

The Planning Commission met in regular session on October 3, 2024, 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. Nancy Barger	Mr. Miles Biggs
A Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	Ms. Kara Daley	Ms. Katie Overton
A Ms. Marité Pérez	Mr. Matt Anderson	Mr. Nick Gill

A – Absent from the meeting

2. APPROVAL OF OCTOBER 3, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF SEPTEMBER 12, 2024 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

B. AUTOMATIC WITHDRAWALS READ

C. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (LEVENSON) AND SECOND (HUBER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE NOVEMBER 14, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

D. WITHDRAWALS TO BE VOTED ON READ

None

E. TABLED ITEMS

- 1. **WILKINSON SUBDIVISION**
(Tabled date 10/5/2023)
-

A. CONCEPT SUBDIVISION PLAN

8502 Nubbin Ridge Road / Parcel ID 145 001,
Commission District 4.

7-SC-23-C

B. DEVELOPMENT PLAN

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

7-A-23-DP

- 2. **MILLERTOWN VILLAS**

4602 Millertown Pike / Parcel ID 059 M E 005, Council
District 4. (Tabled date 11/9/2023)

9-SA-23-C

Item No.**File No.****3. R. BENTLEY MARLOW (REVISED)**

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. (Tabled date 11/9/2023)

8-E-23-OA**4. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)****A. CONCEPT SUBDIVISION PLAN**

0 Bogart Lane / Parcel ID 092 053 (part of), Commission District 3.

12-SG-23-C**B. DEVELOPMENT PLAN**

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

12-H-23-DP**5. LANTERN PARK**

(Tabled date 3/7/2024)

A. CONCEPT SUBDIVISION PLAN

12041 Hardin Valley Road / Parcel ID 116 06704, Commission District 6.

12-SF-23-C**B. DEVELOPMENT PLAN**

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

12-G-23-DP**6. BENJAMIN C. MULLINS**

913 Gettysvue Drive / Parcel ID 144 B A 049. Proposed use: Multi-dwelling development in PR (Planned Residential) up to 3 du/ac District. Commission District 5. (Tabled 3/7/2024)

2-B-24-DP**7. R. BENTLEY MARLOW**

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. (Tabled 3/7/2024)

8-B-23-OA**8. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**

0, 10205, 10211 Westland Drive / Parcel ID 153DA02701, 027 02, 027. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 5. (Tabled 7/11/2024)

6-A-24-UR

Item No.**File No.****9. LEAH METCALF**

0, 512 and 600 Richmond Avenue / Parcel ID 094HQ02601, 002 and 003. Proposed use: Duplex development in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) Districts. Council District 3. (Tabled 7/11/2024)

5-C-24-SU**10. KNOXVILLE-KNOX COUNTY PLANNING**

Consideration of an amendment to Appendix H of the Comprehensive Plan, Place Types and Zoning Matrix. (Tabled 8/8/2024)

8-A-24-CP

F. ITEMS TO BE WITHDRAWN FROM THE TABLE READ

1. MOTION (LEVENSON) AND SECOND (HUBER) WERE MADE TO WITHDRAW ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

G. ITEMS TO BE TABLED READ

1. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO TABLE ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. TABLED

H. ITEMS TO BE REMOVED FROM THE TABLE READ

1. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO REMOVE ITEMS FROM THE TABLE AS READ.

MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED

Commissioner Overton recused herself from the Consent List vote.

I. CONSENT ITEMS READ

1. MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS

5. FINAL PLAT OF BELHAVEN SUBDIVISION (FORMERLY KNOWN AS BEAVER VALLEY SUBDIVISION)

10-SB-24-F

0 Beeler Road / Parcel ID 029 18803, Commission District 8.

1. STAFF RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved on September 24, 2023, as Planning Case File # 1-SF-23-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

6. KNOX COUNTY ENGINEERING AND PUBLIC WORKS

10-A-24-SNC

Change the street name of Andes Road to “Ball Road” between Schaad Road and the north corner of parcel 091PA037, Commission District 6.

1. STAFF RECOMMENDATION

Approve the name change from Andes Road to Ball Road as requested by Knox County Engineering & Public Works.

APPROVED ON CONSENT EARLIER IN THE MEETING

7. KNOX COUNTY ENGINEERING AND PUBLIC WORKS

10-B-24-SNC

Change the street name of Andes Road to “Hitching Post Drive” between Ball Camp Pike and the north corner of parcel 091PA037, Commission District 6.

1. STAFF RECOMMENDATION

Approve the name change from Andes Road to Hitching Post Drive as requested by Knox County Engineering & Public Works.

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

8. KNOX COUNTY ENGINEERING AND PUBLIC WORKS**10-C-24-SNC**

Change the street name of Ball Camp Pike to “Ball Road” between Ball Road and the west corner of parcel 091 109, Commission District 6.

1. STAFF RECOMMENDATION

Approve the name change from Ball Camp Pike to Ball Road as requested by Knox County Engineering & Public Works.

APPROVED ON CONSENT EARLIER IN THE MEETING

9. KNOX COUNTY ENGINEERING AND PUBLIC WORKS**10-D-24-SNC**

Change the street name of Ball Camp Pike to “Hitching Post Drive” between the west corner of parcel 104 046 and Andes Road, Commission District 6.

Speaking today:

Tommy Gault, 8642 Ball Camp Pike, Knoxville, TN 37931

Jim Snowden, 205 W Baxter Ave., Knoxville, TN 37917

1. STAFF RECOMMENDATION

Approve the name change from Ball Camp Pike to Hitching Post Drive as requested by Knox County Engineering & Public Works.

2. MOTION (MIDIS) AND SECOND (ADAMS) WERE MADE TO POSTPONE THE ITEM FOR 30 DAYS UNTIL THE NOVEMBER 12, 2024 MEETING.**MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS****PLANS, STUDIES, REPORTS**

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

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

10. BENJAMIN C MULLINS

8801 Grospoint Drive / Parcel ID 132 036, Commission District 3.

A. COUNTY COMPREHENSIVE PLAN AMENDMENT**8-B-24-PA**

From SR (Suburban Residential), HP (Hillside Protection) to BP (Business Park), SR (Suburban Residential), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the BP (Business Park) place type, as shown in Exhibit C, because it is compatible with surrounding development. The HP (Hillside Protection) area would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. REZONING**8-B-24-RZ**

From PC (Planned Commercial), RAE (Exclusive Residential) to OB (Office, Medical, and Related Services), PR (Planned Residential) up to 4 du/ac.

2. STAFF RECOMMENDATION

Approve the OB (Office, Medical, and Related Services) zone and the PR (Planned Residential) zone up to 4 du/ac, as shown in Exhibit C, because they are consistent with surrounding development, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

11. BENJAMIN C. MULLINS**9-G-24-RZ**

8920 Karns Valley Drive / Parcel ID 077 053, Commission District 6.

Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 6 du/ac, F (Floodway).

Speaking today:

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with surrounding development and zoning, and it is supported by recreational amenities,

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subject to 1 condition. The F (Floodway) zone would be retained.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

12. HOMESTEAD LAND HOLDINGS, LLC**9-H-24-RZ**

6300 Keck Road / Parcel ID 068 044 (part of), Commission District 7.
Rezoning from LI (Light Industrial) to PR (Planned Residential) up to 12 du/ac.

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

13. JACOB BEREZANSKY**10-B-24-RZ**

8640 Greenwell Road / Parcel ID 027 09405, Commission District 7.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

1. **STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone with up to 2 du/ac because it is inconsistent with the Knox County Comprehensive Plan and the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

14. JEFF YOUNG**10-C-24-RZ**

11434 Snyder Road / Parcel ID 130 16312, Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

1. **STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. OLEG ZAYETS**10-D-24-RZ**

1110, 1112, 1114 N Campbell Station Road; 0, 1202, 1203, 1206, 1207, 1210, 1211, 1214, 1215 Campbell Park Lane / Parcel ID 130JE00102, 00101, 001, 002, 003, 004, 005, 010, 006, 007, 008, 009, Commission District 6. Rezoning from PR (Planned Residential) up to 4.1 du/ac to PR (Planned Residential) up to 4.4 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4.4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area, subject to one condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

16. NATALIE NORDSTROM**10-E-24-RZ**

2008, 2012, 2016, 2020 Thurman Lane / Parcel ID 122KC014, 01403, 01402, 01401, Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 6 du/ac.

Speaking today:

Natalie Nordstrom, 1536 Cliffside Lane, Knoxville, TN 37914

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with Knox County Comprehensive Plan and due to the change of conditions in the area.

2. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 6 DU/AC BECAUSE IT IS CONSISTENT WITH THE KNOX COUNTY COMPREHENSIVE PLAN AND DUE TO THE CHANGE OF CONDITIONS IN THE AREA.**MOTION CARRIED 10-3 (NO: BIGGS, ADAMS, MIDIS). APPROVED**

17. BHAVINKUMAR PATEL**10-F-24-RZ**

8535 Asheville Highway / Parcel ID 062 21101, Commission District 8. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

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

Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. MAHMOUD SHORMAN**10-G-24-RZ**

10641 High Meadow Drive / Parcel ID 118IF00201, Commission District 3. Rezoning from PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay) to OB (Office, Medical, and Related Services), TO (Technology Overlay).

Speaking today:

Shawn Smith, 9051 Executive Park Dr., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Deny the OB (Office, Medical, and Related Services) zone because it would be an encroachment of a nonresidential zone at the entrance to a residential subdivision. The TO (Technology Overlay) zone would be retained.

2. MOTION (GILL) AND SECOND (HIGGINS) WERE MADE TO APPROVE OB (OFFICE, MEDICAL, AND RELATED SERVICES) AND TO (TECHNOLOGY OVERLAY) BECAUSE IT IS CONSISTENT WITH THE COUNTY'S FUTURE LAND USE GOALS.

MOTION CARRIED 12-1 (NO: MIDIS). APPROVED

19. MESANA INVESTMENTS, LLC**10-H-24-RZ**

6120 Babely Road / Parcel ID 050 114, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with changing development conditions, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. MESANA INVESTMENTS, LLC**10-I-24-RZ**

0 Strawberry Plains Pike / Parcel ID 096 49 (part of), Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with surrounding development and infrastructure conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

21. MATTHEW REGAS**10-J-24-RZ**

224 E Hendron Chapel Road / Parcel ID 138HA024, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac.

Speaking today:

Matthew Regas, 1712 Bickerstaff Blvd., Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 2 du/ac because it is consistent with surrounding development and the Growth Policy Plan.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

22. TAYLOR D. FORRESTER**10-L-24-RZ**

7816 Ball Camp Pike / Parcel ID 091 226, Commission District 6. Removal of non-disturbance condition (10-E-23-RZ) in the PR(k) (Planned Residential) up to 3.25 du/ac District.

Speaking today:

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

1. STAFF RECOMMENDATION

Deny removal of the non-disturbance condition on slopes 25% or greater because it is inconsistent with the Knox County Comprehensive Plan.

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2. **MOTION (BIGGS) AND SECOND (LEVENSON) WERE MADE TO MAINTAIN THE NON-DISTURBANCE CONDITION ON SLOPES 25% OR GREATER BECAUSE IT IS CONSISTENT WITH THE KNOX COUNTY COMPREHENSIVE PLAN, WITH THE EXCEPTION OF ALLOWING A TWO-LANE SUBDIVISION ROAD.**

MOTION CARRIED 10-3 (NO: MIDIS, ADAMS, HIGGINS). APPROVED

23. RYAN S. LYNCH**10-M-24-RZ**

0, 1302, 1304 E Beaver Creek Dr / Parcel ID 047 23401, 234, 23403, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with Knox County Comprehensive Plan and surrounding area, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPT AND DEVELOPMENT PLANS**24. 3239 GEORGE LIGHT RD**

Speaking today:

Drew Staten, P.O. Box 11315, Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN**10-SA-24-C**

3239 George Light Road / Parcel ID 089 166, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested variance to reduce the minimum K value from 25 to 20 between stations 2+45.12 and 4+15.71 Road 'A'.

A. The steep topography through the middle of the property causes a deviation with the vertical curve.

B. The required access from George Light Rd causes the roadway to go through steep topography.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

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

4. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

5. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 6 conditions.

6. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN**10-B-24-DP**

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 5 du/ac (pending), TO (Technology Overlay) District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 33 attached houses on individual lots as shown on the development plan, subject to 4 conditions.

2. **MOTION (HUBER) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

25. TIPTON STATION SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

10-SB-24-C

2814 Tipton Station Road / Parcel ID 148 049, Commission District 9.

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

10-C-24-DP

Proposed use: Detached residential subdivision in F (Floodway), A (Agricultural), PR(k) (Planned Residential) up to 4 du/ac District.

1. STAFF RECOMMENDATION

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

POSTPONED 30 DAYS EARLIER IN THE MEETING

26. WHISPER RIDGE

A. CONCEPT SUBDIVISION PLAN

10-SC-24-C

0 Shadow Branch Lane, 0 McNeely Road / Parcel ID 030 20811, 20812, 030KB045, 046, 047, 048, 049, 050, 051, 052, Commission District 8.

Speaking today:

John Valliant, 800 S Gay St., Knoxville, TN 37902

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

Charles Wright, 6085 Whisper Ridge Ln., Corryton, TN 37721

1. STAFF RECOMMENDATION

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

Item No.**File No.**

2. **MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 13 conditions.

4. **MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN
10-D-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac District.

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 102 detached residential lots, subject to 1 condition.

2. **MOTION (BARGER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS
27. RYAN LYNCH
10-A-24-DP

8205 Nubbin Ridge Drive / Parcel ID 133 J A 008 Proposed use: 4-lot subdivision in PR (Planned Residential) District. Commission District 4.

1. **STAFF RECOMMENDATION**

Approve the development plan for 4 detached houses on individual lots, and a peripheral setback reduction to 25' along all exterior boundaries, as depicted on the site plan, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****USES ON REVIEW**

28. DONALD EPPERLY, JDK PROPERTIES**10-A-24-UR**

0 Cahaba Lane / Parcel ID 072 107. Proposed use: Commercial Mulching Operation in CA (General Business) District. Commission District 8.

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**PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS***None***OTHER BUSINESS***None***CITY OF KNOXVILLE****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the September 12, 2024 Planning Commission meeting.

FINAL SUBDIVISIONS

29. FINAL PLAT FOR RESUBDIVISION OF LOTS 8 & 26 OF THE J.A. UMBARGER PROPERTY**10-SA-24-F**

0 Dooley Street; 0 Baldwin Avenue / Parcel ID 109IH016, 017, 109IG002, Council District 1.

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**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)***None***REZONINGS AND PLAN AMENDMENT/REZONINGS****30. ANDREW THOMAS**

1210 W Parkway Avenue / Parcel ID 069AD01101, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT**7-G-24-SP**

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

1. STAFF RECOMMENDATION

Table this request per request of the applicant.

TABLED EARLIER IN THE MEETING**B. ONE YEAR PLAN AMENDMENT****7-G-24-PA**

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

1. STAFF RECOMMENDATION

Table this request per request of the applicant.

TABLED EARLIER IN THE MEETING**C. REZONING****7-P-24-RZ**

From RN-2 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Table this request per request of the applicant.

TABLED EARLIER IN THE MEETING

31. HOMESTEAD LAND HOLDINGS, LLC**9-E-24-RZ**

6302 Keck Road / Parcel ID 068 04401, City Council District 3. Rezoning from C-H-1 (Highway Commercial), I-G (General Industrial), HP (Hillside Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Overlay).

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**32. CHEROKEE COUNTRY CLUB**

5331 Lyons View Pike / Parcel ID 121BD001 (part of), Council District 2.

A. WEST CITY SECTOR PLAN AMENDMENT**10-A-24-SP**

From MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special District), HP (Hillside Protection) to OS (Other Open Space), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

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

From MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection) to OS (Other Open Space), HP (Hillside Protection).

1. STAFF RECOMMENDATION

Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

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

C. REZONING**10-A-24-RZ**

From RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay) to OS (Parks and Open Space), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the OS (Parks and Open Space) district because it is a minor extension that is consistent with changing conditions. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

33. KNOXVILLE HABITAT FOR HUMANITY

4325 Pinehurst Drive / Parcel ID 059NC00101, Council District 4.

A. EAST CITY SECTOR PLAN AMENDMENT**10-B-24-SP**

From CI (Civic and Institutional) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT**10-B-24-PA**

From CI (Civic and Institutional) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Approve the MDR (Medium Density Residential) land use classification because it is consistent with surrounding land uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

C. REZONING

10-K-24-RZ

From O (Office) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

Approve the RN-4 (General Residential) district because it is consistent with surrounding development and changing conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

34. JOSH HAUN

10-N-24-RZ

4720 W Martin Mill Pike / Parcel ID 123HF020, Council District 1.
Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

Speaking today: Mike Messina, 855 Baylor Circle, Knoxville, TN 37923

1. STAFF RECOMMENDATION

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

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

MOTION FAILED 3-10 (NO: HUBER, BROWNING, LEVENSON, BARGER, OVERTON, ANDERSON, HIGGINS, BIGGS, DALEY, HILL)

3. MOTION (OVERTON) AND SECOND (HUBER) WERE MADE TO APPROVE RN-2 (SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD) BECAUSE IT IS CONSISTENT WITH THE SURROUNDING LAND USE. THE HP (HILLSIDE PROTECTION OVERLAY) WOULD BE RETAINED.

MOTION CARRIED 10-3 (NO: GILL, MIDIS, ADAMS). APPROVED

35. CHARLES R CORLEW

10-O-24-RZ

0, 5122 Sevierville Pike / Parcel ID 110PE014, 013, Council District 1.
Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood).

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

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.

APROVED ON CONSENT EARLIER IN THE MEETING

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.