

The Planning Commission met in regular session on September 12, 2019 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	Mr. Andre Canty
Mr. Chris Ooten	Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith	Mr. Tim Hill	Ms. Janice Tocher, Chair

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

2. APPROVAL OF SEPTEMBER 12, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF AUGUST 8, 2019 MINUTES

APPROVED ON CONSENT

-

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

-

A. AUTOMATIC POSTPONEMENTS READ

Todd Garrett, Garrett Development & Construction, formally requested to remove Agenda Item Number 28 from the Automatic Postponement list and added to the Withdraw list.

B. POSTPONEMENTS TO BE VOTED ON READ

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE OCTOBER 10, 2019 MEETING.

MOTION CARRIED 15-0. POSTPONED 30 DAYS

ITEMS REQUESTED TO BE WITHDRAWN

1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEMS NUMBER 11, 28, AND 33.

MOTION CARRIED 15-0. WITHDRAWN

C. TABLED ITEMS

1. **BULLARD FARM - EAGLE CDI, INC.**
 - a. **Concept Subdivision Plan** 5-SA-18-C
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
 - b. **USE ON REVIEW** 5-B-18-UR
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.
2. **GORDON SMITH** 8-B-18-AC
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.
3. **WHITE'S ADDITION** 10-SC-18-F

Item No.**File No.**

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

- | | |
|---|-------------------|
| 4. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY | 12-SD-18-F |
| North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | |
| 5. DEBRA G. DAUGHERTY | 12-C-18-UR |
| Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6. | |
| 6. WOODSON TRAIL, PHASE 4A | 10-SE-18-F |
| South of Woodson Drive, east of Spring Creek Road, Council District 1. | |
| 7. DANIEL LEVY | |
| West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9. | |
| a. South County Sector Plan Amendment | 2-A-19-SP |
| From A (Agriculture) to GC (General Commercial). | |
| b. Rezoning | 2-D-19-RZ |
| From A (Agricultural) to PC (Planned Commercial). | |

D. ITEMS REQUESTED TO BE TABLED

None

E. ITEMS REQUESTED TO BE UNTABLED

None

F. CONSENT ITEMS

Items recommended for approval on consent are marked (C). They will be considered under one motion to Approve.

Speaking today:

Commissioner Richard Graf, requested that Agenda Item #7 be removed from the Consent Agenda.

Commissioner Lou Browning recused himself from the Consent List.

Item No.**File No.**

1. **MOTION (GRAF) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM NUMBER 7.**

MOTION CARRIED 14-0. APPROVED

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.**

MOTION CARRIED 14-0. APPROVED

ORDINANCE AMENDMENTS:

None

ALLEY OR STREET CLOSURES:

None

STREET NAME CHANGES

5. KNOXVILLE-KNOX COUNTY PLANNING

9-A-19-SNC

Change former alignment of Western Avenue to 'Sterchi Street' between Keith Avenue and Tennessee Avenue, Council District 3.

1. **STAFF RECOMMENDATION**

Approve the name change to "Sterchi Street."

APPROVED ON CONSENT EARLIER IN THE MEETING

6. KNOXVILLE-KNOX COUNTY PLANNING

9-B-19-SNC

Change Unnamed alley to 'Joseph Schofield Street' between Keith Avenue and Richmond Avenue, Council District 3.

1. **STAFF RECOMMENDATION**

Approve the name change to "Joseph Schofield Street."

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****7. KNOXVILLE-KNOX COUNTY PLANNING**

9-C-19-SNC

Change Ginn Drive to 'Quiet Side Drive' between Alcoa Highway and the Dead-end of Ginn Drive at Maloney Road Park, Council District 1.

1. STAFF RECOMMENDATION

Approve the name change to "Quiet Side Drive."

2. MOTION (GRAF) AND SECOND (ROTH) WERE MADE TO POSTPONE THE STREET NAME CHANGE UNTIL THE OCTOBER 10, 2019 PLANNING COMMISSION MEETING.

MOTION CARRIED 15-0. POSTPONED 30 DAYS

PLANS, STUDIES, REPORTS

8. KNOXVILLE-KNOX COUNTY PLANNING

9-A-19-CP

Consideration of Governor John Sevier Scenic Highway Corridor Study, Council Districts 1 and 4, Commission Districts 8 and 9.

1. STAFF RECOMMENDATION

APPROVE the Governor John Sevier Scenic Highway Corridor Study amending the Knoxville-Knox County General Plan 2033, the South County, and the East County Sector Plan.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY AMENDING THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033, THE SOUTH COUNTY, AND THE EAST COUNTY SECTOR PLAN.

MOTION CARRIED 15-0. APPROVED

CONCEPTS / USES ON REVIEW

9. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC**A. CONCEPT SUBDIVISION PLAN**

7-SA-18-C

7521 Oak Ridge Hwy / Parcel ID 91 02606, Commission District 6.

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

APPROVE variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1 AND 2 BECAUSE THE SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.

MOTION CARRIED 15-0. APPROVED

3. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS.

MOTION CARRIED 15-0. APPROVED

B. USE ON REVIEW

7-C-18-UR

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

4. STAFF RECOMMENDATION

APPROVE the development plan for up to 28 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' along the western boundary line, subject to 1 condition.

5. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 28 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND THE REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' ALONG THE WESTERN BOUNDARY LINE, SUBJECT TO 1 CONDITION.

MOTION CARRIED 15-0. APPROVED

10. BEAU MONDE PH 3, NORTSHORE TOWN CENTER PH II

6-SA-19-C

1830 Thunderhead Road / Parcel ID 154 09804 & 09817 154FG001-012, 154FE027, Council District 2.

1. STAFF RECOMMENDATION

Item No.**File No.**

POSTPONE the Concept Plan until the October 10, 2019 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. DADZIE SQUARE**6-SC-19-C**

5115 Tillery Road / Parcel ID 80 C A 028, Council District 5.

1. STAFF RECOMMENDATION

WITHDRAW the Concept Plan as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

12. 7100 DEANE HILL DRIVE- URBAN ENGINEERING**A. CONCEPT SUBDIVISION PLAN****9-SA-19-C**

7100 Deane Hill Drive / Parcel ID 120 E D 007, Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW**9-E-19-UR**

Proposed use: Attached Residential Subdivision in RP-1 (Planned Residential) District.

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 12 attached dwellings on individual lots, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

13. BROOKS MEADOW - MESANA INVESTMENTS, LLC

Speaking today:

James Stephens, 8500 Tailwind Lane, Knoxville, TN.

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

A. CONCEPT SUBDIVISION PLAN

9-SB-19-C

8610 Old Rutledge Pike / Parcel ID 41 281, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 8 conditions.

2. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 7 CONDITIONS, REMOVING CONDITION NUMBER 3.

Commissioner Clancy amended his motion.

3. MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 6 CONDITIONS, REMOVING CONDITIONS NUMBER 3 AND 4, INCLUDING THE ASSOCIATED PEDESTRIAN EASEMENT.

MOTION CARRIED 12-3 (HILL, EASON, BUSTIN NO). APPROVED

B. USE ON REVIEW

9-I-19-UR

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

1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 46 detached dwelling units on individual lots, and the requested reduction of the peripheral setback to 25 feet as identified on the Concept Plan, subject to 1 condition.

2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 46 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS, AND THE REQUESTED REDUCTION OF THE PERIPHERAL SETBACK TO 25 FEET AS IDENTIFIED ON THE CONCEPT PLAN, SUBJECT TO 1 CONDITION.

Item No.**File No.**

**MOTION CARRIED 12-3 (HILL, EASON, BUSTIN NO).
APPROVED**

14. DORCHESTER - MESANA INVESTMENTS, LLC

Speaking today:

Betty Hatmaker, 7714 Carpenter Road, Knoxville, TN.

William Guinn, 7550 Napa Valley Way, Knoxville, TN.

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

A. CONCEPT SUBDIVISION PLAN

9-SC-19-C

7509 Carpenter Road / Parcel ID 78 035, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE variances 1-4 because the existing access strip and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THE ITEM 30 DAYS UNTIL THE OCTOBER 10, 2019 PLANNING COMMISSION MEETING.

MOTION CARRIED 15-0. POSTPONED 30 DAYS

3. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE THE CONCEPT PLAN UNTIL THE OCTOBER 10, 2019 PLANNING COMMISSION MEETING.

MOTION CARRIED 15-0. POSTPONED 30 DAYS

B. USE ON REVIEW

9-J-19-UR

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 70 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 20 feet as identified on the Concept Plan, subject to 1 condition.

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE THE DEVELOPMENT PLAN 30 DAYS UNTIL THE OCTOBER 10, 2019 PLANNING COMMISSION MEETING.**

MOTION CARRIED 15-0. POSTPONED 30 DAYS

FINAL SUBDIVISIONS:

15. WALTERS LANDING NO. II**2-SM-19-F**

0 Lacy Road / Parcel ID 68 H A 012.01, Commission District 7.

1. STAFF RECOMMENDATION

POSTPONE final plat until the October 10, 2019 Planning Commission Meeting, at the applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING**16. HARDIN VALLEY WEST****8-SA-19-F**

11103 Hardin Valley Road / Parcel ID 103 108.04, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**17. GRASSY CREEK RESUBDIVISION OF LOT 49****8-SI-19-F**

6717 Oak Ridge Hwy. / Parcel ID 79 033.0 & 049.02, Commission District 6.

1. STAFF RECOMMENDATION

APPROVE Variances 1-3.
APPROVE final plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****18. PROPERTY OF LLOYD OWENS
RESUBDIVISION OF LOT 2**

9-SA-19-F

6907 W. Martin Mill Pike / Parcel ID 136 07801, Commission District 9.

1. STAFF RECOMMENDATION

APPROVE variances 1-2.

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING**REZONINGS AND PLAN AMENDMENT/REZONINGS****19. ROBBIE TOOLE**0 E. Governor John Sevier Highway / Parcel ID 111 036.05 (part of)
Commission District 9.**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**

6-B-19-SP

From LDR (Low Density Residential) to RC (Rural Commercial).

1. STAFF RECOMMENDATIONPOSTPONE the Plan Amendment 30 days to the October 10,
2019 Planning Commission meeting, as per the applicant's
request.**POSTPONED 30 DAYS EARLIER IN THE MEETING****B. REZONING**

6-I-19-RZ

From A (Agricultural) to CR (Rural Commercial).

1. STAFF RECOMMENDATIONPOSTPONE the rezoning 30-days to the October 10, 2019
Planning Commission meeting, as per the applicant's
request.**POSTPONED 30 DAYS EARLIER IN THE MEETING**

20. RICHARD AND KATHLEEN COX

501 N. Watt Rd. / Parcel ID 151 005, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**9-A-19-SP**

From LDR (Low Density Residential) in the Knox County portion of the property to GC (General Commercial).

1. STAFF RECOMMENDATION

ADOPT Resolution #9-A-19-SP amending the Southwest County Sector Plan to GC (General Commercial) for the portion of the parcel in Knox County per attached resolution, Exhibit A, subject to one condition, since it is compatible with the area's development.

- 2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO ADOPT RESOLUTION #9-A-19-SP AMENDING THE SOUTHWEST COUNTY SECTOR PLAN TO GC (GENERAL COMMERCIAL) FOR THE PORTION OF THE PARCEL IN KNOX COUNTY PER ATTACHED RESOLUTION, EXHIBIT A, SUBJECT TO ONE CONDITION, SINCE IT IS COMPATIBLE WITH THE AREA'S DEVELOPMENT.**

MOTION CARRIED 15-0. APPROVED

B. REZONING**9-A-19-RZ**

From A (Agricultural) (property straddles Knox County and Farragut boundary lines and is zoned Agricultural in both jurisdictions) to CA (General Business) - only the Knox County portion of the property is requested to be rezoned by this Commission.

1. STAFF RECOMMENDATION

Approve CA (General Business) zoning for the portion of the parcel in Knox County, subject to one condition.

- 2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE CA ZONING FOR THE PORTION OF THE PARCEL IN KNOX COUNTY, SUBJECT TO ONE CONDITION.**

MOTION CARRIED 15-0. APPROVED

21. AUTUMN CARE, LLC

3229 Shady Oak Lane / Parcel ID 90 E B 017, Commission District 6.

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**9-B-19-SP**

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

1. STAFF RECOMMENDATION

ADOPT resolution #9-B-19-SP amending the Northwest County Sector Plan to MDR/O (Medium Density Residential/Office) per attached resolution, Exhibit A. (Applicant requested O).

- 2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO ADOPT RESOLUTION #9-B-19-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO MDR/O (MEDIUM DENSITY RESIDENTIAL/OFFICE) PER ATTACHED RESOLUTION, EXHIBIT A FOR THE LOGICAL EXTENSION OF DEVELOPMENT, AND THE CHANGE OF CONDITIONS FOR THE RESIDENTIAL.**

MOTION CARRIED 15-0. APPROVED

B. REZONING**9-B-19-RZ**

From CA (General Business) to OB (Office, Medical, and Related Services).

1. STAFF RECOMMENDATION

APPROVE the OB (Office, Medical and Related Services) zoning.

- 2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE THE OB (OFFICE, MEDICAL AND RELATED SERVICES) ZONING.**

MOTION CARRIED 15-0. APPROVED

22. DUSTIN LATHAM / INTEGRATION TECHNOLOGY, LLC**9-C-19-RZ**

7508 Tazewell Pike / Parcel ID 21 069, Commission District 8. Rezoning from A (Agricultural) to CA (General Business).

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

APPROVE the requested CA (General Business) zoning, subject to two conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

23. BENJAMIN MULLINS / SUNBELT RENTALS, INC.**9-D-19-RZ**

8819 Kingston Pike / Parcel ID 119 03810, Council District 2. Rezoning from C-4 (Highway and Arterial Commercial) to PC-2 (Retail and Distribution Park).

1. STAFF RECOMMENDATION

APPROVE PC-2 (Retail and Distribution Park District) zoning subject to three conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

24. NICK PATEL / TCH KNOXVILLE, LLC**9-E-19-RZ**

210 E. Jackson Avenue / Parcel ID 95 H A 019, Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay District) to C-2 (Central Business District) / D-1 (Downtown Design Overlay District).

1. STAFF RECOMMENDATION

Approve C-2 (Central Business) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

25. BALL HOMES, LLC**9-F-19-RZ**

1609 Old Andes Road / Parcel ID 105 03904 & 040, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Ryan Hickey, 1914 Pinnacle Point Way, Knoxville, TN.

Felicia Slattery, 1641 Meadow Chase Lane, Knoxville, TN.

Frank Fusco, 1523 Andes Road, Knoxville, TN.

Larry Northcutt, 1635 Old Andes Road, Knoxville, TN.

Item No.**File No.**

Aaron Fritz, Knox County Engineering, 205 West Baxter Avenue,
Knoxville, TN.

- 1. STAFF RECOMMENDATION**

APPROVE PR up to 2.5 du/ac. (Applicant requested 5 du/ac).

- 2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 3 DU/AC.**

MOTION CARRIED 9-6 (GOODWIN, CANTY, GRAF, BUSTIN, CROWDER, TOCHER NO). APPROVED

26. CALEB AND MAGGIE GIBSON

9-G-19-RZ

4654 Holston Drive / Parcel ID 71 P E 028, Council District 6. Rezoning from C-3 (General Commercial) to R-1 (Low Density Residential).

- 1. STAFF RECOMMENDATION**

APPROVE R-1 (Low Density Residential) District zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

WITHDRAWN PRIOR TO PUBLICATION

9-H-19-RZ, 9-C-19-SP

27. STAN SOREY

9-I-19-RZ

1509 E. Emory Road / Parcel ID 47 123 (part of), Commission District 7. Rezoning from RA (Low Density Residential) to OB (Office, Medical, and Related Services).

- 1. STAFF RECOMMENDATION**

APPROVE OB (Office, Medical, and Related Services) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. ROBERT CAMPBELL

7605 Cedarcrest Drive / Parcel ID 47 C D 012 portion of 047 117, Commission District 7.

Item No.**File No.****A. NORTH COUNTY SECTOR PLAN AMENDMENT****9-D-19-SP**

From LDR (Low Density Residential) & O (Office) to GC (General Commercial).

1. STAFF RECOMMENDATION

POSTPONE the plan amendment for 30-days to the October 10 meeting, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**B. REZONING****9-J-19-RZ**

From RA (Low Density Residential) to CA (General Business).

1. STAFF RECOMMENDATION

POSTPONE the rezoning for 30-days to the October 10th meeting, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**USES ON REVIEW:****29. AMERICO REAL ESTATE COMPANY U-HAUL MOVING & STORAGE OF KARNIS****6-D-19-UR**

0 Oak Ridge Highway / Parcel ID 91 00106. Proposed use: Indoor / Outdoor Storage and Vehicle Rental in PC (Planned Commercial) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the development plan for a 3-story indoor self-storage facility with approximately 94,178 square feet and up to 78 vehicle storage spaces, subject to 10 conditions.

2. MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A 3-STORY INDOOR SELF-STORAGE FACILITY WITH APPROXIMATELY 94,178 SQUARE FEET AND UP TO 78 VEHICLE STORAGE SPACES, SUBJECT TO 10 CONDITIONS.**MOTION CARRIED 15-0. APPROVED**

Item No.**File No.****30. JBCH PROPERTIES****7-A-19-UR**

5506 Colonial Circle / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

1. STAFF RECOMMENDATION

POSTPONE the Use on Review until the October 10, 2019 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

31. HARLEY E. BITTLE, III**9-A-19-UR**

10838 Hardin Valley Road / Parcel ID 103 11508 & 11509. Proposed use: Commercial businesses in PC (Planned Commercial) TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the request for two commercial buildings with a total building area of approximately 16,585 square feet, as shown on the development plan, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

32. ELMINGTON CAPITAL GROUP**9-B-19-UR**

0 Moss Grove Boulevard / Parcel ID 132 02704 & 02703. Proposed use: Multi-dwelling development in O-1 (Office, Medical, and Related Services) (k) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the development plan for a multi-dwelling development with up to 192 dwelling units, subject to 6 conditions.

- 2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A MULTI-DWELLING DEVELOPMENT WITH UP TO 192 DWELLING UNITS, SUBJECT TO 6 CONDITIONS.**

MOTION CARRIED 15-0. APPROVED

Item No.**File No.****33. JOURNEY PURE KNOXVILLE****9-C-19-UR**

2636 Maryville Pike / Parcel ID 135 02209. Proposed use: Substance abuse residential treatment facility in RB (General Residential) & A (Agricultural) District. Commission District 9.

1. STAFF RECOMMENDATION

WITHDRAW as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

34. KINGSTON PIKE LLC**9-D-19-UR**

0 Moss Grove Blvd. / Parcel ID 132 02717. Proposed use: 7,500 square feet of commercial (3,500 square foot addition) in PC-1 (Retail and Office Park) (k) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the development plan for a retail building with up to 7,500 square feet subject to 7 conditions.

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A RETAIL BUILDING WITH UP TO 7,500 SQUARE FEET SUBJECT TO 7 CONDITIONS.

MOTION CARRIED 15-0. APPROVED

35. JAMES AND LORI HICKOK**9-F-19-UR**

0 Arcadia Peninsula Way / Parcel ID 163 02856. Proposed use: Reduction of front and rear setback in PR (Planned Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the request to reduce the front setback from 30' to 20' and the rear setback from 125' to 75' for the Lot 232, Arcadia - Phase 1B, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****36. JACOB HARRIS****9-G-19-UR**

0 Crestwood Drive / Parcel ID 71 M E 017. Proposed use: Accessory dwelling unit in EN-1 (Established Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

APPROVE the development plan for a detached accessory dwelling unit with approximately 880 sq. ft. of habitable floor area, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. DAVE BAUMGARTNER / BLUEMONT GROUP**9-H-19-UR**

401 N. Cedar Bluff Road / Parcel ID 119 01828. Proposed use: Food establishment in PC (Planned Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the development plan for a coffee and donut shop with approximately 3,276 square feet, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS**38. CONSIDERATION OF THE AMENDMENTS TO THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS REGARDING FINAL PLAT CERTIFICATIONS****9-A-19-OB****1. STAFF RECOMMENDATION**

APPROVE the proposed amendments to the Knoxville-Knox County Subdivision Regulations for changes to Section 2.10. Final Plat Certifications.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. CONSIDERATION OF A REQUEST FOR A TWO-YEAR EXTENSION OF THE CONCEPT PLAN FOR WOODSON TRAIL SUBDIVISION PHASE 4 – CREEK BANK LAKE (9-SB-17-C) TO SEPTEMBER 13, 2021

9-B-19-OB

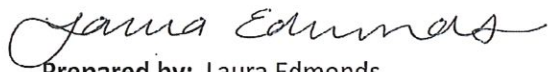
1. STAFF RECOMMENDATION

Approve the extension of the Concept Plan for Woodson Trail Phase 4 - Creek Bank Lane (File Number 9-SB-17-C) until September 13, 2021, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

- 1. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 3:13 P.M.**


Prepared by: Laura Edmonds


Approved by: Secretary for the Commission

Approved by: Chair 

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