

The Planning Commission met in regular session on October 8, 2020 at 1:30 p.m. via an electronic meeting through ZOOM.

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

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

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
*Ms. Karyn Adams	Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Mr. Eddie Smith

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

1. **MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

COMMISSIONER ADAMS JOINED THE MEETING SHORTLY AFTER THE VOTE

## 2. APPROVAL OF OCTOBER 8, 2020 AGENDA

**APPROVED ON CONSENT** -

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**3. APPROVAL OF SEPTEMBER 10, 2020 MINUTES**

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**APPROVED ON CONSENT**

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

**A. AUTOMATIC POSTPONEMENTS READ**

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

- 1. MOTION (ROTH) AND SECOND (CROWDER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 12, 2020 MEETING.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS**

**C. WITHDRAWALS**

- 1. MOTION (ROTH AND SECOND (CROWDER) WERE MADE TO WITHDRAW ITEM AS READ.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. WITHDRAWN**

**D. TABLED ITEMS**

- 1. **CHRISTINE DUNCAN** **3-C-20-SU**  
2521 Orchard House Way & 0 Warrick Avenue / Parcel  
ID 94 H B 01501 & 094HA00602. Proposed use: 5 additional dwelling units for

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the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 3. (Tabled date 7/9/2020)

**2. ROCK POINTE DEVELOPMENT, LLC**

**5-SB-20-C**

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020)

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**E. ITEMS REQUESTED TO BE TABLED**

*None*

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**F. ITEMS REQUESTED TO BE UNTABLED**

*None*

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**G. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.**

*None*

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**H. CONSENT ITEMS**

**MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**Item No.**

**File No.**

ALLEY OR STREET CLOSURES

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**5. MIKE SOUEID**

**9-A-20-SC**

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

**1. STAFF RECOMMENDATION**

Postpone this item for 30 days to the November 12, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**6. MIKE SOUEID**

**9-A-20-SC**

Request closure of Cate Avenue between Pilkay Road and Third Creek, between City Blocks 50810 and 50830, Council District 6.

**1. STAFF RECOMMENDATION**

Postpone this item for 30 days to the November 12, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

*None*

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the September 10, 2020 meeting.

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REZONINGS AND PLAN AMENDMENT/REZONINGS

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**7. METRO TRAILER REPAIR SERVICE**

10426 Rutledge Pike / Parcel ID 23 06901, Commission District 8.

Speaking today:

Wayne Kline, 617 W Main St, Knoxville, TN 37902

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**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

**8-B-20-SP**

From NC (Neighborhood Commercial) and AG (Agricultural) to HI (Heavy Industrial).

**1. STAFF RECOMMENDATION**

Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

**2. MOTION (HILL) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED 12-3 (NO ROTH, BROWNING, CROWDER). DENIED**

**B. REZONING**

**8-F-20-RZ**

From CA (General Business) and A (Agricultural) to I (Industrial).

**3. STAFF RECOMMENDATION**

Deny I (Industrial) zoning because it is not consistent with the Northeast County Sector Plan designation or with the surrounding development and because it could cause adverse impacts for neighboring residential properties.

**1. MOTION (HILL) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED 12-3 (NO ROTH, BROWNING, CROWDER). DENIED**

**8. SETH D. SCHWEITZER**

**9-A-20-RZ**

3430 Zion Lane / Parcel ID 91 042, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

Speaking today:

Parker Bartholomew, 1218 N Central St, Knoxville, TN 37917

County Commissioner Terry Hill, 806 Garrison Drive, Knoxville, TN 37931

**1. STAFF RECOMMENDATION**

Approve A (Agricultural) zoning because it is consistent with the Northwest County Sector Plan and with the surrounding development.

**2. MOTION (S. SMITH) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30 DAYS AS REQUESTED BY THE APPLICANT.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0.  
POSTPONED 30 DAYS**

**9. CAMERON S. BOLIN**

**9-C-20-RZ**

211 Jessamine Street / Parcel ID 95 A D 020, Council District 6. Rezoning from C-G-2 (General Commercial) to DK-E (Downtown Edge).

**1. STAFF RECOMMENDATION**

WITHDRAW the application at the request of the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**10. HUDSON EMULSION, LLC DBA HUDSON MATERIALS COMPANY**

405 W. Oldham Avenue / Parcel ID 81 N B 034, Council District 5.

Speaking today:

Garrett Guiles, 1615 Sholar Ave., Chattanooga, TN 37406

**Item No.****File No.****A. CENTRAL CITY SECTOR PLAN AMENDMENT****10-A-20-SP**

From LI (Light Industrial) and SP (Stream Protection) to HI (Heavy Industrial) and SP (Stream Protection).

**1. STAFF RECOMMENDATION**

Deny the Heavy Industrial designation since it does not meet the location criteria for an amendment and is not consistent with surrounding development.

**2. MOTION (S. SMITH) AND SECOND (HILL) WERE MADE TO APPROVE HI (HEAVY INDUSTRIAL) AND SP (STREAM PROTECTION) BECAUSE OF AN ERROR IN THE PLAN.**

A roll call vote was taken.

**MOTION CARRIED 12-3 (NO EASON, BUSTIN, DENT). APPROVED**

**B. ONE YEAR PLAN AMENDMENT****10-A-20-PA**

From LI (Light Industrial) and SP (Stream Protection) to HI (Heavy Industrial) and SP (Stream Protection).

**3. STAFF RECOMMENDATION**

Deny the Heavy Industrial designation since it does not meet the location criteria for an amendment and is not consistent with surrounding development.

**4. MOTION (S. SMITH) AND SECOND (E. SMITH) WERE MADE TO APPROVE HI (HEAVY INDUSTRIAL) AND SP (STREAM PROTECTION).**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**C. REZONING****10-A-20-RZ**

From I-MU (Industrial Mixed-Use) and F (Floodway) to I-H (Heavy Industrial) and F (Floodway).

**5. STAFF RECOMMENDATION**

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

Deny I-H (Heavy Industrial) zoning because it is not consistent with the Central City Sector Plan's Light Industrial designation nor with the surrounding development.

6. **MOTION (DENT) AND SECOND (KORBELIK) WERE MADE TO APPROVE I-H (HEAVY INDUSTRIAL) AND F (FLOODWAY) ZONING.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**11. E. LUKE GREENE**

1308 Saylor's Ford Road / Parcel ID 42 19575, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****10-B-20-SP**

From LI (Light Industrial) to AG (Agricultural).

**1. STAFF RECOMMENDATION**

Approve the AG (Agricultural) designation since it is consistent with surrounding development and is more aligned with the trend in development in this area than the existing industrial land use.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**B. REZONING****10-B-20-RZ**

From I (Industrial) to A (Agricultural).

**3. STAFF RECOMMENDATION**

Approve A (Agricultural) zoning because it is consistent with the surrounding area and would allow uses more compatible with the trend in development.

4. **MOTION (OOTEN) AND SECOND (CROWDER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**12. JEFFREY D. & DARSEY WATTS**

**10-C-20-RZ**

8326 & 8328 Joey Lane / Parcel ID 28 004 and 00401, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 2 du/ac because it is compatible with the surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**13. DANIEL D. & KIMBERLY OVERBEY**

1615 Choto Road / Parcel ID 162 M C 019, Commission District 5.

Speaking today:

Brian Ewers, 111 East Jackson Avenue, Knoxville, TN 37902

Steve Robinson, 12523 Choto Mill Lane, Knoxville, TN 37922

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

**10-C-20-SP**

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

**1. STAFF RECOMMENDATION**

Deny the Southwest County Sector Plan amendment to Neighborhood Commercial for 1615 Choto Road because it does not meet the criteria for a plan amendment.

**2. MOTION (OOTEN) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30 DAYS AS REQUESTED BY THE APPLICANT.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS**

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**B. REZONING**

**10-D-20-RZ**

From A (Agricultural) to CN (Neighborhood Commercial).

**3. STAFF RECOMMENDATION**

Deny C-N zoning for because it allows uses not compatible with the adjacent residential uses and is not consistent with the Southwest County Sector Plan.

**4. MOTION (OOTEN) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30 DAYS AS REQUESTED BY THE APPLICANT.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. POSTPONED 30 DAYS**

**14. BEN MULLINS O/B/O PRIMOS LAND COMPANY, LLC**

**10-E-20-RZ**

5913 W. Emory Road / Parcel ID 78 038, Commission District 6.  
Rezoning from A (Agricultural) & CA (General Business) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Benjamin C. Mullins, 550 main Street, Suite 500, Knoxville, TN 37902  
Julie McBee. Ms. McBee chose not give her address

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 4 du/ac. (Applicant requested PR up to 5 du/ac).

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

A roll call vote was taken.

**MOTION CARRIED 14-1 (NO DENT). APPROVED**

**Item No.****File No.****15. ROBYN MCADOO****10-F-20-RZ**

1718 Whittle Springs Road / Parcel ID 82 H D 054, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to I-G (General Industrial).

**1. STAFF RECOMMENDATION**

Approve I-G (General Industrial) zoning because it is consistent with the Central City Sector Plan's Light Industrial designation and brings the property into compliance with the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**16. CASSIDY MELHORN****10-G-20-RZ**

3110 Greenway Drive / Parcel ID 59 P D 038, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single Family Residential Neighborhood) zoning because it is consistent with the North City Sector Plan designation and would not cause adverse impacts (the applicant requested RN-3).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**17. RELIANCE DEVELOPMENT, LLC****10-H-20-RZ**

10134 and 10120 Coward Mill Road / Parcel ID 90 08102 and 08101, Commission District 6. Rezoning from PR (Planned Residential) up to 2.5 du/ac to PR (Planned Residential) up to 3.5 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 3.5 du/ac because it is consistent with the surrounding development and the Northwest County Sector Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**18. WORLEY BUILDERS, INC. 10-I-20-RZ**

3208 Lobetti Road / Parcel ID 91 202 (part of), Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) up to 2 du/ac (Applicant requested PR up to 5 du/ac).

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**19. JAMIE L. DAVIS 10-J-20-RZ**

2728 Tipton Station Road / Parcel ID 148 05201, Commission District 9.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**20. CARL LANSDEN / LANSDEN LANDMARKS 10-K-20-RZ**

4625 and 4625-B Asheville Highway / Parcel ID 71 I C 025 and 027,  
Council District 6. Rezoning from O (Office) to C-G-1 (General Commercial).

COMMISSIONER KORBELIK RECUSED HERSELF FROM THIS ITEM

Speaking today:

Carl Lansden, 1201 Clinch Ave., Knoxville, TN 37916

Tobias Kight, 5405 Green Valley Drive, Knoxville, TN 37914

**1. STAFF RECOMMENDATION**

Approve C-G-1 (General Commercial) zoning because it is consistent with the East City Sector Plan's Mixed Use-Special District EC-2 designation and with the surrounding development.

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

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A roll call vote was taken.

**MOTION CARRIED 12-2 (NO EASON, ADAMS). APPROVED**

**21. BENJAMIN MULLINS O/B/O HILLWOOD ENTERPRISES, LP**

3001, 2915, 3027 and 2931 Knoxville Center Drive / Parcel ID 59 026, 02603, 02604 and 02605, Council District 4.

Chair Patrick Phillips extend the time to speak for an additional 5 minutes for both the applicant and the opposition.

Speaking today:

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

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

David Brown, 2020 Chapman Highway, Knoxville, TN 37920

Kurt Nelson, Hillwood Enterprises, LP

Alan Grissom, Hillwood Enterprises, LP

Steve Maddox, 100 Dalton Place Way, Suite 105, Knoxville, TN 37912

Brandon Clark, 100 Dalton Place Way, Suite 105, Knoxville, TN 37912

Doug Lawyer, 17 Market Square, Knoxville, TN 37902

**A. NORTH CITY SECTOR PLAN AMENDMENT**

**10-D-20-SP**

From MU-RC (Mixed-Use Regional Center) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.

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

A roll call vote was taken.

**MOTION CARRIED 14-1 (NO DENT). APPROVED**

**B. ONE YEAR PLAN AMENDMENT**

**10-B-20-PA**

From MU-RC (Regional Mixed-Use Center) to LI (Light Industrial).

**Item No.**

**File No.**

**3. STAFF RECOMMENDATION**

Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.

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

A roll call vote was taken.

**MOTION CARRIED 14-1 (NO DENT). APPROVED**

**C. REZONING**

**10-L-20-RZ**

From C-R-2 (Regional Commercial) to I-G (General Industrial).

**5. STAFF RECOMMENDATION**

Approve I-G (General Industrial) zoning because it would allow redevelopment of a regionally significant site and prevent blight.

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

A roll call vote was taken.

**MOTION CARRIED 14-1 (NO DENT). APPROVED**

**22. EDWIN T. LOY, JR. (REVISED)**

12320 S. Northshore Drive / Parcel ID 162 062, Commission District 5.

Speaking today:

Jerry Wheeler, PO Box 23435, Knoxville, TN 37933

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

**10-E-20-SP**

From LDR (Low Density Residential) to MDR (Medium Density Residential). **TO BE WITHDRAWN AT THE MEETING**

**WITHDRAWN EARLIER IN THE MEETING**

**Item No.****File No.****B. REZONING (REVISED)****10-M-20-RZ**

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**23. LAND DEVELOPMENT SOLUTIONS**

0 Callahan Drive and part of 1934 Old Callahan Drive / Parcel ID 67 25801 and 256 (part of), Commission District 7.

Speaking today:

Eugene Baksa, 310 Simmons Road, Suite K, Knoxville, TN 37922

**A. NORTHWEST CITY SECTOR PLAN AMENDMENT****10-F-20-SP**

From MDR/O (Medium Density Residential/Office) to GC (General Commercial).

**1. STAFF RECOMMENDATION**

Approve the GC (General Commercial) designation because it is compatible with surrounding development.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**B. REZONING****10-N-20-RZ**

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

**Item No.**

**File No.**

**3. STAFF RECOMMENDATION**

Approve CB (Business and Manufacturing) zoning because it is consistent with surrounding development and commercial zoning.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**24. HOMESTEAD LAND HOLDINGS, LLC**

**10-O-20-RZ**

1200 Francis Road / Parcel ID 106 C D 001, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection).

Speaking today:

Russell Rackley, PO Box 30456, Knoxville, TN 37930

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection) zoning because it is consistent with surrounding development and the Northwest County Sector Plan.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**25. LAND DEVELOPMENT SOLUTIONS**

0 Mountain Grove Drive and 0, 105 and 115 W. Marine Road / Parcel ID 137 22301, 22802, 22803 and 22804, Commission District 9.

Speaking today:

Eugene Baksa, 310 Simmons Road, Suite K, Knoxville, TN 37922

**Item No.****File No.****A. SOUTH COUNTY SECTOR PLAN AMENDMENT****10-G-20-SP**

From GC (General Commercial) and MDR (Medium Density Residential) to O (Office).

**1. STAFF RECOMMENDATION**

Approve the O (Office) designation because it compatible with the surrounding development.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**B. REZONING****10-P-20-RZ**

From CA (General Business) and A (Agricultural) to OB (Office, Medical, and Related Services).

**STAFF RECOMMENDATION**

Approve OB (Office, Medical and Related Services) zoning because it provides a transition zone to buffer the low density residential uses from the commercial zoning.

**3. MOTION (DENT) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**26. SERGIV COJOCARI****10-Q-20-RZ**

3240 Johnson Road / Parcel ID 79 059, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Approve RA (Low Density Residential) zoning because it is consistent with surrounding development and consistent with the Northwest County Sector Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****27. BALL HOMES, LLC****10-R-20-RZ**

9005 Bluegrass Road / Parcel ID 144 10601, Commission District 5.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

Ryan Hickey, 1914 Pinnacle Pointe Way, Knoxville, TN 37922

**1. STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low Density Residential designation and with the surrounding development.

**2. MOTION (KORBELIK) AND SECOND (ADAMS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC.**

A roll call vote was taken.

**MOTION FAILED 2-13 NO (OOTEN, E. SMITH, EASON, BUSTIN, DENT, ROTH, BROWNING, CROWDER, PHILLIPS, GRAF, S. SMITH, BOYER, HILL)**

**3. MOTION (OOTEN) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**28. LAND DEVELOPMENT SOLUTIONS**

10611 Hardin Valley Road / Parcel ID 104 00105, Commission District 6.

Speaking today:

Eugene Baksa, 310 Simmons Road, Suite K, Knoxville, TN 37922

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****10-H-20-SP**

From GC (General Commercial) to O (Office).

**1. STAFF RECOMMENDATION**

Approve the O (Office) designation because it compatible with the surrounding development.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**B. REZONING**

**10-S-20-RZ**

From CA (General Business) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

- 3. STAFF RECOMMENDATION**

Approve OB (Office, Medical and Related Services)/TO (Technology Overlay) zoning because it is compatible with the surrounding development.

- 4. MOTION (BUSTIN) AND SECOND (KORBELIK) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**CONCEPTS / DEVELOPMENT PLANS**

*(may include Uses on Review)*

**29. BRAKEBILL ROAD SUBDIVISION**

**A. CONCEPT SUBDIVISION PLAN**

**9-SB-20-C**

521 & 601 Brakebill Road / Parcel ID 72 267 & 26701, Commission District 8.

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN 37934

Nancy McLemore, 324 Brakebill Road, Knoxville, TN 37924

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

APPROVE variance 1-2 and alternative design standards 1-8 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

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

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED****3. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 13 conditions.

**4. MOTION (KORBELIK) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION AND ADDING A 14<sup>TH</sup> CONDITION THAT THE SIDEWALK IS EXTENDED TO STRAWBERRY PLAINS PIKE.**

A roll call vote was taken.

**MOTION CARRIED 8-7 (NO E. SMITH, ROTH, BROWNING, CROWDER, GRAF, BOYER, HILL. APPROVED****B. USE ON REVIEW****9-D-20-UR**

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

**5. STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 227 detached residential units and 95 attached residential units on individual lots, subject to 1 condition.

**6. MOTION (ROTH) AND SECOND (S, SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 15-0. APPROVED**

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## 30. WESTLAND STATION

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### A. CONCEPT SUBDIVISION PLAN

**10-SA-20-C**

861 S. Gallaher View Road & 0 Westland Drive / Parcel ID 133  
03101 and 03102, Commission District 5.

#### 1. STAFF RECOMMENDATION

APPROVE variance 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

#### 2. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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### B. USE ON REVIEW

**10-B-20-UR**

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

#### 5. STAFF RECOMMENDATION

APPROVE the request for up to 28 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 20' along the S. Gallaher View Road frontage, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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## 31. RIVER POINTE

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### A. CONCEPT SUBDIVISION PLAN

**10-SB-20-C**

1740 Number Two Drive / Parcel ID 52 01802 (part of), Commission District 8.

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**B. USE ON REVIEW**

**10-C-20-UR**

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

**3. STAFF RECOMMENDATION**

APPROVE the request for up to 71 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 25' for all property lines except common area in the northeast corner of the development, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**32. B & B BUILDERS, INC. - DRY GAP PIKE**

**A. CONCEPT SUBDIVISION PLAN**

**10-SC-20-C**

1611 Dry Gap Pike / Parcel ID 47 241, Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE variance 1-2 and alternate design standard 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because

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**File No.**

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

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**2. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 11 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. USE ON REVIEW**

**10-D-20-UR**

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

**3. STAFF RECOMMENDATION**

APPROVE the development plan for up to 93 attached dwellings on individual lots, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USES ON REVIEW**

**33. TODD RECHENBACH**

**10-A-20-UR**

10525 Arnold Lane / Parcel ID 143 01206. Proposed use: Garage apartment in RA (Low Density Residential) & F (Floodway) District. Commission District 8.

**1. STAFF RECOMMENDATION**

APPROVE the request for a garage apartment that is approximately 800 square feet, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****34. LAND DEVELOPMENT SOLUTIONS****10-E-20-UR**

270 Fort Sanders West Blvd. / Parcel ID 131 L A 00101. Proposed Use: Corporate offices in PC (Planned Commercial) District. Commission District 5.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a 1-story corporate office building with approximately 14,650 square feet of floor area, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

*SPECIAL USES***35. STEVEN W. ABBOTT, JR.****9-C-20-SU**

2317 Peachtree Street / Parcel ID 109 D L 006. Proposed use: Two-family dwelling (duplex) in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

Speaking today:

Steven Abbott, 1109 East Woodshire Dr., Knoxville, TN 37922  
Lorrie McCullough, 2321 Peachtree Street, Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

APPROVE the request for a two-family dwelling on the proposed lot, subject to 3 conditions.

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

A roll call vote was taken.

**MOTION CARRIED 14-1 (NO GRAF). APPROVED**

**36. WADE LOVIN / MBI COMPANIES****9-E-20-SU**

2724 Western Avenue/ Parcel ID 94 H A 00801. Proposed use: Crematorium in C-G-1 (General Commercial) District (pending). Council District 3.

**1. STAFF RECOMMENDATION**

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

Approve the request for a crematorium of approximately 6,000 square feet, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**37. BRIAN ROWE****10-A-20-SU**

0, 633 and 639 Mars Hill Road / Parcel ID 119 D D 00302, 00303 and 00304. Proposed use: Three two-family (duplex) dwellings on individual lots in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) District. Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to three two-family (duplex) structures on individual lots, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**38. KROGER LIMITED PARTNERSHIP I****10-B-20-SU**

5201 N. Broadway / Parcel ID 58 K C 007 (part of). Proposed use: Fuel center for grocery store in C-G-2 (General Commercial) District. Council District 5.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for a fuel center with 10 fuel pumps and payment/retail kiosk that is approximately 180 square feet, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**39. ROBERT COCHRAN****10-C-20-SU**

3101 Gazebo Point Way / Parcel ID 135 H C 01801. Proposed use: Reduction of front setback from 20 feet to 12 feet in RN-3 (General Residential Neighborhood) /HP (Hillside Protection) / PD (Planned Development) District. Council District 1.

**1. STAFF RECOMMENDATION**

**Item No.**

**File No.**

POSTPONE the request until the November 12, 2020 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS**

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**40. CAROLYN JEAN DUNCAN ESTATE PROPERTY** **10-SA-20-F**  
8019 Millertown Pike / Parcel ID 41 176, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve Variance. APPROVE Final Plat

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**41. COFFEY PROPERTY** **10-SB-20-F**  
6032 Zachary Road / Parcel ID 15 077, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve Variance. APPROVE Final Plat

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**Item No.****File No.****OTHER BUSINESS**

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**42. KNOXVILLE-KNOX COUNTY PLANNING** **10-A-20-OB**

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2021 calendar year.

Nominating Committee Chair Beth Eason presented their slate of officers: They nominate Pat Phillips for Chair and Scott Smith for Vice Chair.

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**43. KNOXVILLE-KNOX COUNTY PLANNING** **10-B-20-OB**

Consideration of Knoxville-Knox County Planning's 2020-2021 Work Program.

**1. STAFF RECOMMENDATION**

Approve the proposed work program for 2020-2021 Fiscal Year.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**44. KNOXVILLE-KNOX COUNTY PLANNING** **10-C-20-OB**

Consideration of an Amendment to the Knoxville-Knox County Subdivision Regulations Article 2, Section 2.10.G.

**1. STAFF RECOMMENDATION**

Postpone consideration for 30 days until the November 12, 2020 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**45. KNOXVILLE-KNOX COUNTY PLANNING** **10-D-20-OB**

Consideration of a minor amendment to Knoxville-Knox County Planning's Planning Position Descriptions.

**1. STAFF RECOMMENDATION**

Strike the current provision and substitute the proposed provision as drafted above.

**Item No.**

**File No.**

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

**MOTION CARRIED UNANIMOUSLY 15-O. APPROVED**

**ADJOURNMENT**

1. **MOTION (OOTEN) AND SECOND (BROWNING) WERE MADE TO ADJOURN.**
1. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:42 P.M.**

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**Prepared by:** Dori Caron

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**Approved by:** Secretary for the Commission

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**Approved by:** Chair

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