Proposed use: Office building in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the request for an office building with approximately 35,200 square feet as shown on the development plan subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**44. MT. CALVARY BAPTIST CHURCH****10-B-19-UR**

1914 Saxton Avenue / Parcel ID 95 B L 038 and part of 058. Proposed use: Church parking lot in R-1 (Low Density Residential) District. Council District 6.

**1. STAFF RECOMMENDATION**

POSTPONE the Use on Review until the November 14, 2019 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**Item No.****File No.****45. SMART HOSPITALITY, LLC****10-C-19-UR**

1215 Everett Road / Parcel ID 141 04114. Proposed use: Multi-dwelling development in PR (Planned Residential) pending District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 72 apartment units as shown on the development plan, subject to 8 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**46. GARRETT DEVELOPMENT & CONSTRUCTION, LLC****10-D-19-UR**

7605 Cedarcrest Road / Parcel ID 47 C D 012 & 047 117. Proposed use: Additional Parking for Commercial Business in RA (Low Density Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

POSTPONE the Use on Review until the November 14, 2019 meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**47. SCOTT WILLIAMS****10-E-19-UR**

805 Bob Kirby Road / Parcel ID 118 122. Proposed use: Duplexes in RA (Low Density Residential) pending District. Commission District 3.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for 3 duplexes on individual lots, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****48. KINDRED-KNOXVILLE****10-F-19-UR**

0 Middlebrook Pike / Parcel ID 106 K C 01702 (part of). Proposed use: Rehabilitation hospital in O-1 (Office, Medical, and Related Services) District. Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the request for a rehabilitation hospital that is approximately 70,000 sqft of floor area with up to 70 beds as shown on the development plan, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**49. LDA ENGINEERING, INC.****10-I-19-UR**

7910 Strawberry Plains Pike / Parcel ID 73 079 (part of). Proposed use: KUB Water Booster Pumping Station in PC (Planned Commercial) District. Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE the request for a water booster pumping station as shown on the development plan subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS****50. CREEKFIELD S/D****2-SM-19-F**

0 Lacy Road/ Parcel ID 68 H A 012.01, Commission District 7.

**1. STAFF RECOMMENDATION**

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****PLANNED DEVELOPMENT**

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**51. ANCIENT LORE VILLAGE****10-A-19-PD**

211 Nixon Rd. / Map 124 Parcels 127.04, 127.05, 179, 185, 185.07, 185.08 and Map 137 Parcels 182 and 183. A proposed Planned Development in the A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) and C-4 (Highway and Arterial Commercial) Districts. Commission District 9 and Council District 1. South County Sector and South City Sector Plans.

**1. STAFF RECOMMENDATION**

Postpone the Planned Development application to the Planning Commission's January 9, 2020 meeting as requested by the applicant.

**POSTPONED 90 DAYS EARLIER IN THE MEETING**

**OTHER BUSINESS**

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**52. KNOXVILLE-KNOX COUNTY PLANNING****10-A-19-OB**

Consideration of reaffirmation that sector plan and one-year plan land use designations and recommendations are in alignment with adopted zoning ordinance and map. Plans are consistent with the newly-adopted zoning code with effective date January 1, 2020.

**1. STAFF RECOMMENDATION**

Reaffirm that the land use designations and recommendations contained in the City of Knoxville's sector plans, the Knoxville-Knox County General Plan, the Knoxville-Farragut-Knox County Growth Policy Plan, and the City of Knoxville's One-Year Plan serve as a guide for and are in alignment with the City's newly adopted zoning code.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****53. KNOXVILLE-KNOX COUNTY PLANNING****10-B-19-OB**

Consideration of making several changes to the Agency's Schedule of Fees to address inconsistencies in Design Review Board fees, cost incurred for postponements and resubmittals, and new plat review process.

**1. STAFF RECOMMENDATION**

Approve the requested modifications to Knoxville-Knox County Planning's Schedule of Fees effective January 1, 2020.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

- 1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:10 P.M.**



**Item No.**

**File No.**



Prepared by: Dori Caron



Approved by: Secretary for the Commission



Approved by: Chair

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