

The Planning Commission met in regular session on September 9, 2021 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. Tamara Boyer | A Mr. Louis Browning |
| Ms. Jacqueline Dent | Mr. Richard Graf | Mr. Logan Higgins |
| Mr. Tim Hill | Ms. Amy Midis | Mr. Jim Nichols |
| Mr. Chris Ooten | Ms. Marité Pérez | Mr. Patrick Phillips, Chair |
| Mr. Jeff Roth | Mr. Eddie Smith | Mr. Scott Smith, Vice-Chair |

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

2. APPROVAL OF SEPTEMBER 9, 2021 AGENDA

Ethan Phillips, Benchmark Associates, PO Box 23892, Knoxville, TN 37933 requested that Item #7 be moved to the end of the agenda.

- MOTION (ROTH) AND SECOND (BOYER) WERE MADE TO MOVE ITEM #7 TO THE END OF THE AGENDA.**

MOTION CARRIED UNANIMOUSLY 14-0. MOVED TO THE END OF THE AGENDA

3. APPROVAL OF AUGUST 12, 2021 MINUTES

APPROVED ON CONSENT

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

A. AUTOMATIC POSTPONEMENTS READ

There were no automatic postponements this month.

B. POSTPONEMENTS TO BE VOTED ON READ

Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902 requested that Item #24 be postponed for 30 days.

Postponements for 30 days:

1. **MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEM AS READ INCLUDING ITEM #24 FOR 30 DAYS UNTIL THE OCTOBER 14, 2021 MEETING.**

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS**

C. WITHDRAWALS

1. **MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEMS AS READ.**

**MOTION CARRIED UNANIMOUSLY 14-0.
WITHDRAWN**

D. TABLED ITEMS

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. ROCK POINTE DEVELOPMENT, LLC 325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 and 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 and 0711A001, 00101, 00201, 00203, and 011, 013 and 0711A020-028, Council District 6. (Tabled date 9/10/2020) 2. INGLES MARKETS, INC. (REVISED) | <p>5-SB-20-C</p> <p>12-D-20-UR</p> |
|--|--|

Item No.**File No.**

7220 Norris Freeway, 7340 and 7366 Norris Freeway / Parcel ID 38 08902 (part of), 08903 (part of) and 08901 (part of). Proposed use: Expansion of Ingles grocery store and addition of fuel center in SC (Shopping Center) District. Commission District 7. (Tabled date 4/8/2021)

3. VILLAGE AT SADDLEBROOKE RESUB OF LOT 74 AND A PORTION OF MONROE PROPERTY

7705 Saddlebrooke Drive / Parcel ID 38 H C 014 and 038 046 (part of), Commission District 7. (Tabled date 8/12/2021)

8-SA-21-F

E. ITEMS REQUESTED TO BE UNTABLED

None

F. CONSENT ITEMS

- 1. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

- 2. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE THE AGENDA AS AMENDED.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since August 12, 2021.

ALLEY OR STREET CLOSURES

5. MIKE SOUEID

9-A-20-AC

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

- 1. STAFF RECOMMENDATION**

Deny closure of the unnamed alley that runs from Pilkay Road to Third Creek between the undeveloped rights-of-

Item No.**File No.**

way of Knott and Cate Avenues, since it could potentially serve surrounding properties upon their development.

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

MOTION CARRIED 12-2 (NO GRAF, S. SMITH). DENIED

6. MIKE SOUEID**9-A-20-SC**

Request closure of Cate Avenue between Pilkay Road and Third Creek between City Blocks 50810 and 50830, Council District 6.

1. **STAFF RECOMMENDATION**

Deny closure of the portion of Cate Avenue that runs from Pilkay Road to Third Creek since it could potentially serve surrounding properties upon their development.

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

MOTION CARRIED 13-1 (NO GRAF). DENIED

7. BENCHMARK ASSOCIATES, INC.**9-A-21-SC**

Request closure of Lakeland Dr. between parcels 121EB004 and 121EB005 and running from Cherokee Blvd. to Sequoyah Hills Park, Council District 2.

Speaking today:

Benjamin Moorman, PO Box 23892, Knoxville, TN 37933

Christopher Cherry, 1305 Beacon Hill Ln., Knoxville, TN 37919

This item was moved to the end of the agenda earlier in the meeting.

1. **STAFF RECOMMENDATION**

Approve closure of the right-of-way located at the south terminus of Lakeland Drive and south of Cherokee Boulevard, subject to providing a 15-ft wide easement for public access to the park and other easements specified.

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

Item No.

File No.

MOTION CARRIED 9-5 (NO PEREZ, MIDIS, S. SMITH, PHILLIPS, NICHOLS). APPROVED

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. BENJAMIN C. MULLINS O/B/O DAVID EUBANKS (REVISED)

1308, 1304, 1232, 0 and 0 Lovell Road and 0 High Meadow Drive / Parcel ID 118 H C 004, 00301, 002, 001 and 118 066, and 118 I F 00201. Commission District 6.

Speaking today:

Benjamin C. Mullins, 550 Main Street, Suite 550, Knoxville, TN 37902

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT

8-A-21-SP

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for 1308, 1304, 1232 and 0 Lovell Road [118HC001];

From O (Office) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for a portion of 0 High Meadow Drive;

Item No.**File No.**

From LDR (Low Density Residential) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for another portion of 0 High Meadow Drive;

From LDR (Low Density Residential) and HP (Hillside Protection) to MU-SD, NWCO-4 (Mixed Use-Special District, Saddlebrook) and HP (Hillside Protection) for 0 Lovell Road [Parcel ID 118 066].

1. STAFF RECOMMENDATION

Approve plan amendment to MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook) because the improvements of Lovell Road, including sidewalks, increase pedestrian connectivity in this area.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING**8-A-21-RZ**

From A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 1308 Lovell Road;

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 1304, 1232 & 0 Lovell Road [118HC001];

From OB (Office, Medical, and Related Services) / TO (Technology Overlay) and RA (Low Density Residential) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 0 High Meadow Drive;

From RB (General Residential) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay) for 0 Lovell Road [118 066].

1. STAFF RECOMMENDATION

Approve PC (Planned Commercial) / TO (Technology Overlay) zoning because it would allow commercial development with site plan review at this location.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****9. NELSON FARM DEVELOPMENT LLC****8-G-21-RZ**

4114 West Beaver Creek Drive / Parcel ID 67 131, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Ian Conroy, 7236 Evanel Way, Knoxville, TN 37849 yielded his time to Hayden Short for John King, 620 Market Street, #5, Knoxville, TN 37930 Benjamin C. Mullins, 550 Main Street, Suite 500, Knoxville, TN 37902 Carolyn Acuff, 4304 Hack Road, Knoxville, TN 37849

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3.5 du/ac because it is consistent with the surrounding development and the sector plan.

2. MOTION (GRAF) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

10. VICTOR JERNIGAN (REVISED)**9-A-21-RZ**

0 Ball Road / Parcel ID 91 07701, Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Victor Jernigan, 229 Sherway Rd., Knoxville, TN 37922
Olvin and Dr. Gwendolynn Jackson, 6905 Ball Rd., Knoxville, TN 37931

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning up to 3 du/ac because it is consistent with the sector plan.

2. MOTION (DENT) AND SECOND (ADAMS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED 8-6 (NO BOYER, HIGGINS, ROTH, E. SMITH, GRAF, OOTEN). APPROVED

11. RELIANCE DEVELOPMENT, LLC**9-B-21-RZ**

6806 and 6812 East Emory Road / Parcel ID 20 117 and 119, Commission District 8. Rezoning from A Agricultural) to PR (Planned Residential) up to 5 du/ac.

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

Approve PR (Planned Residential) zoning with up to 5 du/ac because it is consistent with the Northeast County Sector Plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. JOSHUA BISHOP**9-C-21-RZ**

4849 Chambliss Avenue / Parcel ID 107 K H 031, Council District 2.
Rezoning from RN-4 (General Residential Neighborhood) to O (Office).

Speaking today:

Joshua Bishop, 4820 Old Kingston Pike, Knoxville, TN 37919

1. STAFF RECOMMENDATION

Deny O (Office) zoning because the property does not meet the dimensional requirements for the O Zoning District and would present difficulty in meeting requirements for parking, buffering, etc

2. MOTION (S. SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE O (OFFICE) ZONING BECAUSE OF PREVIOUS SHIFTING TO OFFICE IN THE SURROUNDING AREA.

MOTION CARRIED 10-4 (NO ADAMS, NICHOLS, DENT, MIDIS). APPROVED

13. JOE PETRE / LAWLER-WOOD, LLC**9-E-21-RZ**

350 S. Gay Street / Parcel ID 95 I A 04101, Council District 6. Rezoning from DK-H (Downtown Knoxville Historic Core Subdistrict) to DK-G (Downtown Knoxville Grid Subdistrict).

1. STAFF RECOMMENDATION

Approve DK-G (Downtown Knoxville Grid) zoning because it is compatible with existing zoning in the area, including the requirement to meet standards in the City's Downtown Design guidelines.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****14. IOAN & LIGIA CRETA****9-F-21-RZ**

5023 Crippen Road / Parcel ID 39 011, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve RA (Low Density Residential) zoning because it is consistent with the North County Sector Plan and surrounding uses.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. MATTHEW BLACKMON / BLACKMON CONSTRUCTION SERVICES, INC.**9-H-21-RZ**

4826 E. Emory Road / Parcel ID 29 051, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

Applicant requested withdrawal of the application on August 6, 2021.

WITHDRAWN EARLIER IN THE MEETING

16. HOMESTEAD LAND HOLDINGS, LLC

11952, 12054 & 12044 Hardin Valley Rd. / Parcel ID 129 12605, 12604 & 12603, Commission District 6.

Speaking today:

Russell Rackley, PO Box 30456, Knoxville, TN 37930

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**9-B-21-SP**

For 12054 Hardin Valley Road / Parcel ID 129 12604:

From AG (Agricultural) and HP (Hillside Protection) to RC (Rural Commercial) and HP (Hillside Protection) for a portion of the parcel;

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection) for 2 other portions;

Item No.**File No.**

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection) for another portion.

For 12044 Hardin Valley Road / Parcel ID 129 12603:

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection) for portions of the parcel.

For 11952 Hardin Valley Road / Parcel ID 129 12605:

From AG (Agricultural) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection) for a portion of the parcel.

1. STAFF RECOMMENDATION

Approve RC (Rural Commercial) & HP (Hillside Protection) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and RR (Rural Residential) and HP (Hillside Protection) for portions of parcel 129 12604 (12054 Hardin Valley Road), and for portions of parcel 129 12603 (12044 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) because of the expansion of utilities in this area.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING

9-I-21-RZ

For 12054 Hardin Valley Road / Parcel ID 129 12604:

From A (Agricultural) to CR (Rural Commercial) for a portion of the parcel;

From CA (General Business) to PR (Planned Residential) up to 3 du/ac for another portion;

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac for another portion;

From PR up to 2 du/ac (Planned Residential) to PR (Planned Residential) up to 3 du/ac for another portion.

For 12044 Hardin Valley Road / Parcel ID 129 12603:

Item No.**File No.**

From CA (General Business) to PR (Planned Residential) up to 3 du/ac for a portion of the parcel;

From A (Agricultural) to PR (Planned Residential) up to 3 du/ac for another portion.

For 11952 Hardin Valley Road / Parcel ID 129 12605:

Rezoning from A (Agricultural) to PR (Planned Residential) up to 3 du/ac for a portion of the parcel;

From PR (Planned Residential) up to 2 du/ac to PR (Planned Residential) up to 3 du/ac for another portion.

1. STAFF RECOMMENDATION

Approve CR (Rural Commercial) for a portion of parcel 129 12604 (12054 Hardin Valley Road) and PR (Planned Residential) up to 2 du/ac for portions of parcel 129 12604 (12054 Hardin Valley Road), and for parcel 129 12605 (11952 Hardin Valley Road) and for portions of parcel 129 12603 (12044 Hardin Valley Road) because of the expansion of utilities in this area.

2. MOTION (OOTEN) AND SECOND (E. SMITH) WERE MADE TO APPROVE CR (RURAL COMMERCIAL) FOR A PORTION OF PARCEL 129 12604 (12054 HARDIN VALLEY ROAD) AND PR (PLANNED RESIDENTIAL) UP TO 3 DU/AC FOR PORTIONS OF PARCEL 129 12604 (12054 HARDIN VALLEY ROAD), AND FOR PARCEL 129 12605 (11952 HARDIN VALLEY ROAD) AND FOR PORTIONS OF PARCEL 129 12603 (12044 HARDIN VALLEY ROAD).

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

The Commission took a 5-minute break at this juncture.

17. ARTHUR E. KREISHER III

9-J-21-RZ

10408 Thorn Grove Pike / Parcel ID 75 040 (part of), Commission District 8. Rezoning from CB (Business and Manufacturing) to A (Agricultural) (2-acre portion only).

1. STAFF RECOMMENDATION

Applicant requested withdrawal of the application on August 25, 2021.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****CONCEPTS / DEVELOPMENT PLANS**

(may include Uses on Review/Special Uses)

18. MISSION HILLS SUBDIVISION

Commissioner Scott Smith recused himself from this case.

Speaking today:

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

A. CONCEPT SUBDIVISION PLAN**7-SA-21-C**

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

1. STAFF RECOMMENDATION

Approve variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve variance 3 subject to the existing or dedicated right-of-way for Hardin Valley Road being 40-ft from the road centerline and the peripheral setback for lot 18 being no less than 30-ft along the Hardin Valley Road frontage.

Approve the Concept Plan subject to 12 conditions.

2. MOTION (OOTEN) AND SECOND (GRAF) WERE MADE TO APPROVE VARIANCES 1 AND 2 PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED****3. MOTION (OOTEN) AND SECOND (GRAF) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 11 CONDITIONS REMOVING CONDITION #4 AND ADDING A CONDITION THAT THE LOT 18 DRIVEWAY BE ON THE UPHILL SIDE SUBJECT TO APPROVAL BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS AND REDUCING THE PERIPHERAL SETBACK FOR LOT 18 DOWN TO 25 FT.****MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

B. USE ON REVIEW**7-C-21-UR**

Proposed use: Single-Family Residential in PR (Planned Residential) District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 18 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 18, subject to 2 conditions.

- 2. MOTION (OOTEN) AND SECOND (GRAF) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 18 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS AND THE PERIPHERAL SETBACK REDUCTION FROM 35-FT TO 25-FT FOR THE SOUTHERN LOT LINE OF LOT 18, SUBJECT TO 2 CONDITIONS, WITH THE SECOND CONDITION MIMICKING WHAT WAS STATED IN THE CONCEPT PLAN APPROVAL DENOTING THAT THE PERIPHERAL SETBACK FOR THE SOUTHERN LOT LINE OF LOT 18 BE 25 FT. OFF THE HARDIN VALLEY ROAD RIGHT-OF-WAY AND LOT 18 WOULD NEED TO HAVE A DRIVEWAY ON THE UPHILL SIDE.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

- 3. MOTION (OOTEN) AND SECOND (GRAF) WERE MADE TO AMEND THE ORIGINAL MOTION ON THE VARIANCES TO APPROVE VARIANCE #3 SUBJECT TO THE APPROVAL OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS FOR THE PERIPHERAL SETBACK REDUCTION.**

AMENDED MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

19. CAPITAL DRIVE SUBDIVISION**7-SB-21-C**

9933 Kingston Pike and 0 Parkside Drive / Parcel ID 131 122 and 122.24 (part of), Commission District 3.

1. STAFF RECOMMENDATION

Postpone the Concept Plan application until the October 14, 2021, Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

20. 11751 BLACK ROAD

Speaking today:

Ron Worley, PO Box 71022, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

9-SA-21-C

11751 Black Road / Parcel ID 130 044, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the Concept Plan subject to 4 conditions.

2. **MOTION (GRAF) AND SECOND (E. SMITH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

9-B-21-UR

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

1. **STAFF RECOMMENDATION**

Approve the development plan for up to 6 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' subject to 1 condition.

2. **MOTION (GRAF) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

21. HOPPE SUBDIVISION

Speaking today:

Russell Rackley, PO box 30456, Knoxville, TN 37930

A. CONCEPT SUBDIVISION PLAN

9-SB-21-C

12119 Hardin Valley Road / Parcel ID 116 06701, Commission District 6.

1. **STAFF RECOMMENDATION**

Item No.

File No.

Approve variance 1-3 and alternative design standards 1-2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

Approve the Concept Plan subject to 10 conditions.

- 2. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE VARIANCES AND ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

- 3. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. USE ON REVIEW

9-C-21-UR

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

- 4. **STAFF RECOMMENDATION**

Approve the development plan for up to 47 detached and 33 attached residential dwellings on individual lots and the peripheral setback reduction from 35-ft to 25-ft, subject to 1 condition.

- 5. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

USES ON REVIEW

22. WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP

8-A-21-UR

0 East Meadecrest Drive / Parcel ID 119 E C 01902. Proposed use: Multi-dwelling development with detached houses in PR (Planned Residential) District. Commission District 3.

Item No.**File No.**

Speaking today:

Dale Akins, 10433 Hickory Pathway, Knoxville, TN 37922

1. STAFF RECOMMENDATION

Approve the multi-dwelling development with up to 12 detached dwelling units and the reduction of the peripheral setback from 35-ft to 25-ft for the E. Meadcrest Drive frontage (west lot line) and the south lot line, and reduction to 15-ft along the east lot line, subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

23. BRIAN EWERS

9-A-21-UR

1575 Harris Road / Parcel ID 60 079 (part of). Proposed use: Office warehouse / Contractor's storage yard in PC (Planned Commercial) (k) District. Commission District 8.

1. STAFF RECOMMENDATION

Approve the request for an office warehouse structure with approximately 7,500 sqft of floor area for a contractor's office and maintenance shop, and a contractor's storage yard with approximately 37,500 sqft of outdoor storage area, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

SPECIAL USES

24. JOHN T. RUDOLPH

7-C-21-SU

0, 2606 and 2641 Osprey Vista Way, and 0, 1548 and 1600 Accelerator Way, and 0 and 2704 Cherokee Farm Way, and 0 Eagle Flight Way / Parcel ID 108 00103-00116. Proposed use: Master Plan and Development Guidelines Amendment in I-RD (Research and Development) (C) / HP (Hillside Protection Overlay) / F (Floodplain Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the request until the October 14, 2021 Planning Commission meeting as requested by the applicant.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING**

25. MATTHEW JORDAN**9-A-21-SU**

945 and 0 Dameron Avenue / Parcel ID 94 C L 018 and 019 (part of).
Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for one (1) two-family dwelling in the RN-2 zone, subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. WES CARRUTHERS**9-B-21-SU**

4315 Rutledge Pike / Parcel ID 70 L C 001. Proposed use: Drive-Through Facility for an Eating and Drinking Establishment in C-G-1 (General Commercial) and HP (Hillside Protection Overlay) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a drive-through facility for a restaurant with approximately 1,800 sqft of floor area that is attached to a new convenience store with fuel pumps, subject to 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. STEPHANIE WALTHER**9-C-21-SU**

2413 Chimney Ridge Road / Parcel ID 92 06002. Proposed use: Campground in AG (Agricultural) & HP (Hillside Protection Overlay) District. Council District 3.

Speaking today:

Stephanie Walther, 2413 Chimney Ridge Rd., Knoxville, TN 37923

Greg Curran, 2423 Chimney Ridge Rd., Knoxville, TN 37923

1. STAFF RECOMMENDATION

Approve the request for a campground with a maximum of three (3) campsites in the locations depicted on the site

Item No.**File No.**

plan and tent structures as proposed, subject to 11 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

FINAL SUBDIVISIONS
28. BJORVALA FARMS**9-SA-21-F**

3025 Zachary Pointe / Parcel ID 28 I C 027, 028 03401, 03403, 03404 and 032, Commission District 7.

1. **STAFF RECOMMENDATION**

Approve Variance

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

29. FINAL PLAT OF JAMES MCGINNIS II PROPERTY**9-SB-21-F**

1920 Elkins Road / Parcel ID 87 097-099, Commission District 8.

1. **STAFF RECOMMENDATION**

Approve Variances 1-2

APPROVE Final Plat

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT
30. DOUG KIRCHHOFER**9-A-21-PD**

Parcel ID 095AM016 / 601 E Jackson Avenue;

Parcel ID 095AM017 / 0 E Jackson Avenue;

Parcel ID 095AM018 / 501 E Jackson Avenue;

Parcel ID 095AM021 / 0 E Jackson Avenue;

Item No.**File No.**

Parcel ID 095HB00801 / 205 Patton Street;

Parcel ID 095HB001 / 0 Patton Street;

Parcel ID 095HB002 / 400 E Jackson Avenue;

Parcel ID 095HB003 / 0 E Jackson Avenue;

Parcel ID 095HB004 / 651 Willow Avenue;

Parcel ID 095HB005 / 501 Willow Avenue;

Parcel ID 095HC010 / 0 Patton Street;

Parcel ID 095HC012 / 650 Willow Avenue;

Parcel ID 095AM015 / 107 Randolph Street;

Parcel ID 095AK01801 / 702 E Jackson Avenue;

Parcel ID 095HC015 / 401 Georgia Street:

A mixed use multipurpose stadium Planned Development in I-MU (Industrial Mixed-Use) and I-G (General Industrial) and HP (Hillside Protection Overlay) Districts. Council District 6.

Commissioner Jim Nichols recused himself from this case.

Commissioner Jacqueline Dent recused herself from this case.

Speaking today:

Doug Kirchhofer, PO Box 51887, Knoxville, TN 37950

Mickey Sutliff, 325 E. Oklahoma Ave., Knoxville, TN 37917

Brad Salsbury, 3540 Line Drive, Kodak, TN 37764

Stephanie Welch, 3213 South Haven Rd., Knoxville, TN 37920

Joyce Feld, 1540 Agawela Ave. SW, Knoxville, TN 37919

Kevin Murphy, 4508 Murphy Rd., Knoxville, TN 37918

Sandra Korbek, 5212 Daphne Dr., Knoxville TN 37914

Commissioner Tim Hill disclosed he is a member of the Sports Authority Board and that he has no financial interest in the project. He further noted that he has property located in close proximity to this project and is unsure how the project will his property, noting it may be positively or negatively.

1. STAFF RECOMMENDATION

Approve the preliminary plan for the multi-use stadium/mixed-use planned development, including the requested exceptions to the underlying zoning's dimensional, design, and use standards, subject to the following conditions:

- 1) Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Planning Commission. The final plan shall be in substantial

compliance with the approved preliminary plan as established in Article 16.7.E.3.

2) The development shall be compliant with all aspects of the City of Knoxville Zoning Ordinance unless an exception has been approved through the planned development process outlined in Article 16.7.

3) Landscaping plans (Article 12), a master sign plan (Article 13.7), and a lighting plan (Article 10.2) shall be submitted with the final planned development application per their respective articles in the zoning ordinance unless an exception has been requested and approved as part of the Alternative Landscaping Plan review process (Article 12.2.D), the Master Sign Plan process (Article 13.7), and/or as part of this Planned Development process.

4) Flickering or flashing lights, searchlights, or other high intensity lights, if permitted through the Office of Special Events, shall be shielded or pointed so as not to affect traffic safety.

5) Obtaining any applicable permits from the Tennessee Department of Transportation (TDOT) for any work within the TDOT right-of-way.

6) Providing a Transportation Impact Study (TIS) for review and approval by the staff of Knoxville-Knox County Planning (Planning), City of Knoxville Department of Engineering (City Engineering), and Tennessee Department of Transportation (TDOT). All street and intersection improvement recommendations outlined in the approved TIS that are required to be installed by City Engineering and/or TDOT shall be shown on the final plan and implemented by the applicant. If the improvements will be implemented in phases, this shall be outlined as part of the final plan and agreed upon by City Engineering and TDOT.

7) Submitting an operations plan with the final Planned Development plan that details how the project will accommodate people arriving from various parking facilities highlighted in the Parking Utilization Study Maps (Exhibit G.3) via trolley and/or bus, ride-share drop offs, scooter or bike, etc., since some of the available parking is located beyond a typical walking radius. The plan shall include efforts to promote or educate the public about the availability of these amenities.

8) Other conditions may be identified as necessary with the final plan submittal.

Item No.

File No.

- 2. **MOTION (E. SMITH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE PRELIMINARY PLAN FOR THE MULTI-USE STADIUM/MIXED-USE PLANNED DEVELOPMENT, INCLUDING THE REQUESTED EXCEPTIONS TO THE UNDERLYING ZONING’S DIMENSIONAL, DESIGN, AND USE STANDARDS, SUBJECT TO THE FOLLOWING CONDITIONS THAT ARE LISTED.**

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

31. KNOXVILLE-KNOX COUNTY PLANNING

9-A-21-OB

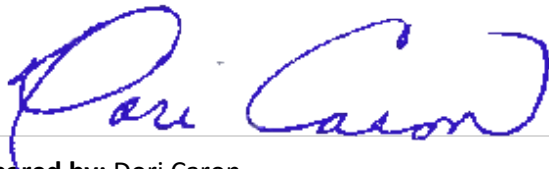
Consideration of appointment of a nominating committee who will present a slate of nominees for Planning Commission officers for the calendar year 2022 at the October 2021 Planning Commission meeting.

Commission Chair Pat Philips announced the nominating committee for the Planning Commission officers for the calendar year 2022:

Commissioner Tim Hill (lead), Commissioner Chris Ooten and Commissioner Karyn Adams

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 5:55 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.