

The Planning Commission met in regular session on October 5, 2023 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	Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
A Ms. Amy Midis	Mr. Chris Ooten, Vice Chair	A Ms. Marité Pérez
Mr. Nathaniel Shelso	A Mr. Eddie Smith	Open

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

2. APPROVAL OF OCTOBER 5, 2023 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF SEPTEMBER 14, 2023 MINUTES

-

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

None

B. POSTPONEMENTS TO BE VOTED ON READ

Commissioner John Huber recused himself from the postpone list.

Postponements for 30 days:

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 9, 2023 MEETING**

MOTION CARRIED UNANIMOUSLY 9-0. POSTPONED 30 DAYS

C. WITHDRAWALS READ

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

MOTION CARRIED UNANIMOUSLY 10-0. WITHDRAWN

D. TABLED ITEMS

1. **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. (Tabled date 6/8/2023)
 2. **WILLIAM MAYS** **4-A-23-SU**
2700 Whittle Springs Road / Parcel ID 070 P D 02602.
Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023)
 3. **CHAD WILHITE** **8-G-23-RZ**
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)
-

E. ITEMS TO BE TABLED READ

1. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO TABLE ITEMS AS READ.**

Item No.

File No.

MOTION CARRIED UNANIMOUSLY 10-0. TABLED

F. ITEMS TO BE REMOVED FROM THE TABLE READ

None

G. CONSENT ITEMS READ

Staff requested that #33 be removed from the consent list.

MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEM #33.

MOTION CARRIED UNANIMOUSLY 10-0. 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 14, 2023 Planning Commission meeting.

ALLEY OR STREET CLOSURES

5. ERIC FORRESTALL

10-A-23-AC

Proposed closure of an unnamed alley originating at Wilson Avenue and terminating between 503 Houston Street (Parcel ID 82KP016) and 2758 Wilson Avenue (Parcel ID 082KP013) at an unnamed alley, Council District 6.

1. STAFF RECOMMENDATION

Approve the request to close the unnamed alley from Wilson Avenue to the southwest corner of parcel 082KP016, subject to retaining all easements, since closure would not adversely affect surrounding properties.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

Item No.

File No.

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

6. MAPLE LANE HOMES LLC

0 Westridge Drive / Parcel ID 106 N K 01701, Council District 2.

Speaking today:

Taylor D. Forrester, 1111 N Northshore Dr. Ste. S-700, Knoxville, TN 37919

Matt Davis, 7405 Westridge Dr., Knoxville, TN 37909

Dale Brotherton, 7404 Westridge Dr., Knoxville, TN 37909

Chris Kirby, 7406 Westridge Dr., Knoxville, TN 37909

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

10-E-23-SP

From CI (Civic and Institutional) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to LDR (Low Density Residential) because it is consistent with the conditions and development in the area.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

B. ONE YEAR PLAN AMENDMENT

10-E-23-PA

From CI (Civic and Institutional) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to LDR (Low Density Residential) because it is compatible with surrounding land uses.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

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

7. GABRIEL W. RATCLIFFE**11-A-22-RZ**

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural).

1. STAFF RECOMMENDATION

Approve the AG (Agricultural) district because it is consistent with adjacent development and adopted plans for the area.

APPROVED ON CONSENT EARLIER IN THE MEETING**8. SMEE + BUSBY ARCHITECTS, P.C.****9-G-23-RZ**

121 Union Avenue and 0 State Street / Parcel ID 095 I A 016, 017, 018, 019 and 020, Council District 6. Rezoning from DK-G (Downtown Knoxville District, Grid Subdistrict) to DK-B (Downtown Knoxville District, Boulevards Subdistrict).

Speaking today:

Scott Busby, 2554 Sutherland Ave, Knoxville, TN 37901

Buzz Goss, 300 State Street, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Deny the DK-B (Downtown Knoxville District, Boulevards Subdistrict) because the property is not consistent with the district's intent.

2. MOTION (BROWNING) AND SECOND (BOYER) WERE MADE TO APPROVE THE DK-B (DOWNTOWN KNOXVILLE DISTRICT, BOULEVARDS SUBDISTRICT).**MOTION CARRIED 6-4. (NO SHELSON, HIGGINS, BIGGS, ADAMS) APPROVED****9. AMY SHERRILL**

114 Sylvia Drive / Parcel ID 068 L G 039, Council District 5.

Item No.**File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****10-A-23-SP**

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

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding development and provides a transition between land use intensities.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-A-23-PA**

From LDR (Low Density Residential) 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 is consistent with surrounding development and provides a transition between land use intensities.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-A-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) to RN-5 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-5 (General Residential Neighborhood) district because it is consistent with surrounding development and is a minor extension of the district.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. ERIKA AYALA MUNOZ

2812 Merchant Drive / Parcel ID 080 J B 01801 (part of), Council District 5.

Item No.**File No.**

Speaking today:

Erika Ayala Munoz, 106 Tiffany Place, Oak Ridge, TN 37830

A. NORTHWEST CITY SECTOR PLAN AMENDMENT**10-B-23-SP**

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the sector plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications and the land use intent. The HP (Hillside Protection) will be retained.

2. MOTION (OOTEN) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 10-0. DENIED****B. ONE YEAR PLAN AMENDMENT****10-B-23-PA**

From NC (Neighborhood Commercial) and HP (Hillside Protection) to GC (General Commercial) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications. The HP (Hillside Protection) will be retained.

2. MOTION (OOTEN) AND SECOND (ADAMS) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 10-0. DENIED****C. REZONING****10-B-23-RZ**

From OP (Office Park) and HP (Hillside Protection Overlay) to C-G-1 (General Commercial) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Deny the C-G-1 (General Commercial) district because it is inconsistent with the land use classifications in the Northwest City Sector Plan and the One Year Plan. The HP (Hillside Protection Overlay) will be retained.

Item No.**File No.**

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

MOTION CARRIED UNANIMOUSLY 10-0. DENIED

11. JUAN HERNANDEZ

4600 Ernestine Drive / Parcel ID 059 K B 01501, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT**10-C-23-SP**

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the LDR (Low Density Residential) land use classification because it is more consistent with surrounding development and zoning. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-C-23-PA**

From MU-RC (Mixed Use-Regional Center) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the LDR (Low Density Residential) land use classification because it is more consistent with surrounding development and zoning. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING**10-D-23-RZ**

From RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Item No.**File No.**

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

APPROVED ON CONSENT EARLIER IN THE MEETING

12. MATT. W BRAZILLE, PE

1500 Fort Promise Drive, 1203 and 1331 West Oldham Avenue / Parcel ID 094 B C 002, 003 and 004, Council District 6.

A. CENTRAL CITY SECTOR PLAN AMENDMENT**10-D-23-SP**

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use- Neighborhood Center) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-D-23-PA**

From MDR (Medium Density Residential) and HP (Hillside Protection) to MU-NC (Mixed Use- Neighborhood Center) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the MU-NC (Mixed Use Neighborhood Center) land use classification because it is compatible with surrounding development and changing conditions. The HP (Hillside Protection) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-H-23-RZ**

From RN-5 (General Residential Neighborhood) and HP (Hillside Protection Overlay) to C-N (Neighborhood Commercial) and HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the C-N (Neighborhood Commercial) district because it meets the intent of the district. The HP (Hillside Protection Overlay) will be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**13. JIM FOX****10-M-23-RZ**

707 Delapp Drive / Parcel ID 069 A A 01101, Council District 5. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and consistent with adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT PLANS AND SPECIAL USES****14. MILLERTOWN VILLAS****9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4.

1. STAFF RECOMMENDATION

Postpone for 30 days to the November 9, 2023 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**15. MIDDLEBROOK GROVE****10-SA-23-C**

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.

1. STAFF RECOMMENDATION

Item No.

File No.

Postpone for 30 days to the November 9, 2023 Planning Commission meeting per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

16. DANNY HEIDLE

8-C-23-SU

5852 Washington Pike / Parcel ID 049 09208. Proposed use: Special use request for the addition of four self-service storage buildings in C-G-1 (General Commercial) District. Council District 4.

1. STAFF RECOMMENDATION

Postpone the special use request for 30 days to the November 9th, 2023 Planning Commission meeting, per the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

17. THE MCNABB CENTER

10-A-23-SU

5310 Ball Camp Pike / Parcel ID 093 H B 055. Proposed use: Expansion of existing residential drug/alcohol treatment facility in O (Office) District. Council District 3.

Speaking today:

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

Chris Winn, 4404 Oakbank Ln., Knoxville TN 37921

1. STAFF RECOMMENDATION

Approve the request to expand the existing residential drug/alcohol treatment facility to 72 beds, with a total floor area of approximately 28,713 square feet, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

Item No.**File No.****18. HANI JOSEPH****10-B-23-SU**

901 Metler Drive / Parcel ID 068 J B 023. Proposed use: Two-family dwellings in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts. Council District 5.

Speaking today:

Hani Joseph, 901 Metler Dr., Knoxville, TN 37912

1. STAFF RECOMMENDATION

Approve the request for three (3) two-family dwellings in the RN-2 zone, subject to 4 conditions.

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

MOTION CARRIED UNANIMOUSLY 10-0. APPROVED

19. JOSH BRADEN**10-C-23-SU**

3317 and 3319 Johnston Street / Parcel ID 081 H C 043. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing Overlay) and HP (Hillside Protection Overlay) Districts. Council District 5.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

Item No.**File No.****ORDINANCE AMENDMENTS**

20. CITY OF KNOXVILLE**10-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Articles 7.02.E.10, 7.02.E.2.c, 7.02.F.11, 7.02.G.3, and 7.02.H.5 to correct references pertaining to the City of Knoxville Board of Zoning Appeals and Variances, Article 7.02.F.8.c. to limit the percentage of ground floor transparency variances and permitted deviations for minimum interior and rear setbacks for stand-alone parking lots in the South Waterfront Districts, and Article 7.1.4.D.1. to provide standards for stand-alone surface parking lots in the South Waterfront District. All Council Districts.

1. STAFF RECOMMENDATION

Staff recommends approval of the amendments as proposed to the City of Knoxville Zoning Code, Article 7.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. CITY OF KNOXVILLE**10-B-23-OA**

Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types , 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations , and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards. All Council Districts.

Speaking today:

Cheryl Ball, 400 W. Main St., Knoxville, TN 37902

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

Aaron Jernigan, 529 Atlantic Ave., Knoxville, TN 37917, who also spoke for Christina Bouler, 302 Douglas Ave., Knoxville, TN 37921

Bob Whetsel, 1015 Luttrell St, Knoxville TN 37917

Dustin Durham, 1422 Cornelia Street Apt 2, Knoxville, TN 37917

Hansen Sale, 609 Weisgarber Rd., Knoxville, TN 37917

Gordon Coker, 1000 Eleanor St., Knoxville TN 37917

Ellen Lee, 710 Deery St., Knoxville, TN 37917

Zoe Scott, 4013 Heather Court, Knoxville, TN 37919

Deborah Thomas, no street address given, Knoxville, TN 37917

1. STAFF RECOMMENDATION

Item No.**File No.**

Recommend approval of amendments to Knoxville City Code, Appendix B, Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types , 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations , and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards.

2. **MOTION (ADAMS) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION INCLUDING THE FOLLOWING EDITS TO ARTICLE 4.6.E.4.C.IV TO READ: COVERED PORCHES AT LEAST EIGHT FEET IN DEPTH, COMPOSING A MINIMUM OF 25% OF THE WIDTH OF THE STREET FACING ELEVATIONS (THIS ITEM MAY SATISFY THE REQUIREMENT FOR A PORCH OR STOOP, AND ONE DESIGN ELEMENT).**
3. **COMMISSIONER ADAMS REQUESTED THAT PLANNING REPORT BACK TO THE COMMISSION WITHIN THE NEXT 12 MONTHS ON WHAT PARTS OF THIS AMENDMENT HAVE AND HAVE NOT BEEN EFFECTIVE/BENEFICIAL [WOULD BE ADDED TO THE PLANNING WORK PROGRAM].**
2. **COMMISSIONER LEVENSON REQUESTED THAT THIS REVIEW HAPPEN IN 3, NOT 12 MONTHS.**

MOTION FAILED 5-5 (NO OOTEN, BOYER, BROWNING, LEVENSON, HILL). FAILED

4. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE CONSIDERATION FOR 60 DAYS UNTL THE DECEMBER 14, 2023 PLANNING COMMISSION MEETING.**

MOTION CARRIED 7-3 (NO SHELSON, HIGGINS, ADAMS). POSTPONED 60 DAYS.

Commissioner Tamara Boyer left the meeting at this time.

22. R. BENTLEY MARLOW**8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts.

1. STAFF RECOMMENDATION

Staff recommends tabling of 8-A-23-OA, as requested by the applicant.

TABLED EARLIER IN THE MEETING

23. R. BENTLEY MARLOW**8-B-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial and Office Districts Dimensional Standards, to amend minimum corner side and rear setbacks in the C-N zoning district. All Council Districts.

Speaking today:

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

1. STAFF RECOMMENDATION

Staff recommends denial of amendments as proposed to the City of Knoxville Zoning Code, Article 5.

2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO POSTPONE CONSIDERATION FOR 60 DAYS UNTL THE DECEMBER 14, 2023 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 9-0. POSTPONED 60 DAYS

24. R. BENTLEY MARLOW (REVISED)**8-C-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.B Accessory Dwelling Unit (ADU), to add or amend standards for ADUs. All Council Districts. All Council Districts.

Speaking today:

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

Item No.**File No.**

Christina Boulter, 302 Douglas Ave., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Recommend approval of amendments to Sections 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).

Recommend denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

3. MOTION (LEVENSON) AND SECOND (OOTEN) WERE MADE TO POSTPONE CONSIDERATION FOR 60 DAYS UNTL THE DECEMBER 14, 2023 PLANNING COMMISSION MEETING.

MOTION CARRIED 8-1 (NO SHELSON). POSTPONED 60 DAYS

25. R. BENTLEY MARLOW**8-D-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 11.3 Location and Setbacks, to amend interior side and rear setbacks for residential uses; Article 11.4, Table 11-2 Required Off-street Parking, to remove required off-street spaces for five residential uses; Article 11.4.B, Exemptions and Flexibilities, to add two minimum vehicle parking reductions. All Council Districts.

Speaking today:

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

1. STAFF RECOMMENDATION

Staff recommends denial of amendments as proposed to the City of Knoxville Zoning Code, Article 11.

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

MOTION CARRIED UNANIMOUSLY 9-0. DENIED

Item No.**File No.****26. R. BENTLEY MARLOW (REVISED)****8-E-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 12.2.A Landscape Plan Required, to amend language regarding required landscape plans; Article 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts.

1. STAFF RECOMMENDATION

Staff recommends a thirty-day postponement, until the November 9, 2023 meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

OTHER BUSINESS

None

KNOX COUNTY**STREET NAME CHANGES**

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS**27. BLACKMON CONSTRUCTION (REVISED)**

4904 and 4900 E Emory Road / Parcel ID 029 058 and 05701, Commission District 7.

Speaking today:

Robert G. Campbell, 7523 Taggart Ln., Knoxville, TN 37938

Item No.**File No.****A. NORTH COUNTY SECTOR PLAN AMENDMENT****10-F-23-SP**

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

1. STAFF RECOMMENDATION

Deny the sector plan amendment to MDR (Medium Density Residential) because it does not meet the location criteria for MDR and is not consistent with development in the area.

2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO DENY PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 9-0. DENIED****B. REZONING****9-J-23-RZ**

From PR (Planned Residential) up to 5 du/ac and A (Agricultural) to PR (Planned Residential) up to 6.0 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac for the portion of the parcel zoned A (Agricultural) to make it consistent with the rest of the parcel because it is consistent with the sector plan and the surrounding area.

2. MOTION (OOTEN) AND SECOND (HUBER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 9-0. APPROVED****28. MILES MORRISON****10-C-23-RZ**

8255 and 8263 Dove Wing Lane / Parcel ID 028 11208, Commission District 7. Rezoning from PR (Planned Residential) from 1-3 du/ac to A (Agricultural).

Speaking today:

Miles Morrison, 7710 Hoff Ln., Knoxville, TN 37938

1. STAFF RECOMMENDATION

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

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

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 9-0. APPROVED****29. A STEP TOWARDS HOME****10-E-23-RZ**

7816 Ball Camp Pike / Parcel ID 091 226, Commission District 6.

Rezoning from: for the portion of the parcel zoned A (Agricultural) to PR (Planned Residential) up to 3.25 du/ac and for the portion of the parcel zoned I (Industrial) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 5 du/ac on the Industrial-zoned portion and up to 3.25 du/ac on the Agricultural-zoned portion of the subject property, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING**30. R. JASON BARNES****10-F-23-RZ**

8441 Old Middlebrook Pike / Parcel ID 105 L B 047, Commission District

3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 9 du/ac.

Speaking today:

Matt Barocus, 122 S. Gay Street, Unit A, Knoxville, TN 37902

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 9 du/ac because it is consistent with the sector plan and surrounding development.

2. MOTION (OOTEN) AND SECOND (HIGGINS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 9-0. APPROVED****31. BRIAN A. FREDERICK****10-G-23-RZ**

8500 Westland Drive / Parcel ID 133 038, Commission District 4.

Rezoning from A (Agricultural) and PR (Planned Residential) up to 5 du/ac to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Item No.

File No.

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

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

MOTION CARRIED UNANIMOUSLY 9-0. APPROVED

32. CORRYTON A SERIES LLC OF DELTA PROPERTIES LLC

10-I-23-RZ

7509 E Emory Road / Parcel ID 021 104 (part of), Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve the CA (General Business) zone because it is consistent with the sector plan and surrounding development, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. TAYLOR D. FORRESTER

10-J-23-RZ

0 Ball Camp Pike / Parcel ID 091 26101 and 260, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac.

Speaking today:

Taylor D. Forrester, 1111 N Northshore Dr. Ste. S-700, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2.5 du/ac because it is consistent with the sector plan and surrounding development.

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

MOTION CARRIED UNANIMOUSLY 9-0. APPROVED

Item No.**File No.****34. BB INVESTMENT PROPERTIES, LLC****10-K-23-RZ**

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

POSTPONED 30 DAYS EARLIER IN THE MEETING

35. HOLSTON SPRINGS LLC

1144 Wooddale Church Road and 733 McCubbins Road / Parcel ID 073 203 (part of), Commission District 8.

Speaking today:

Bobby Bramhall, 733 McCubbins Rd., Knoxville, TN 37924

Irene and Jerry Wood, 536 Corum Rd., Knoxville TN 37924

A. EAST COUNTY SECTOR PLAN AMENDMENT**10-G-23-SP**

From LDR (Low Density Residential) and HP (Hillside Protection) to RR (Rural Residential) and HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the sector plan amendment to RR (Rural Residential) because it is consistent with the development in the area. The HP land use classification would remain intact.

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

MOTION CARRIED UNANIMOUSLY 9-0. APPROVED

B. REZONING**10-L-23-RZ**

From A (Agricultural) to OS (Open Space).

1. STAFF RECOMMENDATION

Approve the OS (Open Space) zone for the portion of the subject property illustrated in the zoning boundary map in the application, subject to 1 condition.

Item No.

File No.

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

MOTION CARRIED UNANIMOUSLY 9-0. APPROVED

Commissioner Tim Hill left the meeting at this time and turned the meeting over to Vice Chair Chris Ooten.

CONCEPT AND DEVELOPMENT PLANS

36. WILKINSON SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SC-23-C

8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District

4.

1. STAFF RECOMMENDATION

Table the concept plan application as requested by the applicant.

TABLED EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-A-23-DP

Proposed use: Detached residential house and reduction of peripheral setbacks in PR(k) (Planned Residential) District.

1. STAFF RECOMMENDATION

Table the development plan application as requested by the applicant.

TABLED EARLIER IN THE MEETING

37. CMH HOMES, INC ON TIPTON STATION ROAD

Speaking today:

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

A. CONCEPT SUBDIVISION PLAN**10-SB-23-C**

2116 and 2120 Tipton Station Road / Parcel ID 148 10804 and 10806, Commission District 9.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 9 conditions.

2. MOTION (HIGGINS) AND SECOND (SHELSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 8-0. APPROVED****3. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 8-0. APPROVED****B. DEVELOPMENT PLAN****10-B-23-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 71 detached houses on individual lots and reduction of the peripheral setback on lot 1 from 35 ft to 25 ft along the eastern property boundary, subject to 2 conditions.

2. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 8-0. APPROVED**

38. MAYER PROPERTY SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

10-SC-23-C

7336 Millertown Pike / Parcel ID 050 202, Commission District 8.

1. STAFF RECOMMENDATION

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

Approve the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

10-C-23-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for a residential subdivision with up to 130 attached residential houses and 5 detached residential houses on individual lots, as shown on the plan, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. ASHEVILLE HIGHWAY SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

10-SD-23-C

0 Tribute Lane / Parcel ID 062 166 and 16601, Commission District 8.

1. STAFF RECOMMENDATION

Approve the Concept Plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****B. DEVELOPMENT PLAN****10-D-23-DP**

Proposed use: Residential subdivision with duplexes in PR (Planned Residential) District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 37 duplexes subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

DEVELOPMENT PLANS

40. MICHAEL A. BRABSTON, BRABSTON TRUCKING INC.**10-A-23-DP**

1455 Harris Road / Parcel ID 060 07908 Proposed use: Trucking office with contractor storage yard in PC(k) (Planned Commercial) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the development plan for an 9,375 sqft office and trucking repair facility and a 37,500 sqft outdoor storage yard to the rear of the property, subject to 9 conditions. Meeting all applicable requirements of the Knox County Zoning Ordinance.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

41. T. GAIL ROBERTS**10-A-23-UR**

8606 Tazewell Pike / Parcel ID 005 042. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request for a rural retreat with an indoor event facility building with approximately 6,000 sq ft and an adjacent 1,100 sq ft covered patio, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****42. EMPOWER AT VALLEY GREEN FARM****10-B-23-UR**

0 Clark Drive / Parcel ID 010 09401. Proposed use: Farming, educational, and religious development for young adults in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request for an agricultural-related educational facility with lodging for employees, students, and guests, as shown on the development plan and described in the operations statement, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

43. HOLSTON SPRINGS LLC**10-C-23-UR**

1144 Wooddale Church Road and 733 McCubbins Road / Parcel ID 073 203, Commission District 8. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request to expand the existing rural retreat indoor event facility by approximately 1,750 sqft of floor area and 80 persons, increasing the total for the rural retreat to 5,450 sqft of floor area and a maximum of 270 persons, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS / WITH VARIANCES

None

FINAL SUBDIVISIONS / WITHOUT VARIANCES**44. FINAL PLAT OF ISABEL ESTATES****10-SA-23-F**

6517 Brackett Road / Parcel ID 020 132, Commission District 8.

Speaking today:

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

1. STAFF RECOMMENDATION

Postpone this request for 30 days to the November 9, 2023 Planning commission meeting to give the applicant more time to come into substantial compliance with the concept plan.

Item No.**File No.**

The applicant agrees to a 30-day postponement to the November 9, 2023 Planning Commission meeting.

2. **MOTION (SHELSO) AND SECOND (ADAMS) WERE MADE TO POSTPONE 30 DAYS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 8-0. POSTPONED 30 DAYS

45. FINAL PLAT OF SPARKS MEADOW SUBDIVISION

10-SB-23-F

6917 Ball Road / Parcel ID 091 07709, Commission District 6.

1. STAFF RECOMMENDATION

The concept plan indicating the overall layout and design for this plat was approved on 5/10/2023 as Planning Case 5-SC-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

46. DANEEN STALLINGS

10-A-23-OB

8537 Asheville Highway. Consideration of a Similar Use Determination for a small dog grooming shop in OB (Office, Medical and Related Services). Commission District 8.

1. STAFF RECOMMENDATION

Approve pet grooming as a permitted use in the OB (Office, Medical, and Related Services) zone.

APPROVED ON CONSENT EARLIER IN THE MEETING

47. KNOXVILLE-KNOX COUNTY PLANNING**10-B-23-OB**

Consideration of approval of previously recorded final plats that are in substantial conformance with the concept plan. Multiple City and County Districts.

1. STAFF RECOMMENDATION

Approve the 28 final plats listed on the spreadsheet entitled, “Recorded Final Plats of Previously Approved Concept Plans” in accordance with Tennessee Code Annotated Section 13-3-402, which requires a plat subdividing tracts of land into 26 or more lots to be approved by the Planning Commission.

Each plat was previously approved by the Planning Commission as a concept plan. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that all 28 final plats are in substantial conformance with the associated concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

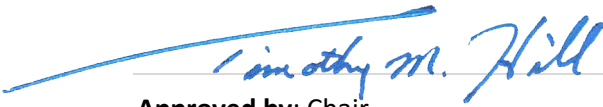
THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:24 P.M.



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.