

The Planning Commission met in regular session on September 8, 2022 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

A Ms. Karyn Adams	Ms. Nancy Barger	Ms. Tamara Boyer
A Mr. Louis Browning	Mr. Logan Higgins	Mr. Tim Hill, Chair
Mr. John Huber	Mr. Richard Levenson	Ms. Amy Midis
Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez	Mr. Patrick Phillips
Mr. Jeff Roth	Mr. Nathaniel Shelso	A Mr. Eddie Smith

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

### 2. APPROVAL OF SEPTEMBER 8, 2022 AGENDA

**APPROVED ON CONSENT**

### 3. APPROVAL OF AUGUST 11, 2022 MINUTES

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**APPROVED ON CONSENT**

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

##### A. AUTOMATIC POSTPONEMENTS READ

##### B. POSTPONEMENTS TO BE VOTED ON READ

Postponements for 30 days:

David Harbin, 4334 Papermill Rd., Knoxville, TN 37909 requested that Item #22 be removed from the consent list and be postponed for 30 days.

1. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEM AS READ FOR 30 DAYS INCLUDING ITEM #22 UNTIL THE OCTOBER 6, 2022 MEETING.**

**MOTION CARRIED UNANIMOUSLY 12-0. POSTPONED 30 DAYS**

##### C. WITHDRAWALS READ

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

**MOTION CARRIED UNANIMOUSLY 12-0. WITHDRAWN**

##### D. TABLED ITEMS READ

*None*

1. **ROBERT W. MONDAY**  
0 Mount Vernon Drive / Parcel ID 122 O J 005, Commission District 9. (Tabled date 1/13/2022)

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT**  
From LDR (Low Density Residential) to MU-SD, SCo-3 (Mixed Use Special District, Alcoa Highway Small Area).

**12-A-21-SP**

**B. REZONING**

**12-G-21-RZ**

**Item No.****File No.**

From RB (General Residential) and RA (Low Density Residential) to SC (Shopping Center).

- |  |                   |
|--|-------------------|
| <b>2. WESLEY HICKS</b>   | <b>1-F-22-UR</b>  |
| 7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)            |                   |
| <b>3. THE BECKHAM PROPERTY</b>   | <b>12-SC-21-F</b> |
| 1629 Maplegreen Lane / Parcel ID 154 035, Commission District 4. (Tabled date 2/10/2022)   |                   |
| <b>4. HUBER PROPERTIES, LLC</b>  |                   |
| 1817 and 0 Francis Road, 0 Old Amherst Road and 0 Helmbolt Road / Parcel ID 106 C A 02301, 00401, 004 and 001, Council District 3. (Tabled date 3/10/2022) |                   |
| <b>A. Northwest County Sector Plan Amendment</b>   | <b>10-L-21-SP</b> |
| From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).   |                   |
| <b>B. ONE YEAR PLAN AMENDMENT</b>  | <b>10-I-21-PA</b> |
| From LDR (Low Density Residential) to MDR/O (Medium Density Residential/Office).   |                   |
| <b>C. REZONING</b>   | <b>10-R-21-RZ</b> |
| From AG (Agricultural) to RN-5 (General Residential Neighborhood).   |                   |
| <b>5. 5117 LONAS DRIVE SUBDIVISION</b>   | <b>4-SB-22-C</b>  |
| 5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2. (Tabled date 6/9/2022)   |                   |
| <b>6. TERRY E. ROMANS</b>  |                   |
| 0 Swaggerty Road / Parcel ID 126 13602, Commission District 9. (Tabled date 7/14/2022)   |                   |
| <b>A. SOUTH COUNTY SECTOR PLAN AMENDMENT</b>   | <b>5-A-22-SP</b>  |
| From AG (Agricultural) to RR (Rural Residential).  |                   |
| <b>B. REZONING</b>   | <b>5-A-22-RZ</b>  |
| From A (Agricultural) to PR (Planned Residential) up to 3 du/ac.   |                   |
| <b>7. FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF 3</b>   | <b>7-SE-22-F</b>  |

**Item No.****File No.**

326 and 324 West Ford Valley Road / Parcel ID 123 M D 003  
and 123 M E 008, Commission District 9 and City Council  
District 1. (Tabled date 8.11.2022)

**E. ITEMS REQUESTED TO BE UNTABLED READ**

*None*

**F. CONSENT ITEMS READ**

Steven Nevers, 10124 Arnold Ln., Mascot, TN 37806 requested that Item #27 be removed from the consent list.

1. **MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM # 22 (POSTPONED 30 DAYS EARLIER IN THE MEETING) AND ITEM #27.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**CITY OF KNOXVILLE****LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS**

There were no Level 1 Certificates of Appropriateness issued since the August 11, 2022 Planning Commission meeting.

**ALLEY OR STREET CLOSURES****5. ERIC FORRESTALL****9-A-22-AC**

Request closure of unnamed alley between Katherine Avenue and the southern termination point of the alley, Council District 5.

**1. STAFF RECOMMENDATION**

Approve closure of the unnamed alley between parcels 0811J004 and 0811J005 from Katherine Drive to the alley's southern terminus, subject to any required easements, since it is not needed for access and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

STREET NAME CHANGES

*None*

PLANS, STUDIES, REPORTS

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**6. KNOXVILLE-KNOX COUNTY PLANNING**

**9-A-22-CP**

Consideration of proposed amendments to the 2018 Major Road Plan for the City of Knoxville and Knox County to comply with Public Chapter 1128.

**1. STAFF RECOMMENDATION**

In order to comply with Public Chapter 1128, staff recommends the approval of amendments as proposed to the 2018 Major Road Plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

*None*

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

REZONINGS AND PLAN AMENDMENT/REZONINGS

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**7. MARIEL WILLIAMSON**

**8-A-22-RZ**

2302 Ridgcrest Drive / Parcel ID 058 G F 013, Council District 4.  
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:

Tyler Williamson, 5504 Dogwood Rd., Knoxville, TN 37918

**1. STAFF RECOMMENDATION**

Approve RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with the sector plan.

**Item No.**

**File No.**

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

**MOTION CARRIED 11-1 (NO MIDIS). APPROVED**

**8. RALPH SMITH**

**9-C-22-RZ**

6357, 0, 6367, 6345 and 6361 Clinton Highway / Parcel ID 068 P A 01105, 01106, 011, 01104 and 01101, Council District 3. Rezoning from AG (Agricultural) and HP (Hillside Protection Overlay) to RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) zoning because it is consistent with adjacent development and the sector plan.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**9. JUSTIN QUINN**

**9-E-22-RZ**

934 W. Oak Hill Avenue / Parcel ID 081 O K 002, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Withdraw the rezoning as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**SPECIAL USES**

**10. RD BUFFAT, LLC**

**9-A-22-SU**

5233 McIntyre Road / Parcel ID 060 P A 025. Proposed use: Removal of the previously approved planned district (C) designation in RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts. Council District 4.

Speaking today:

Benjamin Mullins, Esq., 550 West Main Street, Ste. 500, Knoxville, TN 37902

Damon Reed, 5020 Starbuck Lane, Knoxville, TN 37914

Sharon Reed, 5020 Starbuck Lane, Knoxville, TN 37914

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

Approve the request to remove the previously approved planned district (C) designation from the subject property, subject to 3 conditions.

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

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**11. TENNESSEE AUTO SALVAGE & RECYCLING, INC.**

9-B-22-SU

4912 Rutledge Pike / Parcel ID 071 H B 003. Proposed use: Auto and salvage yard in I-H (Heavy Industrial) and HP (Hillside Protection Overlay) Districts. Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request for a salvage yard in the I-H zoning district with HP Overlay zoning, subject to 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## FINAL SUBDIVISIONS

**12. RESUBDIVISION OF MARS RIDGE PROPERTY**

9-SB-22-F

651 Mars Hill Road / Parcel ID 119 D D 00305, Council District 2.

**1. STAFF RECOMMENDATION**

Approve the variance to reduce the utility and drainage easement from 10 ft to 5 ft along the western lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**13. FINAL PLAT OF LOT 24, SEQUOYAH GARDENS SUBDIVISION**

9-SC-22-F

4312 Thistlewood Way / Parcel ID 107 L A 046, Council District 2.

**Item No.**

**File No.**

**1. STAFF RECOMMENDATION**

Approve the variance to eliminate the utility and drainage easement along the rear lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**PLANNED DEVELOPMENT**

*None*

**ORDINANCE AMENDMENTS**

*None*

**OTHER BUSINESS**

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**14. CITY OF KNOXVILLE**

**9-A-22-OB**

Consideration of a Plan of Service: 01-08-22.AX - 3101 Lakemoor Station Way, Tax ID135GA009 (part of); formerly known and described as 3113 Maloney Rd., Tax ID 135GA005; 3117 Maloney Rd., Tax ID 135GA006 and 0 Jonathan Way, Tax ID 135GA00501.

Property abutting the northern right-of-way of Maloney Road, lying approximately 600 feet east of the intersection with Maloney Road and Dresser Road. [The 3 former parcels listed were combined with 2 adjacent parcels to make 1 lot of record, final plat recorded 4/14/2022.]

**1. STAFF RECOMMENDATION**

Staff recommends approval of the plans of service for the property being annexed by the City of Knoxville.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**KNOX COUNTY**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*Heard with City requests.*



**Item No.**

**File No.**

**PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**15. BENJAMIN C. MULLINS (REVISED)**

0 Palestine Lane / Parcel ID 141 079 (part of), Commission District 5.

Speaking today:

Benjamin Mullins, Esq., 550 West Main Street, Ste. 500, Knoxville, TN 37902

Kyle Swift, 12747 Shady Ridge Ln., Knoxville, TN 37934

**A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

**8-A-22-SP**

From GC (General Commercial) and HP (Hillside Protection) to LDR (Low Density Residential) and HP (Hillside Protection).

**1. STAFF RECOMMENDATION**

Deny the proposed sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it does not meet the location criteria for LDR and is incompatible with adjacent land uses.

**2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO LDR (LOW DENSITY RESIDENTIAL) AND HP (HILLSIDE PROTECTION) BECAUSE THE ADJACENT PROPERTY IS A RESIDENTIAL AREA AND IT IS TOPOGRAPHICALLY MORE SUITABLE FOR A RESIDENTIAL VERSUS COMMERCIAL DESIGNATION.**

**MOTION CARRIED 11-1 (NO MIDIS). APPROVED**

**B. REZONING**

**8-C-22-RZ**

From PC (k) (Planned Commercial) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**

Deny the proposed PR (Planned Residential) zone because it is incompatible with the sector plan and adjacent land uses.

**2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONE UP TO 5 DU/AC.**

**Item No.****File No.****MOTION CARRIED 11-1 (NO MIDIS). APPROVED****16. JEFF GRISSOM**

6612 Brackett Road / Parcel ID 020 10412, Commission District 8.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****8-C-22-SP**

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

**1. STAFF RECOMMENDATION**

Withdraw the sector plan amendment, per the applicant's request.

**WITHDRAWN EARLIER IN THE MEETING****B. REZONING****8-E-22-RZ**

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

**1. STAFF RECOMMENDATION**

Postpone for 30 days until the October 6th Planning Commission meeting to allow time for a revised rezoning to A (Agricultural) instead of CA (General Business), per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****17. LINDA NATIONS**

6626 Shannon Lane / Parcel ID 124 10505, Commission District 9.

Linda Nations, 6626 Shannon Ln., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****9-A-22-SP**

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

**1. STAFF RECOMMENDATION**

**Item No.****File No.**

Deny the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is inconsistent with the Growth Policy Plan.

2. **MOTION (PHILLIPS) AND SECOND (BOYER) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO LDR (LOW DENSITY RESIDENTIAL) AND HP (HILLSIDE PROTECTION) BECAUSE OF THE EXISTING LAYOUT OF THE PROPERTY WITH 2 DWELLING UNITS THAT ARE ALREADY THERE.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**B. REZONING****9-A-22-RZ**

From A (Agricultural) to RA (Low Density Residential).

**1. STAFF RECOMMENDATION**

Deny the RA (Low Density Residential) zone because it is inconsistent with the sector plan.

2. **MOTION (PHILLIPS) AND SECOND (SHELSON) WERE MADE APPROVE THE RA (LOW DENSITY RESIDENTIAL) ZONE.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

**18. JULIO MANUEL SOLIS ROBLERO**

3116 Mynatt Road / Parcel ID 048 04505, Commission District 7.

**A. NORTH COUNTY SECTOR PLAN AMENDMENT****9-B-22-SP**

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

**1. STAFF RECOMMENDATION**

Approve the sector plan amendment to MDR (Medium Density Residential) because it is consistent with the location criteria for MDR and development trends in the area.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. REZONING****9-B-22-RZ**

From A (Agricultural) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Approve the RB (General Residential) zone because it is consistent with surrounding development.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**19. MESANA INVESTMENTS, LLC****9-D-22-RZ**

0 Fox Road / Parcel ID 143 112, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today: Drew Statten, P.O. Box 11315, Knoxville, TN 37939

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone at a density of 3 dwelling units per acre because it is consistent with the sector plan and surrounding development.

**2. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE UP TO 4 DU/AC PER ACRE.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

CONCEPTS AND DEVELOPMENT PLANS

**20. ZENITH HOMES ON RIFLE RANGE DRIVE**

Speaking today: David Harbin, 4334 Papermill Dr, Knoxville, TN 37909

**A. CONCEPT SUBDIVISION PLAN****8-SC-22-C**

3009 Rifle Range Drive / Parcel ID 048 070, Commission District 7.

**1. STAFF RECOMMENDATION**

Approve requested variance 2 and the alternative design standards based on the recommendations of the Knox

**Item No.****File No.**

County Department of Engineering and Public Works because the proposal will not create a safety hazard.

Deny variance request 1 due to the significant slope present where Road A meets Rifle Range Road and how that would impact potential road widening of Rifle Range Road should that occur in the future.

Approve the Concept Plan subject to 6 conditions.

2. **MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCE 2 AND ALTERNATIVE DESIGN STANDARDS, PER STAFF RECOMMENDATION. MOTION INCLUDES DENIAL OF VARIANCE 1 PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

3. **MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

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## **B. DEVELOPMENT PLAN**

**8-H-22-DP**

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

1. **STAFF RECOMMENDATION**  
Approve the development plan for a 27-lot subdivision and reduction of the peripheral setback to 25 ft along the eastern boundary, subject to 2 conditions.
2. **MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 12-0. APPROVED**

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## **21. PRICE-TOOLE SUBDIVISION**

### **A. CONCEPT SUBDIVISION PLAN**

**9-SA-22-C**

0 E. Governor John Sevier Highway / Parcel ID 111 058 and 03605, Commission District 9.

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

Postpone the concept plan until the October 6, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****9-A-22-DP**

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

**1. STAFF RECOMMENDATION**

Postpone the development plan until the October 6, 2022 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**22. DUNCAN FARM****9-SB-22-C**

0 Duncan Farm Way / Parcel ID 146 01801, Commission District 4.

**1. STAFF RECOMMENDATION**

Approved the concept plan subject to 2 conditions.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**23. SPARKS MEADOW****A. CONCEPT SUBDIVISION PLAN****9-SC-22-C**

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

**1. STAFF RECOMMENDATION**

Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 5 conditions.

**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****B. DEVELOPMENT PLAN****9-C-22-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a detached residential subdivision with up to 55 lots and reduction of the peripheral setback to 25 ft along the east and west property lines, except for lots 29-39 and the eastern boundary of lot 28, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****24. THE VILLAS OF BEAVER CREEK**

Speaking today:

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

**A. CONCEPT SUBDIVISION PLAN****9-SD-22-C**

1331 W. Beaver Creek Drive / Parcel ID 056 133 (part of),  
Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 7 conditions.

**2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****3. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

**Item No.****File No.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****B. DEVELOPMENT PLAN****9-F-22-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a 60-lot subdivision and reduction of the 35 ft peripheral setback to 15 ft along the north and east boundaries and to 25 ft along the western boundary, subject to 2 conditions.

**2. MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****25. BENJAMIN C. MULLINS****9-B-22-DP**

7216 Hammer Road / Parcel ID 072 261. Proposed use: Multi-family homes for targeted population in PR (Planned Residential) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the development plan for a multi-family development with up to 19 dwelling units, as shown on the development plan and described in the Plan of Operation, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****26. KNOXVILLE TWISTERS CHEER & TUMBLING, INC. (REVISED)****9-D-22-DP**

3720 and 3732 Neal Drive / Parcel ID 038 N B 008 and 010. Proposed use: Construction of gymnasium for youth athletic training in PC (Planned Commercial) and CA (General Business) Districts. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the development plan for a youth athletic training gymnasium, subject to 3 conditions.



**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****27. BLUE WATER INDUSTRIES, LLC****9-E-22-DP**

0 Mascot Road / Parcel ID 043 02001 Proposed use: Expansion of existing surface mine Plan of Operations in I (Industrial) District. Commission District 8.

## Speaking today:

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

Walt Hillis, 2320 Wright Farms Blvd., Knoxville, TN 37932

Savannah Browning, 1945 Whirlwind Way, Mascot, TN 37806

Steven Nevers, 10124 Arnold Ln., Mascot, TN 37806

Jeff Farrell, 1657 Christian Bend Rd., Churchill, TN 37642

**1. STAFF RECOMMENDATION**

Approve the request to expand the existing surface mining and mineral extraction operation as described in the Mining Plan of Operations (Amendment I) for BWI Midway Quarry, subject to 8 conditions.

**2. MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 12-0. APPROVED****USES ON REVIEW****28. ROBERT G. CAMPBELL AND ASSOCIATES****9-B-22-UR**

3117 Mynatt Road / Parcel ID 048 04502 (part of). Proposed use: Mobile home park with 31 spaces in RB (General Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the use permitted on review for the proposed mobile home park, subject to 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.**

**File No.**

FINAL SUBDIVISIONS

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**29. FINAL PLAT OF CARINA E. AND JOSEPH VALESQUEZ PROPERTY**

9-SA-22-F

8020 Ousley Lane / Parcel ID 041 066 (part of), Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the variance to allow a Permanent Exclusive Access Easement to serve two properties since the additional lot will not overburden the easement and it is supported by the Knox County Department of Engineering and Public Works.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**30. FINAL PLAT OF KELLY PROPERTY, MILDRED IMOGENE HAMMOND SUBDIVISION**

9-SD-22-F

3305, 3307, 3309 and 3311 Hudson Road / Parcel ID 033 06607, 06606, 06608 and 066, Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the variance to allow a Permanent Exclusive Access Easement to serve two properties since the additional lot will not overburden the easement and it is supported by the Knox County Department of Engineering and Public Works.

Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

PLANNED DEVELOPMENT

*None*

ORDINANCE AMENDMENTS

*None*

OTHER BUSINESS

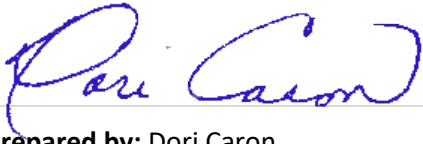
*None*

**Item No.**

**File No.**

**A D J O U R N M E N T**

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY  
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 2:45  
P.M.



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**Prepared by:** Dori Caron



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**Approved by:** Secretary for the Commission



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**Approved by:** Chair

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