

The Planning Commission met in regular session on October 14, 2021 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. Tamara Boyer	Mr. Louis Browning
Mr. Richard Graf	Mr. Logan Higgins	Mr. Tim Hill
A Ms. Amy Midis	A Mr. Jim Nichols	Mr. Chris Ooten
Ms. Marité Pérez	Mr. Patrick Phillips, Chair	Mr. Jeff Roth
A Mr. Eddie Smith	Mr. Scott Smith, Vice-Chair	Open

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

2. APPROVAL OF OCTOBER 14, 2021 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF SEPTEMBER 9, 2021 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

Mark Toney, no address given, requested that Item #23 be postponed for 30 days.

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909 requested that Item #26 and #28 be postponed for 30 days.

1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS #23, #26 AND #28 FOR 30 DAYS UNTIL THE NOVEMBER 10, 2021 MEETING.

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

Postponements for 60 days:

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE DECEMER 9, 2021 MEETING.

**MOTION CARRIED UNANIMOUSLY 11-0.
POSTPONED 60 DAYS**

C. WITHDRAWALS READ

None

D. TABLED ITEMS

1. INGLES MARKETS, INC. (REVISED)
7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store

12-D-20-UR

Item No.**File No.**

and addition of fuel center in SC (Shopping Center) District.
Commission District 7. (Tabled date 4/8/2021)

2. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY

7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046
(part of), Commission District 7. (Tabled date 8/12/2021)

8-SA-21-F

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

Robert Kitt, 4917 Cain Rd., Knoxville, TN requested Item #9 be removed from the consent list.

Tyler Roper, no address given, requested Item #16 be removed from the consent list and will then be asking for the item to be postponed 30 days.

George Hicks, 6447 Rutledge Pike, Knoxville, TN 37806 requested Item #16 be heard today, not postponed.

James Hack, 12605 Sweet Gate Lane, Knoxville, TN 37922 requested that Item #31 be removed from the consent list.

Citizens / applicants requested that Items as noted below be removed from the consent list.

- 1. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #9, 16, #26, #28, AND #31.**

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the September 9, 2021 Planning Commission meeting.

Item No.**File No.****ALLEY OR STREET CLOSURES**

5. JOHN DENDRINOS**10-A-21-AC**

Request closure of Unnamed Alley between the eastern side of 069EB01502 and the southeast corner of parcel 069EB017, Council District 4.

1. STAFF RECOMMENDATION

Approve closure of the unnamed alley from the southeastern side of parcel 069EB01502 to the southeast corner of parcel 069EB017 since it is undeveloped and is not in use.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

6. GWEN MCKENZIE/CITY OF KNOXVILLE**10-A-21-SNC**

Request to change the street name of Burge Avenue between South Bell Street and Harriet Tubman Street to Elston Turner Drive, Council District 6.

1. STAFF RECOMMENDATION

Approve the street name change of Burge Avenue to Elston Turner Drive since it is not a duplication and meets all requirements of the City of Knoxville Street Naming and Addressing Ordinance.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

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PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

7. HARPER PROPERTIES, L.P.

6238 Anderson Drive / Parcel ID 121 A B 013, Council District 2.

Speaking today:

Taylor D. Forrester, 1111 N. Northshore Dr., Knoxville, TN 37919

John King, 550 Main Street, Fifth Floor, Knoxville, TN 37902

Carmel Hall, 1041 Morrow Rd., Knoxville, TN 37923

A. WEST CITY SECTOR PLAN AMENDMENT

10-A-21-SP

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

1. STAFF RECOMMENDATION

Approve the West City Sector Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

10-A-21-PA

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is an extension of that land use class and is compatible with development in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****C. REZONING****8-L-21-RZ**

From I-H (Heavy Industrial) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve C-G-1 (General Commercial) zoning because it is an extension of that zoning and is more compatible with the surrounding area than the current zoning.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

8. LEN JOHNSON

3613 Sevierville Pike / Parcel ID 109 K C 002, Council District 1.

Speaking today:

Len Johnson, 724 Taylor Rd., Knoxville, TN 37920

A. SOUTH CITY SECTOR PLAN AMENDMENT**10-B-21-SP**

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

1. STAFF RECOMMENDATION

Approve the South City Sector Plan amendment for NC (Neighborhood Commercial) land use classification because it is a minor extension of an existing neighborhood commercial node.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**10-B-21-PA**

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to NC (Neighborhood Commercial) because it is a minor extension of an existing neighborhood commercial node.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**10-A-21-RZ**

From RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial).

1. **STAFF RECOMMENDATION**

Approve C-N (Neighborhood Commercial) zoning because it would allow for additional commercial development at an existing walkable commercial node.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

9. K. SCOTT BRANSCOM**10-B-21-RZ**

4909 Cain Road / Parcel ID 92 K A 006, Council District 3. Rezoning from AG (Agricultural) to RN-2 (Single-Family Residential Neighborhood).

Speaking today:

Robert Kitt, 4917 Cain Rd., Knoxville, TN 37920

1. **STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) zoning because it is compatible with the Sector Plan and existing zoning in the area.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED.

10. GFL ENVIRONMENTAL

1901 Sutherland Avenue / Parcel ID 94 O B 010, Council District 6.

Speaking today:

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

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-C-21-SP**

from LI (Light Industrial) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Approve the Central City Sector Plan amendment to HI (Heavy Industrial) because the property has suitable access to highway and rail and can support the need to provide diverse economic and employment opportunities.

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****B. ONE YEAR PLAN AMENDMENT****10-C-21-PA**

From LI (Light Industrial) to HI (Heavy Industrial).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to HI (Heavy Industrial) to allow re-utilization of a grayfield site in an area well served by highway and rail, and to provide a diverse job base for city residents.

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED****C. REZONING****10-C-21-RZ**

From I-G (General Industrial) to I-H (Heavy Industrial).

1. STAFF RECOMMENDATION

Approve I-H (Heavy Industrial) zoning because it is compatible with other zoning in the area and is consistent with the Sector Plan description of where I-H (Heavy Industrial) zoning should be situated in the Central City.

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. APPROVED**

Item No.**File No.****11. BALL HOMES, LLC****10-D-21-RZ**

0 Andes Road / Parcel ID 105 02504 (part of), Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

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

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the adjacent recently approved zoning.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

12. GRASSY CREEK, LLC

6805 Ball Camp Pike and 0 Schaad Road / Parcel ID 79 050 & 03301,
Commission District 6.

Speaking today:

Steven K. Maddox, 100 Dalton Place Way, Suite 105, Knoxville, TN 37912
Nancy Skullet, 6626 Ball Camp Pike, Knoxville, TN 37921

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-D-21-SP**

From MU-SD, NWCO-10 (Mixed Use Special District-Schaad Road / Oak Ridge Highway) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the Northwest County Sector Plan amendment to GC (General Commercial) and HP (Hillside Protection) because it is a minor extension of existing commercial adjacent to the improved Schaad Road/Oak Ridge Highway intersection.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****B. REZONING****10-E-21-RZ**

From A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning because it is a minor extension of the commercial node that has been established since 2017.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

13. URBAN ENGINEERING, INC.

5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.

Speaking today:

Chris Sharp, P.E., 1852 Kingston Pike, Knoxville, TN 37934

Sean Wells, 5119 Lonas Dr., Knoxville, TN 37909

Amanda Wells, 5119 Lonas Dr., Knoxville, TN 37909

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**10-E-21-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the Northwest City Sector Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.

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

MOTION CARRIED 6-5 (NO BOYER, S. SMITH, PHILLIPS, ADAMS, GRAF). APPROVED

B. ONE YEAR PLAN AMENDMENT**10-D-21-PA**

From LDR (Low Density Residential) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

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

Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification and HP (Hillside Protection) because it is consistent with other land use classes in the area and allows development that is compatible with other development along Lonas Drive.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**10-F-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

14. DOMINION GROUP

3113 and 3117 Maloney Road, and 0 Jonathan Way / Parcel ID 135 G A 005, 00501 & 006, Commission District 9.

The Commission agreed to allow an additional 2 minutes for the applicant and opposition.

Speaking today:

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

Paul McQuade, 3107 Ginn Dr., Knoxville, TN 37920

Gene Burr, 3621 Maloney Rd., Knoxville, TN 37920

Reed Massengill, 3116 Maloney Rd., Knoxville, TN 37920

Sam Jackson, 3104 Maloney Rd., Knoxville, TN 37920

Kathy Proctor, 2429 Lakemoor Dr., Knoxville, TN 37920

Item No.**File No.****A. SOUTH COUNTY SECTOR PLAN AMENDMENT****10-F-21-SP**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Approve the South County Sector Plan amendment to MDR/O (Medium Density Residential/Office) land use classification because it provides a transitional land use between the highway corridor and the adjacent single family residential neighborhoods based on improvements on Alcoa Highway and overall changing conditions.

- 2. MOTION (ROTH) AND SECOND (HIGGINS) WERE MADE TO APPROVE THE SOUTH COUNTY SECTOR PLAN AMENDMENT TO MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) LAND USE CLASSIFICATION BECAUSE IT PROVIDES A TRANSITIONAL LAND USE BETWEEN THE HIGHWAY CORRIDOR AND THE ADJACENT SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS AND BASED ON IMPROVEMENTS ON ALCOA HIGHWAY AND OVERALL CHANGING CONDITIONS.**

MOTION CARRIED 9-2 (NO BOYER, GRAF). APPROVED

B. REZONING**10-G-21-RZ**

From RA (Low Density Residential) to PR (Planned Residential) up to 21 du/ac.

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 21 du/ac because it is a minor extension of the medium density residential zoning.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

15. BRAND PROPERTIES**10-H-21-RZ**

10209 Sherrill Boulevard / Parcel ID 118 17716, Council District 2.
Rezoning from OP (Office Park) / TO -1 (Technology Overlay) to C-G-3 (General Commercial) / TO-1 (Technology Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve C-G-3 (General Commercial) / TO-1 (Technology Overlay) zoning because it is in compliance with the Northwest County Sector Plan's land use designation and is not expected to cause any adverse impacts.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. GEORGE W. HICKS

10-I-21-RZ

6447 Rutledge Pike / Parcel ID 60 13113, Commission District 8.
Rezoning from A (Agricultural) to CA (General Business).

Speaking today:

George W. Hicks, 8916 Rutledge Pike, Mascot, TN 37806

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning because it is consistent with the Northeast County Sector Plan and overall development pattern along this section of Rutledge Pike.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO POSTPONE FOR 60 DAYS UNTIL THE DECEMBER 9, 2021 PLANNING COMMISSION MEETING.

**MOTION CARRIED UNANIMOUSLY 11-0.
POSTPONED 60 DAYS**

17. JAMMIE DAVIS

0 Oak Ridge Highway / Parcel ID 79 K A 31 (part of) and 3101 (part of),
Commission District 6.

Speaking today:

Kaity Patterson, 4334 Papermill Dr., Knoxville, TN 37909

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

10-G-21-SP

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

1. STAFF RECOMMENDATION

Approve the Northwest City Sector Plan amendment to GC (General Commercial) & HP (Hillside Protection) for all of Parcel 31 and the southern portion of Parcel 31.01 as shown on Exhibit A, because it is a minor extension and is

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consistent with existing development that borders Oak Ridge Highway.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. REZONING**10-J-21-RZ**

From A (Agricultural) (portion only) to CA (General Business).

1. **STAFF RECOMMENDATION**

Approve CA (General Business) zoning for all of Parcel 31 and the southern portion of Parcel 31.01 as shown in Exhibit A, because it is an extension of existing CA zoning and is consistent with existing development that borders Oak Ridge Highway.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

18. MATT W. BRAZILLE, P.E.**10-K-21-RZ**

237 South Bell Street / Parcel ID 95 H C 003, Council District 6. Rezoning from RN-6 (Multi-Family Residential Neighborhood) to C-G-2 (General Commercial).

1. **STAFF RECOMMENDATION**

Approve C-G-2 (General Commercial) zoning because it is consistent with the Central City Sector Plan's land use designation and will allow mixed use development in this building that could service the surrounding community and is consistent with the approved concept plan for Austin Homes.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. J A MURPHY GROUP, LLC

6505 Deane Hill Drive and O Kingston Pike / Parcel ID 121 A C 013 and 121 A C 01202, Council District 2.

Speaking today:

Item No.**File No.**

David Arning, 6514 Deane Hill Dr., Knoxville, TN 37919

A. WEST CITY SECTOR PLAN AMENDMENT**10-H-21-SP**

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

1. STAFF RECOMMENDATION

Approve the West City Sector Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**10-E-21-PA**

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it allows development that is compatible with other development on Deane Hill Drive.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**10-L-21-RZ**

From O (Office) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-5 (General Residential Neighborhood) zoning because it is compatible with other zoning in the area and is consistent with the General Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

Item No.**File No.****20. PELLISSIPPI SOUTH, LLC**

2095 and 2160 Lakeside Centre Way / Parcel ID 154 11003 (part of) and 11008 (part of), Council District 2.

Speaking today:

Dan Burnett, no address given.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**10-I-21-SP**

From O (Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the Southwest County Sector Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT**10-F-21-PA**

From O (Office) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the GC (General Commercial) and SP (Stream Protection) land use classification because it is a minor extension of that land use class.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**10-M-21-RZ**

From OP (Office Park) to C-H-2 (Highway Commercial).

1. STAFF RECOMMENDATION

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Approve C-H-2 (General Commercial) zoning because it is a minor extension of that zoning and is consistent with the General Plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

21. LAKESIDE CO. INC. C/O MARK ADAMS AND JERRY NORTON

1600 Island Home Avenue / Parcel ID 95 O D 00603 (part of), Council District 1.

Speaking today:

Jerry Norton, 1536 Island Home Ave., Knoxville, TN 37920

A. SOUTH CITY SECTOR PLAN AMENDMENT

10-J-21-SP

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

1. **STAFF RECOMMENDATION**

Approve the South City Sector Plan amendment to MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection) because it is a minor extension of the adjacent land use designation.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

10-G-21-PA

From MDR (Medium Density Residential) / HP (Hillside Protection) to SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

Approve the One Year Plan amendment to SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection) because it is a minor extension of the land use classification.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

C. REZONING**10-N-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to SW-2 (South Waterfront) / HP (Hillside Protection Overlay).

1. **STAFF RECOMMENDATION**

Approve SW-2 (South Waterfront River Rd, Goose Creek Row and Island Home Ave) / HP (Hillside Protection Overlay) zoning because it is minor extension of the existing zoning pattern.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

22. NACI CORPORATION / REUBEN MITCHELL

0 Marble Hill Boulevard / Parcel ID 83 001, Council District 6.

Speaking today:

Kanika White, 2439 E. 5th Ave., Knoxville, TN 37917

Tiana Winter, 3303 Delrolse Dr., Knoxville, TN 37914

Tobias Kight, 5405 Green Valley Dr., Knoxville, TN 37914

A. EAST CITY SECTOR PLAN AMENDMENT**10-K-21-SP**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR (Medium Density Residential) / HP (Hillside Protection).

1. **STAFF RECOMMENDATION**

Deny the East City Sector Plan amendment to the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment.

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

MOTION CARRIED UNANIMOUSLY 11-0. DENIED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****10-H-21-PA**

From LDR (Low Density Residential) / HP (Hillside Protection) to MDR (Medium Density Residential) / HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment.

2. MOTION (HILL) AND SECOND (GRAF) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. DENIED****C. REZONING****10-P-21-RZ**

From RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) to RN-4 (General Residential Neighborhood) / HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny RN-4 (General Residential) zoning because it does not meet all of the criteria for a rezoning.

2. MOTION (HILL) AND SECOND (GRAF) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 11-0. DENIED****23. T. DEAN LARUE****10-Q-21-RZ**

7700 Pinner Drive / Parcel ID 133 C D 023, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-2 (Single-family Residential) zoning because the uses and standards are compatible with existing development in the area, and to provide additional opportunity for housing in walkable areas near schools.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****24. HUBER PROPERTIES, LLC**

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 & 001, Council District 3.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-L-21-SP**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 30-days to the November 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-I-21-PA**

From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

1. STAFF RECOMMENDATION

Postpone the one year plan amendment for 30-days to the November 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING**10-R-21-RZ**

From AG (Agricultural) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the November 10, 2021 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

25. GRAHAM CORPORATION

7000 and 7038 Oak Ridge Highway / Parcel ID 78 13602 (part of) and 137 (part of), Commission District 6.

Item No.**File No.**

Speaking today:

Tim Graham, 7010 Oak Ridge Highway, Knoxville, TN 37931

Scotty Fox, 7017 Oak Ridge Highway, Knoxville, TN 37931

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-M-21-SP**

From LDR (Low Density Residential) and SP (Stream Protection) to GC (General Commercial) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Approve a Northwest County Sector Plan amendment to MU-CC (Mixed Use Community Commercial) and SP (Stream Protection) because of an error in the plan.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. REZONING**10-S-21-RZ**

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

1. STAFF RECOMMENDATION

Approve PC (Planned Commercial) zoning because of the property's proximity to medium density residential and a new commercial node.

2. MOTION (ROTH) AND SECOND (PEREZ) WERE MADE TO APPROVE CA (GENERAL BUSINESS) ZONING BECAUSE IT IS A CONTINUATION OF WHAT IS ALREADY THERE.

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review/Special Uses)

26. CAPITAL DRIVE SUBDIVISION**7-SB-21-C**

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 12224 (part of), Commission District 3.

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

Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering, Knox County Engineering and Public Works, and Tennessee Department of Transportation.

Approve the Concept Plan subject to 8 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

27. BEAVER CREEK TOWNHOMES

A. CONCEPT SUBDIVISION PLAN**10-SA-21-C**

634 E. Beaver Creek Drive / Parcel ID 47 192, Commission District 7.

1. STAFF RECOMMENDATION

Approve alternative design standards 1-4 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 will not create a traffic hazard.

Approve the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**10-C-21-UR**

Proposed use: Residential subdivision and duplexes in RA (Low Density Residential) District.

1. STAFF RECOMMENDATION

Approve the request for up to 8 duplex structures (16 dwelling units) on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. JENKINS BUILDERS - MURPHY ROAD

A. CONCEPT SUBDIVISION PLAN

10-SB-21-C

0 Old Tazewell Pike / Parcel ID 49 06701, Commission District 8.

1. STAFF RECOMMENDATION

Approve variances 1-2 and alternative design standards 1-2 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 will not create a traffic hazard.

Approve the Concept Plan subject to 8 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. USE ON REVIEW

10-D-21-UR

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 25 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the northwest boundary of lots 10-15 and 21-24, and the northeast boundary of lots 16 and 21, subject to 1 condition.

POSTPONED 30 DAYS EARLIER IN THE MEETING

29. ISABEL ESTATES

Speaking today:

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 3792-18

A. CONCEPT SUBDIVISION PLAN

10-SC-21-C

6517 Brackett Road / Parcel ID 20 132, Commission District 8.

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the Concept Plan subject to 11 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

B. USE ON REVIEW**10-E-21-UR**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 90 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 30-ft along the northwest boundary of the development where adjacent to PR (Planned Residential) zoning only, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

30. SHEPHERDS LANDING**A. CONCEPT SUBDIVISION PLAN****10-SD-21-C**

6812 and 6806 E. Emory Road / Parcel ID 20 117 and 119, Commission District 8.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**10-F-21-UR**

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

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

Approve the development plan for up to 51 attached and 2 detached dwelling units on individual lots and a reduction of the peripheral setback from 35-ft to 25-ft along the west boundary of lots 24-41, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW
31. JOHN G. BROCK**10-A-21-UR**

1321 Harvey Road / Parcel ID 162 02944. Proposed use: Lodging and Boarding House in A (Agricultural) / HZ (Historical Overlay) District. Commission District 5.

Speaking today:

John G. Brock, 265 Brookview Centre Way, Suite 604, Knoxville, TN 37919
James Hack, 12605 Sweet Gate Lane, Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve the development plan for a bed and breakfast with up to 2 guest bedrooms in the historic Boyd-Harvey House, and 1 guest bedroom in the existing carriage house, subject to the following conditions.

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

MOTION CARRIED UNANIMOUSLY 11-0. APPROVED

32. WALT HILLIS**10-B-21-UR**

3112, 3114, 3121 and 3207 Vaughn Lane, 2925 Asbury Road and 5510 South National Drive / Parcel ID 097 037 and 039, and 111 003, 00702, 011 and 014. Proposed use: Expansion of an existing surface mine and mineral extraction operation in I (Industrial) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request to expand the existing surface mining and mineral extraction operation as described in the Mining Plan of Operations (Amendment II) for BWI Forks of The

Item No.**File No.**

River Quarry and as shown in Appendix C, Plan of Operations Map South, subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. RANDOLPH ARCHITECTURE

10-G-21-UR

111 E. Hendron Chapel Rd. / Parcel ID 138 04304. Proposed use: Indoor self-storage facility in PC (Planned Commercial) and CA (General Business) District. Commission District 9.

1. STAFF RECOMMENDATION

APPROVE the development plan for a self-service storage facility with a total building area of approximately 96,200 square feet in the CA and PC zones, subject to 4 conditions:

APPROVED ON CONSENT EARLIER IN THE MEETING

34. MCS ENTERPRISES, LLC

10-H-21-UR

1401 Bexhill Drive / Parcel ID 144 L B 003. Proposed use: Restaurants in CN (Neighborhood Commercial) District.

1. STAFF RECOMMENDATION

Approve the requested restaurant uses with a combined gross floor area of approximately 8,600 square feet and approximately 1,900 sqft of outdoor patio seating, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

35. JOHN T. RUDOLPH

7-C-21-SU

0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Approve the revisions to the master plan and development guidelines for the University of Tennessee Research Park at Cherokee Farm (FKA Cherokee Farm), subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. CARRIE ROGERS**10-A-21-SU**

1915 White Ave. / Parcel ID 094NJ001, 1920 Clinch Ave. / Parcel ID 094NJ002, 1830 Clinch Ave. / Parcel ID 094NJ005, 1826 Clinch Ave. / Parcel ID 094NJ006, 1820 Clinch Ave. / Parcel ID 094NJ007, 1818 Clinch Ave. / Parcel ID 094NJ008, 0 White Ave. / Parcel ID 094NJ025, 1831 White Ave. / Parcel ID 094NJ026, 0 Nineteenth St. / Parcel ID 094NJ027, 501 Twentieth St. / Parcel ID 094NK003, 501 Nineteenth St. / Parcel ID 094NK00401, 1800 Laurel Ave. / Parcel ID 094NK008, 1901 Clinch Ave. / Parcel ID 094NK01901, 1817 Laurel Ave. / Parcel ID 094NL02801, 2014 Highland Ave. / Parcel ID 094NN001, 2001 Laurel Ave. / Parcel ID 094NN00101, 2004 Highland Ave. / Parcel ID 094NN002, 2002 Highland Ave. / Parcel ID 094NN003, 1904 Highland Ave. / Parcel ID 094NN01701, 700 Twentieth St. / Parcel ID 108CD001, 1908 White Ave. / Parcel ID 108CD004, 1902 White Ave. / Parcel ID 108CD005, 705 Nineteenth St. / Parcel ID 108CD006, and 709 Nineteenth St. / Parcel ID 108CD007. Proposed use: Master sign plan for hospital in INST (Institutional), RN-5 (General Residential Neighborhood), CU-3 (Cumberland Avenue) and NC (Neighborhood Conservation Overlay) Districts. Council District 1.

1. STAFF RECOMMENDATION

Approve the Master Sign Plan for Fort Sanders Regional Medical as proposed, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. JIM ODLE**10-B-21-SU**

4328 North Broadway / Parcel ID 69 L B 02303 (part of). Proposed use: Nightclub in C-G-3 (General Commercial) / F (Floodway) District. Council District 4.

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

Approve the request for the nightclub with approximately 19,100 sqft of floor area in the C-G-3 (General Commercial) zoning district, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

38. BENCHMARK ASSOCIATES, INC.**10-D-21-SU**

1820 Amherst Road / Parcel ID 92 M A 00900. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood) District. Council District 3.

1. STAFF RECOMMENDATION

Approve the request for three two-family dwellings in the RN-2 zone, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

39. PATRICIA HOWELL PROPERTY**10-SA-21-F**

4904 Sparks Road and 4825 Guinn Road / Parcel ID 089 B A 013 & 089 B A 027, Commission District 6.

1. STAFF RECOMMENDATION

Approve Variance

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

40. DAVID & KATIE OGLE PROPERTY**10-SB-21-F**

8635 and 8637 Widener Road / Parcel ID 138 F A 002-003, Commission District 9.

1. STAFF RECOMMENDATION

Approve Variances 1 & 2

APPROVE Final Plat

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

PLANNED DEVELOPMENT

*None*ORDINANCE AMENDMENTS

41. CITY OF KNOXVILLE**10-A-21-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9 to add Airport as a Special Use in the Institutional (INST) District.

1. STAFF RECOMMENDATION

Postpone consideration of this item for 60 days until the December 9, 2021 Planning Commission meeting at the request of the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETINGOTHER BUSINESS

42. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION**10-A-21-OB**

Presentation of the Nominating Committee's slate of officers for the Knoxville-Knox County Planning Commission for the 2022 calendar year.

Nominating Committee Lead Commissioner Tim Hill announced the committee's slate of officers for the calendar year 2022:

For Chair: Commissioner Pat Philips for a one year term

For Vice Chair: Commissioner Scott Smith for a 6-month term

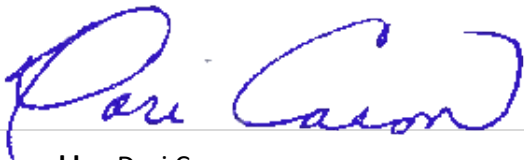
There were no additional nominations from the floor.

Item No.

File No.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:51
P.M.



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.