

The Planning Commission met in regular session on September 14, 2023 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
Ms. Tamara Boyer **	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. Nathaniel Shelso	Mr. Eddie Smith	Open

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

**2. APPROVAL OF SEPTEMBER 14, 2023 AGENDA**

**APPROVED ON CONSENT**

**3. APPROVAL OF AUGUST 10, 2023 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:

Commissioner Logan Higgins requested that Item #12 added to the postpone list.

1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE OCTOBER 5, 2023 MEETING, INCLUDING ITEM #12.

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

Postponements for 60 days:

2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO POSTPONE ITEM AS READ FOR 60 DAYS UNTIL THE NOVEMBER 9, 2023 MEETING.

**MOTION CARRIED UNANIMOUSLY 14-0. POSTPONED 60 DAYS**

##### C. WITHDRAWALS READ

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

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 WITHDRAWN**

##### D. TABLED ITEMS READ

- |  |            |
|--|------------|
| <ol style="list-style-type: none"> <li>1. GABRIEL W. RATCLIFFE<br/>2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022) SCHEDULED TO BE UNTABLED 9/14/2023</li> </ol> | 11-A-22-RZ |
| <ol style="list-style-type: none"> <li>2. KNOXVILLE-KNOX COUNTY PLANNING</li> </ol>  | 8-A-22-OA  |

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

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 5.3, to refine the application of build-to percentages and build-to zones in the C-G-2 and C-G-3 Zoning Districts. (Tabled date 6/8/2023)

**3. WILLIAM MAYS****4-A-23-SU**

2700 Whittle Springs Road / Parcel ID 070 P D 02602.

Proposed use: Gas station in C-N (Neighborhood Commercial) and IH (Infill Housing Overlay) District. Council District 4. (Tabled date 7/13/2023)

**E. ITEMS TO BE TABLED READ**

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO TABLE ITEM AS READ.**

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

**F. ITEMS TO BE REMOVED FROM THE TABLE READ**

- 1. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO UNTABLE ITEM AS READ.**

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

**G. CONSENT ITEMS READ**

Commissioner Chris Ooten recused himself from the consent list vote.

**MOTION (SMITH) AND SECOND (BOYER) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.**

**MOTION CARRIED UNANIMOUSLY 13-0. 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 10, 2023 Planning Commission meeting.

**Item No.**

**File No.**

**ALLEY OR STREET CLOSURES**

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**5. KAVONDA CHANDLER**

**9-A-23-AC**

Request closure of unnamed alley between Wonderland Lane and its northeast terminus at property line of parcel ID 070DD001, Council District 4.

**1. STAFF RECOMMENDATION**

Approve the request to close the unnamed alley from Wonderland Lane to its northeast terminus at the southeast corner of parcel 070DD001, subject to retaining all easements, since closure would not adversely affect surrounding properties.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**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**

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**6. JOSH JORDAN**

**9-B-23-RZ**

3134 Linden Avenue / Parcel ID 082 F F 017, Council District 6. Rezoning from RN-2 (Single-Family Residential Neighborhood) to RN-3 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

Deny the RN-3 (General Residential Neighborhood) district because it is not an extension of the zoning, and it would allow development that may be out of character with the surrounding area.

**WITHDRAWN EARLIER IN THE MEETING****7. SRI LAMBODAR PROPERTIES, LLC****9-C-23-RZ**

3616 Skyline Drive / Parcel ID 082 E G 034, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay).

**1. STAFF RECOMMENDATION**

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is consistent with the sector plan and surrounding development. The HP (Hillside Protection Overlay) would be retained.

**2. MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****8. SMEE + BUSBY ARCHITECTS, P.C.****9-G-23-RZ**

121 Union Avenue and 0 State Street / Parcel ID 095 I A 016, 017, 018, 019 and 020, Council District 6. Rezoning from DK-G (Downtown Knoxville District, Grid Subdistrict) to DK-B (Downtown Knoxville District, Boulevards Subdistrict).

Speaking today:

Scott Busby, 2554 Sutherland Ave, Knoxville, TN 37902

Buzz Goss, 300 State Street, Knoxville, TN 37902

**1. STAFF RECOMMENDATION**

Deny the DK-B (Downtown Knoxville District, Boulevards) Subdistrict because the property is not consistent with the district's intent.

**2. MOTION (SHELSON) AND SECOND (HIGGINS) WERE MADE TO DENY PER STAFF RECOMMENDATION.****MOTION FAILS 6-8 (NO BOYER, HUBER, BROWNING, LEVENSON, BARGER, ADAMS, SMITH, HILL)****3. MOTION (SMITH) AND SECOND (HIGGINS) WERE MADE TO POSTPONE THE REQUEST FOR 30 DAYS UNTIL THE OCTOBER 5, 2023 MEETING.**

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

**MOTION CARRIED 10-4 (NO MIDIS, BOYER, BROWNING, BARGER). POSTPONED 30 DAYS**

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**CONCEPT PLANS AND SPECIAL USES**


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**9. HAMILTON PARK**


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**A. CONCEPT SUBDIVISION PLAN**
**7-SB-23-C**

0 Central Avenue Pike / Parcel ID 068 075, Council District 5.

**1. STAFF RECOMMENDATION**

Withdraw application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**B. SPECIAL USE**
**8-A-23-SU**

Proposed Use: Attached townhouse subdivision in RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay) and F (Floodplain Overlay) Districts.

**1. STAFF RECOMMENDATION**

Withdraw application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**10. MILLERTOWN VILLAS**
**9-SA-23-C**

4602 Millertown Pike / Parcel ID 059 M E 005, Council District 4.

**1. STAFF RECOMMENDATION**

Postpone for 30 days to the October 5th, 2023 Planning Commission meeting per the applicant's request.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

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**SPECIAL USES**


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**11. DAVID HUTCHINS**
**9-A-23-SU**

2735 Martin Luther King Jr. Avenue / Parcel ID 082 K D 016. Proposed use: Townhouse building with no more than 8 units in RN-4 (General Residential Neighborhood) District. Council District 6.

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

Approve the request for a multifamily development with six units in the RN-4 (General Residential Neighborhood) zoning district, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## FINAL SUBDIVISIONS

*None*

## PLANNED DEVELOPMENT

*None*

## ORDINANCE AMENDMENTS

**12. R. BENTLEY MARLOW**

**8-E-23-OA**

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 12.8 Buffer Yards, to amend or remove language regarding buffer. All Council Districts.

**1. STAFF RECOMMENDATION**

Staff recommends denial of amendments as proposed to the City of Knoxville Zoning Code, Article 12. Landscaping and buffer yards have not been identified as a barrier to the creation of middle housing forms in the City. Additionally, the amendments proposed would apply to the entire City and require further evaluation to ensure no unintended consequences result.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

## OTHER BUSINESS

*None*

**KNOX COUNTY**

## STREET NAME CHANGES

*None*

## PLANS, STUDIES, REPORTS

*Heard with City requests.*

## PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

*None*

**Item No.****File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS****13. CHAD WILHITE****8-G-23-RZ**

8508 Childress Road / Parcel ID 037 G A 035, Commission District 7.  
Rezoning from A (Agricultural) to RB (General Residential).

**1. STAFF RECOMMENDATION**

Deny the RB (General Residential) zone because it is inconsistent with the Growth Policy Plan.

**TABLED EARLIER IN THE MEETING****14. PATRICK HUNT**

4424 Island Home Pike / Parcel ID 110 P D 004, Commission District 9.

Speaking today:

Patrick Hunt, 603 Kenesaw Ave, Knoxville, TN 37919

Barbara McDaniel, 4405 Island home Pike, Knoxville, TN 37920

**A. SOUTH CITY SECTOR PLAN AMENDMENT****9-A-23-SP**

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

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to the LDR (Low Density Residential) land use classification because it does not meet the land use location criteria.

- 2. MOTION (OOTEN) AND SECOND (ADAMS) WERE MADE TO APPROVE THE SECTOR PLAN AMENDMENT TO THE LDR (LOW DENSITY RESIDENTIAL) LAND USE CLASSIFICATION BECAUSE OF ACCESS TO SEWER AND SIGNIFICANT CHANGES IN CONDITIONS. THE HP (HILLSIDE PROTECTION) WILL BE RETAINED.**

**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****B. REZONING****9-A-23-RZ**

From A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

**1. STAFF RECOMMENDATION**



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

Deny the PR (Planned Residential) zone because it is inconsistent with surrounding development and the sector plan.

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

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

**15. RICK HARBIN****9-D-23-RZ**

7620 Rio Grande Drive / Parcel ID 066 12006, Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

David Harbin, 4334 Papermill Dr, Knoxville, TN 37909

1. **STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and surrounding development.

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

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

**16. ALEX BOTEZAT****9-E-23-RZ**

5701, 5703, 5707 and 5709 Millertown Pike / Parcel ID 060 020, 021, 022, and 023, Commission District 8. Rezoning from RA (Low Density Residential), RB (General Residential) and A (Agricultural) for 5703 Millertown Pike, and from RB (General Residential) for 5701, 5707 and 5709 Millertown Pike to PR (Planned Residential) up to 5 du/ac.

Speaking today:

David Harbin, 4334 Papermill Dr, Knoxville, TN 37909

Commissioner Nathaniel Shelso left the meeting at this juncture.

1. **STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 2.75 du/ac because it is consistent with the sector plan and surrounding development, subject to one condition.

2. **MOTION (OOTEN) AND SECOND (BOYER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.**

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

Commissioner Nathaniel Shelso rejoined the meeting at this juncture.

**17. RANDALL J. SPARKS****9-F-23-RZ**

3303 George Light Road / Parcel ID 089 16501, Commission District 6.  
Rezoning from A (Agricultural) and TO (Technology Overlay) to PR  
(Planned Residential) up to 3.5 du/ac and TO (Technology Overlay).

Speaking today:

Jason Sparks, 640 Hillview Lane Jefferson City, TN 37760

**1. STAFF RECOMMENDATION**

Approve the RA (Low Density Residential) zone because it is consistent with the sector plan and consistent with the surrounding development. The TO (Technology Overlay) will be retained.

**2. MOTION (HUBER) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****18. PARKER BARTHOLOMEW****9-H-23-RZ**

3430 Zion Lane / Parcel ID 091 042 (part of), Commission District 6.  
Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Speaking today:

Parker Bartholomew, 1218 N Central St, Knoxville, TN 37917

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone with up to 4.5 du/ac because it is consistent with the Northwest County Sector Plan and surrounding development.

**2. MOTION (SHELSON) AND SECOND (HUBER) WERE MADE TO APPROVE THE PR (PLANNED RESIDENTIAL) ZONE WITH UP TO 4.91 DU/AC BECAUSE IT IS CONSISTENT WITH THE NORTHWEST COUNTY SECTOR PLAN AND SURROUNDING DEVELOPMENT.****MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**

**Item No.****File No.****19. DALE AKINS****9-I-23-RZ**

0 Ebenezer Road / Parcel ID 132 09801, Commission District 5.  
Rezoning from A (Agricultural), F (Floodway) and I (Industrial) to PR (Planned Residential) up to 12 du/ac and F (Floodway).

**1. STAFF RECOMMENDATION**

Postpone for 60 days to the November 9th, 2023 Planning Commission meeting, per the applicant's request.

**POSTPONED 60 DAYS EARLIER IN THE MEETING**

**20. BLACKMON CONSTRUCTION****9-J-23-RZ**

4904 and 4900 East Emory Road / Parcel ID 029 058 and 05701, Commission District 7. Rezoning from PR (Planned Residential) up to 5 du/ac and A (Agricultural) to PR (Planned Residential) up to 5.4 du/ac.

**1. STAFF RECOMMENDATION**

Postpone this request for 30 days to be heard at the October 5, 2023 Planning Commission meeting.

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**21. S AND E PROPERTIES****9-K-23-RZ**

1103 and 1109 Fretz Road / Parcel ID 130 067 and 066, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) up to 4.5 du/ac.

Speaking today:

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

**1. STAFF RECOMMENDATION**

Approve the PR (Planned Residential) zone up to 4.5 du/ac because it is consistent with changing conditions and surrounding development.

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

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

**22. EDELMARY MARTINEZ**

507 Brown Mountain Loop Road / Parcel ID 124 P A 005, Commission District 9.

Speaking today:

Andrew Henley, 304 Hermitage Dr., Knoxville, TN 37920

**A. SOUTH COUNTY SECTOR PLAN AMENDMENT****9-B-23-SP**

From AG (Agricultural) to RR (Rural Residential).

**1. STAFF RECOMMENDATION**

Deny the sector plan amendment to RR (Rural Residential) because does not meet the criteria for a sector plan amendment.

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

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

**B. REZONING****9-L-23-RZ**

From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

**1. STAFF RECOMMENDATION**

Deny the PR (Planned Residential) zone because it is not consistent with the South County Sector Plan and it would allow development that may be out of character with the surrounding area.

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

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

**23. JOSHUA HAUN****9-M-23-RZ**

4504 Strawberry Plains Pike / Parcel ID 083 O C 030, Commission District 9. Rezoning not necessary. To be withdrawn.

**1. STAFF RECOMMENDATION**

Withdraw this request as it is no longer needed.

**WITHDRAWN EARLIER IN THE MEETING**

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**CONCEPT AND DEVELOPMENT PLANS**

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**24. BEELER ROAD SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN****1-SF-23-C**

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

**1. STAFF RECOMMENDATION**

Approve the requested variance and alternative design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 13 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**B. DEVELOPMENT PLAN****1-E-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 86 detached dwellings on individual lots and reduction of the 35-ft peripheral setback to 25-ft for lots 8, 10, 22, 23, 63-69, and the Beeler Road frontage of lots 84-86, as shown on the plan, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**25. WILKINSON SUBDIVISION**

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**A. CONCEPT SUBDIVISION PLAN****7-SC-23-C**

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

**1. STAFF RECOMMENDATION**

Postpone the concept plan until the October 5, 2023 Planning Commission meeting as recommended by staff.

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

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

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****7-A-23-DP**

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

1. **STAFF RECOMMENDATION**

Postpone the development plan until the October 5, 2023 Planning Commission meeting as recommended by staff.

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

**POSTPONED 30 DAYS EARLIER IN THE MEETING**

**26. IGOR CHEBAN - SCHAAD ROAD**

Speaking today:

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

David Harbin, 4334 Papermill Rd., Knoxville, TN 37909

Dan Gard, 3304 Lobetti Rd., Knoxville, TN 37931

James Setzer, 6140 Ball Road, Knoxville, TN 37931

Commissioner Tamara Boyer left the meeting at this juncture.

**A. CONCEPT SUBDIVISION PLAN****9-SB-23-C**

0 Ball Road / Parcel ID 091 16101, Commission District 6.

1. **STAFF RECOMMENDATION**

Approve the variances and alternative design standard 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 7 conditions.

2. **MOTION (SMITH) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCES AND ALTERNATIVE DESIGN STANDARD PER STAFF RECOMMENDATION.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

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

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

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**B. DEVELOPMENT PLAN****9-A-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 33 attached houses on individual lots, as shown on the plan, subject to 3 conditions.

2. **MOTION (SMITH) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH THE FOLLOWING MODIFICATION TO CONDITION #3: IN THE EVENT THAT EXISTING HEALTHY TREES ALONG THE WEST AND NORTH BOUNDARIES OUTSIDE OF THE 50 FT. STREAM BUFFER ARE REMOVED BY THE APPLICANT, THE APPLIANT AGREES TO INSTALL A TYPE "B" LANDSCAPE BUFFER TO REPLACE THEM IN THAT AREA.**

**MOTION CARRIED UNANIMOUSLY 13-0. APPROVED**

**27. J.W. CONSTRUCTION ON BROWN GAP ROAD****A. CONCEPT SUBDIVISION PLAN****9-SC-23-C**

5711 Brown Gap Road / Parcel ID 029 070, Commission District 7.

**1. STAFF RECOMMENDATION**

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

Approve the Concept Plan subject to 4 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****B. DEVELOPMENT PLAN****9-B-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a detached residential subdivision with up to 11 lots and reduction of the peripheral setback from 35 ft to 25 ft, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**28. VINCENT LANDING SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****9-SD-23-C**

3534 Cunningham Road / Parcel ID 038NA021, Commission District 7.

**1. STAFF RECOMMENDATION**

Approve the variances and alternative design standards 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 6 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. DEVELOPMENT PLAN****9-H-23-DP**

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

**1. STAFF RECOMMENDATION**

Approve the development plan for a residential subdivision with up to 13 detached houses on individual lots and reduction of the peripheral setback from 35 ft to 25 ft for the west lot line of Lot 1, north lot line of Lot 13, and east lot line of Lots 2-5, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**



**Item No.****File No.**DEVELOPMENT PLANS

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**29. MARK CAMPBELL****9-C-23-DP**

2187 Greenland Way / Parcel ID 103 M A 004 Proposed use: Fast Food Restaurant in PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for a fast food restaurant with a drive-through facility that has approximately 5,433 sqft of floor area, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**30. DGA RESIDENTIAL, LLC****9-E-23-DP**

12320 Northshore Drive / Parcel ID 162 062 Proposed use: Multi-dwelling development in PR (Planned Residential) District. Commission District 5.

**1. STAFF RECOMMENDATION**

Withdraw the development plan application as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

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**31. JARED EISENHOWER****9-F-23-DP**

940 Sanctuary Lane / Parcel ID 118 07402 Proposed use: Beer brewery in the PC (Planned Commercial) and TO (Technology Overlay) Districts. Commission District 3.

**1. STAFF RECOMMENDATION**

Approve the development plan for a beer brewery with an area of approximately 2,123 sq ft., subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****32. JHONATAN AGUIRRE****9-G-23-DP**

7590 Bill Bell Way / Parcel ID 067 00904 Proposed use: Car Wash in SC (Shopping Center) and CA (General Business) Districts. Commission District 6.

**1. STAFF RECOMMENDATION**

Approve the development plan for a car wash facility in the SC (Shopping Center) zone, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**USES ON REVIEW****33. AMY SHERRILL****8-A-23-UR**

2330 Belt Road / Parcel ID 122 O F 02105. Proposed use: Duplexes in RA (Low Density Residential) District. Commission District 9.

Speaking today:

Taylor Forrester, 1111 N. Northshore Dr., Ste. S700, Knoxville, TN 37919

Amy Sherrill, 902 North Central, Knoxville, TN 37917

Johnny Kirkland, 2340 Belt Rd., Knoxville, TN 37920

Wendy Glass, 2336 Belt Rd., Knoxville, TN 37920

**1. STAFF RECOMMENDATION**

Approve the request for one duplex on lots 2 and 3 only, two duplexes total, subject to 9 conditions.

**2. MOTION (SHELSON) AND SECOND (BARGER) WERE MADE TO APPROVE THREE DUPLEXES, ONE ON EACH LOT, SUBJECT TO 10 CONDITIONS.**

**MOTION CARRIED 12-1 (NO MIDS) . APPROVED**

**34. DANNY ALLEN****9-A-23-UR**

9341 North Ruggles Ferry Pike / Parcel ID 053 07303. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 8.

**1. STAFF RECOMMENDATION**

Approve the request to expand the existing rural retreat event facility by approximately 4,500 sqft of floor area, increasing the total floor area to 5,900 sqft, and a maximum total facility capacity of 190 persons, subject to 6 conditions.

**Item No.**

**File No.**

**APPROVED ON CONSENT EARLIER IN THE MEETING**

FINAL SUBDIVISIONS / WITH VARIANCES

*None*

FINAL SUBDIVISIONS / WITHOUT VARIANCES

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**35. FINAL PLAT OF HAYDEN FARMS, PHASE 2**

**8-SF-23-F**

0 Flame Willow Lane / Parcel ID 103 072. Commission District 6.

**1. STAFF RECOMMENDATION**

The concept plan indicating the overall layout and design for this plat was approved on April 8, 2020 as Planning Case 4-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

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**36. FINAL PLAT OF CHEROKEE WOODS, PHASE 1A**

**9-SA-23-F**

0 W Governor John Sevier Highway / Parcel ID 148 00100 and 00101, Commission District 9.

**1. STAFF RECOMMENDATION**

The concept plan indicating the overall layout and design for this plat was approved on September 10, 2020 as Planning Case 7-SC-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

PLANNED DEVELOPMENT

*None*

ORDINANCE AMENDMENTS

*None*

**Item No.**

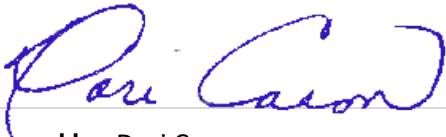
**File No.**

OTHER BUSINESS

*None*

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY  
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER at 3:58  
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.