

The Planning Commission met in regular session on October 6, 2022 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 | A Ms. Nancy Barger | Ms. Tamara Boyer |
| A Mr. Louis Browning | Mr. Logan Higgins | Mr. Tim Hill, Chair |
| Mr. John Huber | Mr. Richard Levenson | Ms. Amy Midis |
| Mr. Chris Ooten, Vice Chair | Ms. Marité Pérez | Mr. Patrick Phillips |
| Mr. Jeff Roth | Mr. Nathaniel Shelso | * Mr. Eddie Smith ** |

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

2. APPROVAL OF OCTOBER 6, 2022 AGENDA

APPROVED ON CONSENT (REMOVED FROM

3. APPROVAL OF SEPTEMBER 8, 2022 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

Commissioner Perez joined the meeting at 1:33 PM

B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

1. **MOTION (PHILLIPS) AND SECOND (ADAMS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 10, 2022 MEETING.**

MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN

D. TABLED ITEMS READ

None

1. **ROBERT W. MONDAY**
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)
 - A. **SOUTH COUNTY SECTOR PLAN AMENDMENT** **12-A-21-SP**
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).
 - B. **REZONING** **12-G-21-RZ**
From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).
2. **WESLEY HICKS** **1-F-22-UR**
7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)
3. **THE BECKHAM PROPERTY** **12-SC-21-F**
1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)
4. **HUBER PROPERTIES, LLC**

Item No.**File No.**

1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022)

A. Northwest County Sector Plan Amendment **10-L-21-SP**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

B. ONE YEAR PLAN AMENDMENT **10-I-21-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).

C. REZONING **10-R-21-RZ**
From AG (Agricultural) to RN-5 (General Residential Neighborhood).

5. 5117 LONAS DRIVE SUBDIVISION **4-SB-22-C**
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)

6. TERRY E. ROMANS
0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **5-A-22-SP**
From AG (Agricultural) to RR (Rural Residential).

B. REZONING **5-A-22-RZ**
From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

7. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3 **7-SE-22-F**
326 and 324 West Ford Valley Road / Parcel ID 123 M D 003 and 123 M E 008, Commission District 9 and City Council District 1. (Tabled date 8.11.2022)

8. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. TABLED

Commissioner Eddie Smith joined the meeting at 1:39 PM.

E. ITEMS REQUESTED TO BE UNTABLED READ

None

F. CONSENT ITEMS READ

Commissioner Phillips requested that the Agenda, Item #2, be removed from the Consent List. Commissioner Higgins requested that Item #12 be removed from the Consent List.

1. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM #2 AND #12.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

2. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO AMEND THE ORDER OF CONSIDERATION OF THE AGENDA BY MOVING ITEM #22 TO THE END OF THE FULL AGENDA.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **MOTION (PHILLIPS) AND SECOND (SMITH) WERE MADE TO APPROVE THE AGENDA AS AMENDED WITH ITEM #22 MOVED TO THE END.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**CITY OF KNOXVILLE****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the September 8, 2022 Planning Commission meeting.

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

5. EAST TENNESSEE CHILDREN’S HOSPITAL**10-A-22-SC**

Request closure of a section of South Twenty First Street between Clinch Avenue and White Avenue, Council District 1.

1. STAFF RECOMMENDATION

Postpone for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*REZONINGS AND PLAN AMENDMENT/REZONINGS

6. DKLEVY

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2.

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**7-H-22-SP**

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

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

Table this sector plan amendment as requested by the applicant.

TABLED EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-C-22-PA**

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

1. STAFF RECOMMENDATION

Table this One Year Plan amendment as requested by the applicant.

TABLED EARLIER IN THE MEETING**C. REZONING****7-P-22-RZ**

From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

1. STAFF RECOMMENDATION

Table this rezoning as requested by the applicant.

TABLED EARLIER IN THE MEETING**7. TAYLOR D. FORRESTER**

6318 Deane Hill Drive/ Parcel ID 121 A B 009, Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT**10-A-22-SP**

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the sector plan amendment to GC (General Commercial) because it is a minor extension of the existing commercial area.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-A-22-PA**

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to GC (General Commercial) because it is a minor extension of an existing commercial corridor.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-A-22-RZ**

From O (Office) to C-G-1 (General Commercial).

1. STAFF RECOMMENDATION

Approve C-G-1 (General Commercial) zoning because it is a minor extension of the existing commercial zoning and consistent with adjacent land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

8. CITY OF KNOXVILLE**10-C-22-RZ**

2742 Hancock Street / Parcel ID 081 C M 01903, Council District 5.
Rezoning from I-G (General Industrial) and IH (Infill Housing Overlay) to I-MU (Industrial Mixed-Use) and IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve I-MU (Industrial Mixed-Use) / IH (Infill Housing Overlay) zoning because it is consistent with surrounding development and the sector plan.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****9. CITY OF KNOXVILLE****10-D-22-RZ**

3101 Lakemoor Station Way / Parcel ID 135 G A 009 (part of), Council District 1. Rezoning from No Zone to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve RN-5 (General Residential Neighborhood) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. CITY OF KNOXVILLE

0 Hillwood Drive/ Parcel ID 095 O D 020, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT**10-C-22-SP**

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

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-B-22-PA**

From SWMUD-1 (South Waterfront Mixed Use District 1), and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2), and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone the One Year Plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-F-22-RZ**

From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. CHRIS BURKHART

0 Pelham Road / Parcel ID 071 I A 021 and 020, Council District 6.

A. EAST CITY SECTOR PLAN AMENDMENT**10-D-22-SP**

From MDR (Medium Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is a minor extension of industrial land uses to the north and east and it is consistent with the location criteria for the LI designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-C-22-PA**

From MDR (Medium Density Residential) and HP (Hillside Protection) to LI (Light Industrial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to LI (Light Industrial) and HP (Hillside Protection) because it is consistent with the development pattern for the area and meets the location criteria for this land use designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-G-22-RZ**

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

1. STAFF RECOMMENDATION

Approve I-G (General Industrial) zoning and HP (Hillside Protection Overlay) because it is a minor extension and it conforms with changing conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. PARKER BARTHOLOMEW

2721 Whittle Springs Road / Parcel ID 070 P J 01701, Council District 4.

Speaking today:

Parker Bartholomew, 816 Claybrook Ct., Knoxville, TN, 37923

A. EAST CITY SECTOR PLAN AMENDMENT**10-E-22-SP**

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to TDR (Traditional Neighborhood Residential) because it is consistent with surrounding development.

2. MOTION (HIGGINS) AND SECOND (PHILLIPS) WERE MADE TO DENY THE SECTOR PLAN AMENDMENT.

MOTION FAILED 6-7 (NO BOYER, HUBER, SHELSON, ADAMS, ROTH, SMITH, HILL). FAILED.

3. MOTION (ROTH) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 7-6 (NO OOTEN, PHILLIPS, PEREZ, HIGGINS, LEVENSON, MIDIS). APPROVED

Item No.**File No.****B. ONE YEAR PLAN AMENDMENT****10-D-22-PA**

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to TDR (Traditional Neighborhood Residential) because of public improvements in the area and new information on housing trends.

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

MOTION CARRIED 12-1 (NO HIGGINS). APPROVED

C. REZONING**10-H-22-RZ**

From C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) to RN-4 (General Residential Neighborhood) and IH (Infill Housing Overlay).

1. STAFF RECOMMENDATION

Approve RN-4 (General Residential Neighborhood) zoning and IH (Infill Housing Overlay) because it is consistent with surrounding development and the adjacent land use designation.

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

MOTION CARRIED 12-1 (NO MIDIS). APPROVED

13. BENJAMIN C. MULLINS

9956 Dutchtown Road and 950 Mabry Hood Road / Parcel ID 118 164 and 177, Council District 2.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**10-F-22-SP**

From LDR (Low Density Residential) and CI (Civic and Institutional) to MU-SD, NWCO-2 (Mixed Use Special District, Century Park).

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve the sector plan amendment to O (Office) because it provides a transitional land use for the adjacent single family residential areas.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-E-22-PA**

From LDR (Low Density Residential) and CI (Civic and Institutional) to MU-SD, NWCO-2 (Mixed Use Special District, Century Park).

1. STAFF RECOMMENDATION

Approve the One Year Plan Amendment to O (Office) because it provides a transitional land use for the adjacent single family residential areas.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING**10-I-22-RZ**

From OP (Office Park) and AG (Agricultural) to C-G-3 (General Commercial).

1. STAFF RECOMMENDATION

Approve O (Office) zoning because it provides for a transitional land use for the adjacent single family residential areas.

POSTPONED 30 DAYS EARLIER IN THE MEETING

14. R. BENTLEY MARLOW

1101 University Avenue / Parcel ID 094 F Q 009, Council District 6.

Speaking today:

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

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-G-22-SP**

From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny the sector plan amendment to NC (Neighborhood Commercial) because it does not meet any of the requirements for a sector plan amendment.

2. **MOTION (SHELSON) AND SECOND (PEREZ) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO NC (NEIGHBORHOOD COMMERCIAL) BECAUSE IT IS A MINOR EXTENSION OF THE ADJACENT NC (NEIGHBORHOOD COMMERCIAL) ACROSS THE STREET.**

MOTION CARRIED 10-3 (NO PHILLIPS, ROTH, MIDIS) APPROVED

B. ONE YEAR PLAN AMENDMENT**10-F-22-PA**

From TDR (Traditional Neighborhood Residential) to NC (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to NC (Neighborhood Commercial) because it does not meet the criteria for a One Year Plan amendment.

2. **MOTION (SHELSON) AND SECOND (BOYER) WERE MADE TO APPROVE THE ONE YEAR PLAN AMENDMENT TO NC (NEIGHBORHOOD COMMERCIAL) BECAUSE IT IS A MINOR EXTENSION OF THE ADJACENT NC (NEIGHBORHOOD COMMERCIAL) ACROSS THE STREET.**

MOTION CARRIED 12-1 (NO MIDIS). APPROVED

C. REZONING**10-K-22-RZ**

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

1. STAFF RECOMMENDATION

Deny C-N (Neighborhood Commercial) zoning because it is inconsistent with the sector plan and the One Year Plan.

2. **MOTION (SHELSON) AND SECOND (BOYER) WERE MADE TO APPROVE C-N (NEIGHBORHOOD COMMERCIAL) ZONING.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

15. RIVERS EDGE II, LLC

0 Hillwood Drive / Parcel ID 095 O D 019, Council District 1.

A. SOUTH CITY SECTOR PLAN AMENDMENT

10-H-22-SP

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

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

10-G-22-PA

From SWMUD-1 (South Waterfront Mixed Use District 1) and HP (Hillside Protection) to SWMUD-2 (South Waterfront Mixed Use District 2) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Postpone the One Year Plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

C. REZONING

10-M-22-RZ

From SW-2 (South Waterfront) and HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

16. RYAN LYNCH

3411 Garden Drive/Parcel ID 048 M H 022, Council District 4

Speaking today:

Ryan Lynch, 4405 Coster Rd., Knoxville, TN 37912

A. NORTH CITY SECTOR PLAN AMENDMENT

10-J-22-SP

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because it is consistent with the location criteria and population trends in the area.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

10-H-22-PA

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) because of recent information on housing demand.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

C. REZONING

10-Q-22-RZ

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

1. STAFF RECOMMENDATION

Item No.**File No.**

Approve RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is more consistent with surrounding development.

2. **MOTION (HIGGINS) AND SECOND (OOTEN) WERE MADE TO APPROVE RN-4 (GENERAL RESIDENTIAL NEIGHBORHOOD) AND HP (HILLSIDE PROTECTION OVERLAY) ZONING.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPT PLANS

17. JOSHUA HAUN / KERNS PROPERTY

10-SC-22-C

520 Panorama Drive / Parcel ID 109 M C 007, Council District 1.

1. **STAFF RECOMMENDATION**

Approve the concept plan subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

18. TYLER BONTS

10-A-22-SU

6055 Tennyson Drive / Parcel ID 092 O C 029. Proposed use: Addition to existing dwelling in a former planned district in RN-1 (Single-Family Residential Neighborhood) District. Council District 3.

1. **STAFF RECOMMENDATION**

Approve the request to reduce the rear setback from 25-ft to 14.5-ft, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. SHORELINE CHURCH / COREY MAYFIELD

10-B-22-SU

9635 Westland Drive / Parcel ID 144 03014. Proposed use: Expansion of existing church in RN-1(C) (Single-Family Residential Neighborhood), District. Council District 2.

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

Approve the development plan for an expansion of an existing church, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. BAILEY ROSE**10-C-22-SU**

624 Dry Gap Pike / Parcel ID 57 M A 020. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

Approve the request for a duplex in an existing primary structure in the RN-1 zoning district, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT**21. DOUG KIRCHHOFER****10-A-22-PD**

501 Willow Avenue / Parcel ID 95 H B 002 Proposed use: Minor modifications to the Planned Development that was approved in 2021, in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), and F (Floodplain Overlay) Districts. Council District 6.

1. STAFF RECOMMENDATION

Approve the requested minor modifications to the approved final plan for the multi-use stadium/mixed-use planned development because they are in substantial compliance with the approved final plan (11-A-21-PD), subject to 9 conditions.

None of the previously approved conditions are being amended or modified by this request. Some are included below, but the list is not all-inclusive. The previously approved conditions still apply.

Item No.**File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****ORDINANCE AMENDMENTS***None***OTHER BUSINESS****22. KNOXVILLE-KNOX COUNTY PLANNING****8-A-22-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts.

This item was moved to the end of the Agenda at the beginning of the meeting.

Speaking today:

Will Robinson, 1248 N Shorewood Dr, Caryville, TN 37714

1. STAFF RECOMMENDATION

Approve the amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G General Commercial Zoning Districts (C-G-2 and C-G-3).

2. MOTION (PHILLIPS) AND SECOND (SHELSON) WERE MADE TO APPROVE AN AMENDMENT TO THE KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, ARTICLE 5.3, DIMENSIONAL STANDARDS, ADDING SECTION C.1-5 AS OUTLINED BY THE MAP SUBMITTED AT THE MEETING BY COMMISSIONER SHELSON.

[PROPOSED CHANGES TO SECTION C.1-5 IDENTIFIED IN THIS SUBSTITUTE MAP ARE AS FOLLOWS:

C.1 NO CHANGE

C.2 CHAPMAN HIGHWAY – SOUTH OF OVERBROOK DRIVE AND FRONDA LANE

C.3 ASHEVILLE HIGHWAY – EAST OF I-40

C.4 KINGSTON PIKE – WEST OF WEISGARBER ROAD

C.5 S. NORTHSORE DRIVE – BETWEEN WHITOWER ROAD AND WILDA PLACE]

Item No.

File No.

MOTION FAILED 2-10 (NO ADAMS, BOYER, HIGGINS, HILL, HUBER, LEVENSON, MIDIS, OOTEN, PEREZ, ROTH). FAILED

- 3. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE AN AMENDMENT TO THE KNOXVILLE CITY CODE, APPENDIX B, ZONING CODE, ARTICLE 5.3, DIMENSIONAL STANDARDS, ADDING SECTION C.1-5, WITH C.4 MODIFIED TO READ “KINGSTON PIKE – WEST OF BEARDEN ROAD”.

MOTION CARRIED 9-3 (NO SHELSON, ADAMS, MIDIS). APPROVED

OTHER BUSINESS

23. KNOXVILLE-KNOX COUNTY PLANNING

10-A-22-OB

Consideration of Minor amendments to the Subdivision Regulations.

1. STAFF RECOMMENDATION

Staff recommends approval of amendments to the Knoxville-Knox County Subdivision Regulations as identified in Attachment 1.

APPROVED ON CONSENT EARLIER IN THE MEETING

KNOX COUNTY

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.**File No.**

REZONINGS AND PLAN AMENDMENT/REZONINGS

24. JEFF GRISSOM (REVISED)**8-E-22-RZ**

6612 Brackett Road / Parcel ID 020 10412, Commission District 8.
Rezoning from RA (Low Density Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Approve the A (Agricultural) zone because it is consistent with the sector plan and surrounding land use.

APPROVED ON CONSENT EARLIER IN THE MEETING**25. CHARLES PRUITT**

326 W Ford Valley Road / Parcel ID 123 M E 008 (part of), Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT**10-B-22-SP**

From AG (Agricultural) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

Postpone the sector plan amendment for 30-days to the November 10, 2022 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. REZONING****10-B-22-RZ**

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

1. STAFF RECOMMENDATION

Postpone the rezoning for 30-days to the November 10, 2022 Planning Commission meeting as recommended by staff.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****26. JIMMY DANCE****10-E-22-RZ**

8518 and 8516 Foust Drive / Parcel ID 051 D C 002, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

27. BRANDON WHITE**10-J-22-RZ**

7507 Draeger Lane / Parcel ID 125 I A 01201, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

28. NICHOLE HODGE**10-L-22-RZ**

0 Mascot Road / Parcel ID 042 110, Commission District 8. Rezoning from I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

1. STAFF RECOMMENDATION

Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the sector plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

29. B&B BUILDERS

0 and 6527 Central Avenue Pike / Parcel ID 068 073 and 074, Commission District 7.

Item No.**File No.**

Speaking today:

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

Carol Jennings, 301 Barberry Dr., Knoxville, TN 37912

Barbara Cate, 415 and 213 Barberry Dr., Knoxville, TN 37912

A. NORTH CITY SECTOR PLAN AMENDMENT**10-I-22-SP**

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to O (Office), HP (Hillside Protection), and SP (Stream Protection) for parcel 068 073 only;

1. STAFF RECOMMENDATION

Approve the sector plan amendment to O (Office) / SP (Stream Protection) / HP (Hillside Protection) because it provides a transitional land use designation between the commercial area and the adjacent low density residential uses.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**10-N-22-RZ**

From A (Agricultural) to OB (Office, Medical and Related Services) for parcel 068 073;

From PC (Planned Commercial), A (Agricultural) and T (Transition) to OB (Office, Medical and Related Services) for parcel 068 074.

1. STAFF RECOMMENDATION

Approve the OB (Office, Medical and Related Services) zone because it provides a transitional zone to buffer the low density residential uses from the commercial zoning, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

30. NICHOLE HODGE**10-O-22-RZ**

0 Mascot Road / Parcel ID 052 007, Commission District 8. Rezoning from A (Agricultural), I (Industrial) and F (Floodway) to A (Agricultural) and F (Floodway).

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

Approve the A (Agricultural) and F (Floodway) zone because it is consistent with the surrounding development and the sector plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. WILSON CONSTRUCTION AND PROPERTIES, INC.

10-P-22-RZ

4605 Tazewell Pike / Parcel ID 049 02403, Commission District 8, Commission District 2. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

William Wilson, 3248 Tazewell Pike, Suite 102, Knoxville, TN 37918

Susan Wolfe, 4709 Tazewell Pike, Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan.

2. MOTION (ADAMS) AND SECOND () WERE MADE TO DENY THE REZONING.

MOTION DIED FOR LACK OF A SECOND.

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

MOTION CARRIED 12-1 (NO ADAMS). APPROVED

CONCEPTS AND DEVELOPMENT PLANS

32. PRICE-TOOLE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

9-SA-22-C

0 E. Governor John Sevier Highway / Parcel ID 111 058 and 03605, Commission District 9.

1. STAFF RECOMMENDATION

Item No.**File No.**

Withdraw the concept plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**B. DEVELOPMENT PLAN****9-A-22-DP**

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

2. STAFF RECOMMENDATION

Withdraw the development plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**33. DUNCAN FARM****9-SB-22-C**

0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the concept plan subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**34. GONDOLA DRIVE SUBDIVISION**

Speaking today:

Christopher Golliher, 2160 Lakeside Centre Way, Ste 201, Knoxville, TN 37922

A. CONCEPT SUBDIVISION PLAN**10-SA-22-C**

0 Sevierville Pike / Parcel ID 124 192, Commission District 9.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 9 conditions.

2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

Item No.**File No.****B. DEVELOPMENT PLAN****10-A-22-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 65 residential lots, with a maximum of 30 attached residential lots, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

35. DODSON SUBDIVISION**A. CONCEPT SUBDIVISION PLAN****10-SB-22-C**

11316 and 0 Hardin Valley Road / Parcel ID 117 033, 03402, and 034 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Withdraw the concept plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

B. DEVELOPMENT PLAN**10-B-22-DP**

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

1. STAFF RECOMMENDATION

Withdraw the development plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

36. WIMBERLY TRUST**10-C-22-DP**

1701 Chandler Road / Parcel ID 163 02801 Proposed use: Single family detached dwelling in PR (Planned Residential) District. Commission District 5.

Speaking today:

David Harbin, 4334 Papermill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the development plan for a single-family lot, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW**37. ARMOR OUTDOORS, LLC DBA PREDATOR ARMORY****10-A-22-UR**

2925 Williams Road / Parcel ID 102 002. Proposed use: Outdoor paintball and airsoft range in A (Agricultural) District. Commission District 6.

Speaking today:

Brandon Martin, 3241 Red Meadow Rd., Knoxville, TN37931

1. STAFF RECOMMENDATION

Approve the request for an 11-acre outdoor paintball/airsoft field per the attached "Operating Plan" and reduction of the minimum buffer zone between the playing field and the southern property line from 200 ft to 160 ft as shown in Exhibit E of the Operating Plan, subject to 7 conditions.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.**File No.**

The commission took a 10-minute break at this juncture. The next item to be heard is #22 which was moved to the end of the Agenda at the beginning of the meeting. Commissioner Smith left the meeting at this juncture.

FINAL SUBDIVISIONS

38. FINAL SUBDIVISION OF THE FRED BLANKENSHIP II AND KELLY BLANKENSHIP **10-SA-22-F**

2424 Diggs Road / Parcel ID 129 04702, Commission District 6.

1. STAFF RECOMMENDATION

Withdraw this application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

39. FINAL SUBDIVISION OF THE GARY AND CATERHINE CALHOUN PROPERTY **10-SB-22-F**

10750 Mountain Road / Parcel ID 007 L A 015, Commission District 8.

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the November 10, 2022 Planning Commission meeting to give the applicant more time to bring the drawings into compliance with the Subdivision Regulations.

POSTPONED 30 DAYS EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

Item No.

File No.

OTHER BUSINESS

40. ANTONIA & ANDRES FLETCHER

10-B-22-OB

Consideration of a similar use determination for an event center in the SC (Shopping Center) zone. Commission District 9.

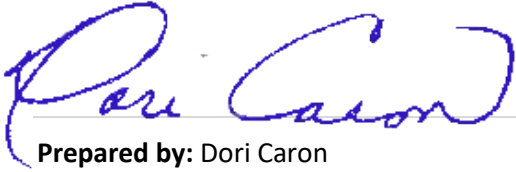
1. STAFF RECOMMENDATION

Approve an event center as a permitted use in the SC (Shopping Center) zone.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 4:45 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.