

Item No.

File No.

Speaking today:

Randy Corlew, 376 Lochmere Drive, Morristown, TN 37814

1. STAFF RECOMMENDATION

Deny the RN-2 (Single-Family Residential Neighborhood) district because it does not meet the criteria for a rezoning.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

36. HEYOH DESIGN & DEVELOPMENT

1524 Riverside Road / Parcel ID 083PA009, Council District 6.

Commissioner Higgins recused himself from discussing or voting on this item.

Speaking today:

Savannah Reyes Dixon, 133 S Gay St., Knoxville, TN 37902

A. EAST CITY SECTOR PLAN AMENDMENT

10-C-24-SP

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

1. STAFF RECOMMENDATION

The Sector Plan amendment application was withdrawn per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

10-C-24-PA

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

1. STAFF RECOMMENDATION

The One Year Plan amendment application was withdrawn per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-P-24-RZ**

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

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and supported by residential amenities in the area.

2. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED 12-0. APPROVED****37. JIM ODLE**

0 Lifespring Lane / Parcel ID 049 10304, Council District 4.

A. NORTH CITY SECTOR PLAN AMENDMENT**10-D-24-SP**

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

1. STAFF RECOMMENDATION

Approve the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****10-D-24-PA**

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

1. STAFF RECOMMENDATION

Approve the One Year Plan amendment to the NC (Neighborhood Commercial) land use classification because it is an extension of this classification and is compatible with surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****C. REZONING****10-Q-24-RZ**

From O (Office) to C-N (Neighborhood Commercial).

1. STAFF RECOMMENDATION

Approve the C-N (Neighborhood Commercial) district because it is consistent with the recommended land use classification.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT PLANS / SPECIAL USES****38. MONTEREY OAKS SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****5-SC-24-C**

0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.

1. STAFF RECOMMENDATION

Postpone this application for 30 days to be heard at the November 14, 2024 Planning Commission meeting to allow time for required revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. SPECIAL USE****5-A-24-SU**

Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

1. STAFF RECOMMENDATION

Postpone this application for 30 days to be heard at the November 14, 2024 Planning Commission meeting to allow time for required revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**39. PLEASANT VILLAGE SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****7-SA-24-C**

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

Item No.

File No.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the November 14, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

7-A-24-SU

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the November 14, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

40. 0 BROOME ROAD

9-SB-24-C

0 Broome Road, 7700, 7708 Middlebrook Pike / Parcel ID 106OA04002, 041, 042, Council District 2.

Speaking today:

Thomas Krajewski, 122 Perimeter Park Dr., Knoxville, TN 37922

Bruce Sharp, 10330 Hardin Valley Rd., Knoxville, TN 37932

Ron Attanasio, 812 Bennett Place, Knoxville, TN 37909

Clarence Hill, 718 Broome Rd., Knoxville, TN 37909

Leland Hume, 6902 Haverhill Dr., Knoxville, TN 37909

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum intersection separation between the centerlines of Middlebrook Pike and Road 'A' from 300 ft to 185.2 ft, based on the following evidence of hardship.

A. There is not sufficient depth or width to meet the required intersection separation along either of Middlebrook Pike or Broome Road. Access via Middlebrook Pike is not desirable here as this is a median-divided major arterial street and would require a right in, right out access. The Tennessee Department of Transportation (TDOT) would also prefer access via Broome Road.

Item No.**File No.**

B. The shape of the property and its location with respect to the adjacent streets are unique to the property. Broome Road also has a crest on its winding portion to the south that further restricts the location of the proposed access road. The access needs to be closer to Middlebrook Pike to obtain the required sight distance looking to the south.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because there is no through-connectivity that could generate high traffic volume. Left-turn egress to Broome Road is restricted to reduce potential conflicts with oncoming traffic from the blind hill to the south.

2. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum common area buffer strip depth required for double frontage lots between lots 18 - 28 and the Middlebrook Pike right-of-way from 25 ft to 10 ft, based on the following evidence of hardship.

A. The shallow depth of the property makes it challenging to meet the required 25 ft buffer yard.

B. The shape is unique to the property. As stated by the applicant, there are also some topographical challenges on this property with a maximum elevation change of 29 ft from the southern property line to the Middlebrook Pike right-of-way.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare. The reduced buffer strip cannot be used for vehicular access to Middlebrook Pike since a retaining wall is proposed along the rear boundaries of lots 18 - 28 for topographical issues. The City of Knoxville Engineering Department and TDOT have shared no safety concerns for the reduced depth or the retaining wall that is approximately 20 ft away from the nearest travel lane.

4. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.

Item No.**File No.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****5. STAFF RECOMMENDATION**

Approve the concept plan subject to 7 conditions.

6. MOTION (BARGER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****41. FOX & FOGERTY ON YOSEMITE DR****9-SC-24-C**

0 Yosemite Trail / Parcel ID 107BA018, Council District 2.

Speaking today:

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

Daniel Sanders, 920 Volunteer Landing Ln. Ste. 200, Knoxville, TN 37912

1. STAFF RECOMMENDATION

Approve the concept plan subject to 10 conditions.

2. MOTION (OVERTON) AND SECOND (ANDERSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****SPECIAL USES****42. CAR CONNEXION COMPLETE AUTO REPAIR****9-A-24-SU**

0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the request to the November 14, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING**43. CALVARY CHAPEL OF KNOXVILLE**

3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.

Item No.**File No.****A. HILLSIDE PROTECTION OVERLAY REVIEW****9-A-24-HPA**

Request to exceed the Hillside Protection disturbance budget by .76 acre for a place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Postpone for 30 days to the November 14, 2024 Planning Commission meeting to align with the Special Use review of the expansion to the place of worship (9-G-24-SU).

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. SPECIAL USE****9-G-24-SU**

Proposed use: Sanctuary and podium parking for place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Postpone for 30 days to the November 14, 2024 Planning Commission meeting to provide time for a revised Traffic Impact Study.

POSTPONED 30 DAYS EARLIER IN THE MEETING**44. WILLIAM CARITHERS****10-A-24-SU**

3336 Sevier Avenue / Parcel ID 109FK029. Proposed use: Eating and Drinking Establishment in C-N (Neighborhood Commercial) District. Council District 1.

Speaking today:

William Carithers, 5208 Catalina Rd., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Approve the request for an eating and drinking establishment in the CN (Neighborhood Commercial) district, subject to 3 conditions.

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

Item No.

File No.

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

45. R. BENTLEY MARLOW (REVISED)

8-A-23-OA

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 4.6 Middle Housing Standards.

Speaking today:

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

Parker Bartholomew, 5406 Summitridge Ln., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Staff recommends denial of the proposed amendments to the City of Knoxville Zoning Code, Article 4.6 because they create contradictions and inconsistencies with existing definitions and other sections of the zoning code, and because they are not aligned with the established intent of the Middle Housing standards.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED.

46. CITY OF KNOXVILLE

4-A-24-OA

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsections G and H to Article 10.1, General Development Requirements to add standards for flag lots and multiple lots using access easements.

1. STAFF RECOMMENDATION

Staff request this item to be withdrawn from the agenda.

WITHDRAWN EARLIER IN THE MEETING

OTHER BUSINESS

None

Item No.

File No.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:37
P.M.



Prepared by: Dallas DeArmond



Approved by: Secretary for the Commission



Approved by: Chair

Item No.

File No.

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