

The Planning Commission met in regular session on September 12, 2024, at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer*	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber, Vice-Chair	Mr. Richard Levenson
Ms. Amy Midis	A Ms. Kara Daley	Ms. Katie Overton
Ms. Marité Pérez	Mr. Matt Anderson*	Mr. Nick Gill

A – Absent from the meeting, *Arrived Late

2. APPROVAL OF SEPTEMBER 12, 2024 AGENDA

APPROVED ON CONSENT

3. APPROVAL OF AUGUST 8, 2024 MINUTES

APPROVED ON CONSENT

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

F. AUTOMATIC POSTPONEMENTS READ

G. AUTOMATIC WITHDRAWALS READ

Commissioner Anderson arrived at this time (1:34 p.m.).

H. POSTPONEMENTS TO BE VOTED ON READ

30 Days

- 1. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS AS READ, WITH THE ADDITION OF ITEM NUMBERS 10 AND 44, AS REQUEST BY THE APPLICANTS, FOR 30 DAYS UNTIL THE OCTOBER 3, 2024 PLANING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 30 DAYS

60 Days

- 1. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE NOVEMBER 14, 2024 PLANNING COMMISSION MEETING.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

I. WITHDRAWALS TO BE VOTED ON READ

None

J. TABLED ITEMS

- 1. **CHAD WILHITE**
8508 Childress Road / Parcel ID 037 G A 035, Commission District 7. Rezoning from A (Agricultural) to RB (General Residential). (Tabled date 9/14/2023)

8-G-23-RZ

Item No.**File No.****2. R. BENTLEY MARLOW****8-A-23-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts. All Council Districts. (Tabled date 10/5/2023)

3. WILKINSON SUBDIVISION

(Tabled date 10/5/2023)

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

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

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

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

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

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

5. R. BENTLEY MARLOW (REVISED)**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 12.2.B, Content of Landscape Plan, adding language regarding the requirement for landscape plans to specify the exact species of plantings for residential lots with a disturbed area of less than 10,000 sf; and Article 12.8 Buffer Yards, to amend or remove language regarding buffer yards. All Council Districts. (Tabled date 11/9/2023)

6. BRADLEY LAKE LANE (FORMERLY KNOWN AS SPRING LAKE FARMS, PHASE 3) (Tabled date 1/11/2024)**A. CONCEPT SUBDIVISION PLAN****12-SG-23-C**

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

B. DEVELOPMENT PLAN**12-H-23-DP**

Item No.**File No.**

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

7. LANTERN PARK

(Tabled date 3/7/2024)

A. CONCEPT SUBDIVISION PLAN**12-SF-23-C**

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

B. DEVELOPMENT PLAN**12-G-23-DP**

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

8. BENJAMIN C. MULLINS**2-B-24-DP**

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

9. R. BENTLEY MARLOW**8-B-23-OA**

Consideration of an amendment to the Knoxville City Code,
Appendix B, Zoning Code, Article 5.3, Table 5-1 Commercial
and Office Districts Dimensional Standards, to amend
minimum corner side and rear setbacks in the C-N zoning
district. (Tabled 3/7/2024)

10. YASSIN TEROU / AMERICAN DREAM DEVELOPMENT LLC**6-A-24-UR**

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

11. LEAH METCALF**5-C-24-SU**

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

12. KNOXVILLE-KNOX COUNTY PLANNING**8-A-24-CP**

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

K. ITEMS TO BE TABLED READ

None

L. ITEMS TO BE WITHDRAWN FROM THE TABLE READ

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

MOTION CARRIED UNANIMOUSLY 13-0. WITHDRAWN

M. ITEMS TO BE REMOVED FROM THE TABLE READ

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

MOTION CARRIED UNANIMOUSLY 13-0. UNTABLED

Commissioner Boyer arrived at this time (1:40 p.m.).

N. CONSENT ITEMS READ

- 1. MOTION (HUBER) AND SECOND (BROWNING) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

KNOX COUNTY

FINAL SUBDIVISIONS

5. FINAL PLAT OF NEELY LANDING

9-SA-24-F

0, 7321 Old Clinton Pike / Parcel ID 067 147, 14801, 14802, Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved on February 8, 2024, as Planning Case File # 2-SA-24-C.

APPROVED ON CONSENT EARLIER IN THE MEETING

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6. FINAL PLAT OF THE HIGHLANDS AT HARDIN VALLEY PHASE 1C

9-SB-24-F

12202 Couch Mill Road / Parcel ID 117 812 (part of), Commission District 6.

1. STAFF RECOMMENDATION

Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME/SUBDIVISION NAME CHANGES

7. RYAN HICKEY

9-A-24-SDNC

Change the subdivision name of “The Meadows at Hickory Creek” to “Hickory Meadows.” South of Buttermilk Road, east of Graybeal Road / Parcel ID 129JA001 to 129JA105, Commission District 6.

1. STAFF RECOMMENDATION

Approve the requested subdivision name change to “Hickory Meadows.”

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

8. MICHAEL SHADDLE

8-H-24-RZ

9510 Daybreak Drive / Parcel ID 104 033, Commission District 6.
Rezoning from A (Agricultural) to RA (Low Density Residential).

Speaking today:

Michael Shaddle, 1311 Live Oak Cir., Knoxville, TN 37932

Aaron Kunz, 6624 Ridgerock Ln., Knoxville, TN 37909

1. STAFF RECOMMENDATION

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Deny the RA (Low Density Residential) zone because it is not consistent with the Knox County Comprehensive Plan implementation policies and does not meet the criteria for a rezoning.

2. **MOTION (HIGGINS) AND SECOND (ADAMS) WERE MADE TO APPROVE RA (LOW DENSITY RESIDENTIAL) WITH THE CONDITION THAT FUTURE LOT ACCESS BE ACCOMMODATED VIA AN EASEMENT TO BALL CAMP PIKE.**

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

9. AVERA LYNN MCDANIEL**9-D-24-RZ**

7509 Nichols Road / Parcel ID 125 016, Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

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

8920 Karns Valley Drive / Parcel ID 077 053, Commission District 6. Rezoning from A (Agricultural), F (Floodway) to PR (Planned Residential) up to 6 du/ac, F (Floodway).

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 6 du/ac because it is compatible with surrounding development and zoning, and it is supported by recreational amenities, subject to 1 condition. The F (Floodway) zone would be retained.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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

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

1. STAFF RECOMMENDATION

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Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

12. BENJAMIN C MULLINS

9-I-24-RZ

2528, 2536 W Beaver Creek Drive / Parcel ID 067 061, 062, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential) up to 24 du/ac.

Speaking today:

David Queener, 2701 Lakewood Ln., Knoxville, TN 37921

Lemuel Boggs, 2730 Lakewood Ln., Knoxville, TN 37921

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

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 12 du/ac because it is compatible with surrounding zoning and consistent with the Comprehensive Plan, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

13. NANCY COX

9-J-24-RZ

7757 Heiskell Road / Parcel ID 046 239, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it will bring zoning into compliance and is consistent with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. STEFAN CLAAR

9-K-24-RZ

0 Jim Jones Lane / Parcel ID 076 007 , Commission District 6. Rezoning from PR (Planned Residential) up to 7.25 du/ac to CA (General Business).

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1. STAFF RECOMMENDATION

Approve the CA (General Commercial) zone because it is consistent with development and changes in conditions in the area.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. MESANA INVESTMENTS, LLC

9-L-24-RZ

1413 Tipton Station Road / Parcel ID 137 053, Commission District 9. Rezoning from PR (Planned Residential) up to 3 du/ac to PR (Planned Residential) up to 6 du/ac.

Speaking today:

Bill Geisel, 1416 Tipton Station Rd., Knoxville, TN 37920

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

Robert Thompson, 8136 Jonesboro Dr., Knoxville, TN 37920

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 6 du/ac because it is consistent with the Knox County Comprehensive Plan and due to the change of conditions in the area, subject to one condition.

2. MOTION (BROWNING) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION, WITH THE ADDITIONAL CONDITION THAT ACCESS TO THE SUBDIVISION ONLY BE ALLOWED VIA GOV. JOHN SEVIER HIGHWAY, WITH THE EXCEPTION OF FIVE INDIVIDUAL SINGLE FAMILY HOME DRIVEWAYS ACCESSING TIPTON STATION ROAD.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

16. BENJAMIN C. MULLINS

9-M-24-RZ

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6. Rezoning from PR(k) (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 4.3 du/ac.

Speaking today:

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

1. STAFF RECOMMENDATION

Deny the PR (Planned Residential) zone up to 4.3 du/ac because the increase in density is not warranted, and there has been no new change of conditions since the last rezoning request in October of 2023.

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- 2. **MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) UP TO 4.3 DU/AC BECAUSE THE INCREASE IN DENSITY IS WARRANTED UNDER THE NEW COMPREHENSIVE PLAN, SUBJECT TO THE CONDITION THAT THE APPLICANT PROVIDE A TYPE "A" LANDSCAPE SCREEN WITHIN A LANDSCAPE BUFFER STRIP A MINIMUM OF FIFTEEN (15) FEET IN WIDTH ADJACENT TO INDUSTRIAL PROPERTY TO THE WEST.**

MOTION CARRIED 13-1 (NO: MIDIS). APPROVED

17. BLAKLEY DANCE PAVLIS

9-N-24-RZ

5027, 5033, 5039 Crippen Road / Parcel ID 039 006, 008, 009, Commission District 7. Rezoning from RB (General Residential), A (Agricultural), F (Floodway) to RA (Low Density Residential), F (Floodway).

1. STAFF RECOMMENDATION

Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan.

APPROVED ON CONSENT EARLIER IN THE MEETING

18. HOMESTEAD LAND HOLDINGS, LLC

9-O-24-RZ

7514 Millertown Pike / Parcel ID 050 199, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

1. STAFF RECOMMENDATION

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

APPROVED ON CONSENT EARLIER IN THE MEETING

19. GREGORY DEE

9-Q-24-RZ

0 George Light Road / Parcel ID 089 122, Commission District 6. Rezoning from A (Agricultural), TO (Technology Overlay), F (Floodway) to PR (Planned Residential) up to 2 du/ac, TO (Technology Overlay), F (Floodway).

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone with up to 1.5 du/ac because it is consistent with the Knox County

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Comprehensive Plan and surrounding development. The TO (Technology Overlay) and F (Floodway) zones would be retained.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

CONCEPT AND DEVELOPMENT PLANS

20. HOROBET ON BOB GRAY ROAD

A. CONCEPT SUBDIVISION PLAN

6-SB-24-C

0 Pellissippi Parkway / Parcel ID 118 071, Commission District 3.

1. **STAFF RECOMMENDATION**

Approve the requested variance to provide a turnaround other than a cul-de-sac at the end of Road A.

A. The particular surroundings of this site include a townhouse development to the south with a singular access point that is off of Pellissippi Parkway. The proposed development will be connected to Parkway Heights upon its completion to enable the Pellissippi Parkway access point to be closed. The turnaround would not be required after that fact and is only temporary.

B. The rezoning condition from case 12-F-23-RZ requires a right-of-way stub-out to Parkway Heights. The rezoning condition is unique to this site as a connection point would not normally be required. Since it is, the turnaround space is temporary and would not be required after the connection point is made.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because a turnaround which meets AASHTO standards for roads less than 150 ft has been provided. The road connection to the adjacent subdivision will result in safer access to the Parkway Heights community.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

Item No.**File No.****3. STAFF RECOMMENDATION**

Approve the requested variance to reduce the vertical curve length from 300 ft to 240 ft, STA 1+0 Road "F" (K values from 25 to 20).

A. The steep topography along Bob Gray Road causes a deviation with the vertical curve.

B. The required access from Bob Gray Road causes the roadway to wind through steep topography.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets AASHTO standards and still allows adequate sight distance.

4. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE VARIANCE PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****5. STAFF RECOMMENDATION**

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

6. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****7. STAFF RECOMMENDATION**

Approve the Concept Plan subject to 8 conditions.

8. MOTION (HUBER) AND SECOND (LEVENSON) WERE MADE TO APPROVE THE CONCEPT PER STAFF RECOMMENDATION.**MOTION CARRIED UNANIMOUSLY 14-0. APPROVED****B. DEVELOPMENT PLAN****6-E-24-DP**

Proposed use: Attached residential subdivision in PR(k) (Planned Residential) up to 10 du/ac District.

1. STAFF RECOMMENDATION

Item No.

File No.

Approve the development plan for up to 85 attached houses on individual lots and a peripheral setback reduction to 25 ft along the eastern property line as shown on the development plan, subject to 3 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

21. THE FARM AT BEAVER RIDGE

A. CONCEPT SUBDIVISION PLAN

7-SE-24-C

2713 Byington Beaver Ridge Road / Parcel ID 090 116, Commission District 6.

- 1. **STAFF RECOMMENDATION**

Postpone the concept 60 days until the November 14, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

7-C-24-DP

Proposed use: Attached residential subdivision in PR (Planned Residential) up to 4 du/ac District.

- 1. **STAFF RECOMMENDATION**

Postpone the concept 60 days until the November 14, 2024 Planning Commission meeting at the request of the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

22. 0 HARVEY RD

Commissioner Anderson left the room at this time.

Item No.

File No.

Speaking today:

Michael Van Heem, 1501 Crescent Oaks Dr., Knoxville, TN 37772

Scott Davis, P.O. Box 11315, Knoxville, TN 37939

A. CONCEPT SUBDIVISION PLAN

9-SA-24-C

0 Harvey Road / Parcel ID 169 00903, Commission District 5.

1. STAFF RECOMMENDATION

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

2. MOTION (BIGGS) AND SECOND (HUBER) WERE MADE TO APPROVE THE ALTERNATIVE DESIGN STANDARDS PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. STAFF RECOMMENDATION

Approve the Concept Plan subject to 10 conditions.

4. MOTION (BIGGS) AND SECONDED (BROWNING) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. DEVELOPMENT PLAN

9-B-24-DP

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 2 du/ac District.

1. STAFF RECOMMENDATION

Approve the development plan for up to 26 detached residential lots, subject to 1 condition.

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

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Commissioner Anderson returned at this time.

23. 717 W GOVERNOR JOHN SEVIER HIGHWAY

A. CONCEPT SUBDIVISION PLAN

9-SD-24-C

717 W Governor John Sevier Highway / Parcel ID 137 013,
Commission District 9.

1. STAFF RECOMMENDATION

Approve the 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 11 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. DEVELOPMENT PLAN

9-F-24-DP

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

1. STAFF RECOMMENDATION

Approve the development plan for up to 34 detached residential lots, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

CONCEPTS / USES ON REVIEW

None

DEVELOPMENT PLANS

24. DOUG JUSTUS/JELLY BEAN PROPERTIES LLC

8-A-24-DP

0 Crenshaw Road / Parcel ID 147 109. Proposed use: Multi-dwelling development in PR(k) (Planned Residential) up to 8 du/ac District. Commission District 9.

1. STAFF RECOMMENDATION

Postpone the request until the November 14, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

Item No.**File No.****25. BARNES CAPITAL MANAGEMENT, LLC****9-A-24-DP**

8441 Old Middlebrook Pike / Parcel ID 105LB047. Proposed use: 18-unit townhouse development in PR(k) (Planned Residential) up to 9 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for a townhome development with 18 units and a 15-ft peripheral boundary reduction along the northern property line as shown on the plan, subject to 8 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

26. STUART ANDERSON, AIA**9-C-24-DP**

830 Discovery Lane / Parcel ID 118 17307. Proposed use: Warehouse in PC (Planned Commercial), TO (Technology Overlay) District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for an office/warehouse with approximately 24,309 sq ft of floor area, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

27. JUSTIN HARVEY**9-D-24-DP**

8813 Ball Camp Pike / Parcel ID 104 06901. Proposed use: 42-unit apartment and townhome development in PR (Planned Residential) up to 5 du/ac (partial), PR (Planned Residential) up to 12 du/ac (partial) District. Commission District 6.

1. STAFF RECOMMENDATION

Approve the development plan for a 12-unit townhouse and 30-unit multifamily development and a reduction of the peripheral setback along the western boundary from 35 ft to 30 ft for principal structures and to 20 ft to allow for multi-level decks encroachment, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****28. ADAM WILSON****9-E-24-DP**

9821 Dutchtown Road / Parcel ID 118 158. Proposed use: Duplex and attached houses in PR (Planned Residential) up to 5 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for up to 8 attached houses and a reduction of the peripheral setback along the western boundary from 35 ft to 20 ft, subject to 6 conditions.

APPROVE ON CONSENT EARLIER IN THE MEETING**29. THOMAS WILSON, JENNIFER WILSON****9-G-24-DP**

9817 Dutchtown Road / Parcel ID 118 156. Proposed use: Duplexes in PR (Planned Residential) up to 5 du/ac District. Commission District 3.

1. STAFF RECOMMENDATION

Approve the development plan for up to 4 attached houses and a reduction of the peripheral setback along the eastern boundary from 35 ft to 20 ft, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**30. LKM PROPERTIES, LP****9-H-24-DP**

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

1. STAFF RECOMMENDATION

Approve the development plan for a car wash facility in the SC (Shopping Center) zone, subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**USES ON REVIEW****31. UJESH PATEL****9-A-24-UR**

9714 Middlebrook Pike / Parcel ID 104 08602. Proposed use: Child Care Center in CA (General Business) District. Commission District 3

1. STAFF RECOMMENDATION

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Approve the request for a child day care center in the CA (General Business) zone subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

None

CITY OF KNOXVILLE

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

There were no Level 1 Certificates of Appropriateness issued since the August 8, 2024 Planning Commission meeting.

FINAL SUBDIVISIONS

None

STREET NAME CHANGES

32. CITY OF KNOXVILLE

9-A-24-SNC

Change the street name of Willow Avenue to “Jessamine Street” between McCalla Avenue and Florida Street, Council District 6.

1. STAFF RECOMMENDATION

Withdraw the application, as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

33. CITY OF KNOXVILLE

9-B-24-SNC

Change the street name of Richard Street to “Vivid Lights Street” between Bernard Avenue and May Avenue, Council District 6.

1. STAFF RECOMMENDATION

Approve the name change from Richard Street to Vivid Lights Street as requested by the City of Knoxville.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.

File No.

PLANS, STUDIES, REPORTS

None

HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

34. MADDOX CONSTRUCTION COMPANY INC.

100 E Inskip Drive / Parcel ID 068LG003, Council District 5.

A. NORTH CITY SECTOR PLAN AMENDMENT

7-A-24-SP

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Postpone for 60 days to the November 14, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

B. ONE YEAR PLAN AMENDMENT

7-A-24-PA

From NC (Neighborhood Commercial), GC (General Commercial) to LI (Light Industrial).

1. STAFF RECOMMENDATION

Postpone for 60 days to the November 14, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

C. REZONING

7-C-24-RZ

From C-N (Neighborhood Commercial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Item No.**File No.**

Postpone for 60 days to the November 14, 2024 Planning Commission meeting per the applicant's request.

POSTPONED 60 DAYS EARLIER IN THE MEETING

35. BARNES CAPITAL MANAGEMENT, LLC

9-A-24-RZ

800, 818, 820, 900, 906, 910, 912 Hollywood Road, 4335, 4341, 4345 Apex Drive / Parcel ID 107FF02503, 02401, 024, 022, 021, 02101,02001, 020, 02003, 02004, Council District 6. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) to RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay).

1. STAFF RECOMMENDATION

Approve the RN-2 (Single-Family Residential Neighborhood) district because it is compatible with surrounding development and is supported by existing infrastructure and amenities. The HP (Hillside Protection Overlay) would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. JIM FRITZ/APEX BANK

9-B-24-RZ

9721 Sherrill Boulevard / Parcel ID 131 104, Council District 2. Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-G-1 (General Commercial), TO-1 (Technology Park Overlay).

1. STAFF RECOMMENDATION

Approve the C-H-1 (Highway Commercial) district because it is consistent with the surrounding development and the City of Knoxville's One-Year Plan. The TO-1 (Technology Park Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING

37. MARK & EMILY CAMPEN

9-C-24-RZ

1916 Fenwood Drive / Parcel ID 058JA01001, 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).

Item No.

File No.

Speaking today:

Carlene Malone, 6051 Fountain Rd., Knoxville, TN 37918

Mark Campen, 1309 Adair Dr., Knoxville, TN 37918

1. STAFF RECOMMENDATION

Deny the RN-2 (Single-Family Residential Neighborhood) district because it does not meet the criteria for a rezoning. The HP (Hillside Protection Overlay) would be retained.

2. MOTION (ADAMS) AND SECOND (MIDIS) WERE MADE TO DENY.

MOTION CARRIED 9-5 (NO: HUBER, BROWNING, BOYER, BARGER, HIGGINS). DENIED

38. HOMESTEAD LAND HOLDINGS, LLC

9-E-24-RZ

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

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

39. JOE E. PETRE

9-F-24-RZ

525 Portland Street, 0 Booth Street / Parcel ID 094PD011, 01101, Council District 6. Rezoning from I-G (General Industrial) to I-MU (Industrial Mixed-Use).

1. STAFF RECOMMENDATION

Approve the I-MU (Industrial Mixed-Use) district because it would be consistent with the sector plan and surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****40. BENJAMIN C. MULLINS****9-P-24-RZ**

9905 Sherrill Boulevard / Parcel ID 131 10403, Council District 2.
Rezoning from OP (Office Park), TO-1 (Technology Park Overlay) to C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay).

1. STAFF RECOMMENDATION

Approve the C-H-1 (Highway Commercial) zoning district because it is consistent with the surrounding development. The TO-1 (Technology Park Overlay) district would be retained.

APPROVED ON CONSENT EARLIER IN THE MEETING**CONCEPT PLANS / SPECIAL USES****41. MONTEREY OAKS SUBDIVISION****A. CONCEPT SUBDIVISION PLAN****5-SC-24-C**

0 Monterey Road / Parcel ID 068 P C 014 18, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, to allow time for required revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING**B. SPECIAL USE****5-A-24-SU**

Proposed use: Duplexes in RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, to allow time for required revisions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

42. PLEASANT VILLAGE SUBDIVISION

A. CONCEPT SUBDIVISION PLAN

7-SA-24-C

0, 5934 Pleasant Ridge Road / Parcel ID 080HA02802, 02801, Council District 3.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

B. SPECIAL USE

7-A-24-SU

Proposed use: Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood) District, C (Previously Approved Planned District).

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING.

43. 0 BROOME ROAD

9-SB-24-C

0 Broome Road, 7700, 7708 Middlebrook Pike / Parcel ID 106OA04002, 041, 042, Council District 2.

1. STAFF RECOMMENDATION

Postpone the application for 30 days to be heard at the October 3, 2024 Planning Commission meeting, as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

44. FOX & FOGERTY ON YOSEMITE DR

9-SC-24-C

0 Yosemite Trail / Parcel ID 107BA018, Council District 2.

Item No.

File No.

1. STAFF RECOMMENDATION

Approve the concept plan subject to 8 conditions.

POSTPONED 30 DAYS EARLIER IN THE MEETING

SPECIAL USES

45. DAMON FALCONNIER

8-B-24-SU

1015 Cedar Lane / Parcel ID 058PB020. Proposed use: Expansion of a place of worship in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

Speaking today:

Chad Melton, 5321 Pinecrest Rd., Knoxville, TN 37921

Susan McCue, 5329 Pinecrest Rd., Knoxville, TN 37921

Philip Nordstrom, 5046 Ridgemont Dr., Knoxville, TN 37918

Denise Johnson, 1015 Cedar Ln., Knoxville, TN 37921

1. STAFF RECOMMENDATION

Approve the request to expand a place of worship with an approximate 6,300 sqft structure, subject to 2 conditions.

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

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

46. CAR CONNEXION COMPLETE AUTO REPAIR

9-A-24-SU

0, 132 Maryville Pike / Parcel ID 109IF017, 016. Proposed use: Auto repair facility in C-G-2 (General Commercial), HP (Hillside Protection Overlay) District. Council District 1.

1. STAFF RECOMMENDATION

Postpone the request to the October 3, 2024 Planning Commission meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

47. HERSCHEL JACKSON

9-B-24-SU

7600 Kingston Pike / Parcel ID 120KA00104. Proposed use: Amendment to the master sign plan for West Town Mall (4-B-18-UR) in C-R-2 (Regional Commercial) District. Council District 2.

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

Approve the request to modify the West Town Mall master sign plan (4-B-18-UR) to allow one additional project directional sign as proposed in the attached plan, subject to 3 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

48. JONAH PRUITT**9-C-24-SU**

1814 Bethel Avenue / Parcel ID 095BM002. Proposed use: Two-family dwelling in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) District. Council District 6.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

49. LIBERTY GENERAL CONSTRUCTION**9-D-24-SU**

2304 Ault Road / Parcel ID 070DE028. Proposed use: Priest living quarters in RN-1 (Single-Family Residential Neighborhood) District. Council District 4.

1. STAFF RECOMMENDATION

Approve the expansion of a place of worship for a priest's living quarters because it is compatible with surrounding development and consistent with adopted plans.

APPROVED ON CONSENT EARLIER IN THE MEETING

50. PRIMROSE KNOXVILLE**9-E-24-SU**

315 Erin Drive / Parcel ID 121HA007. Proposed use: Day Care Center in I-MU (Industrial Mixed-Use) District (pending). Council District 2.

1. STAFF RECOMMENDATION

Withdraw the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING

Item No.**File No.****51. ANDY STOLL****9-F-24-SU**

0, 518, 526, 546 W. Scott Avenue / Parcel ID 081NM01801, 020, 021, 022. Proposed use: Vehicle repair facility (primary use) and outdoor storage (secondary use) in I-MU (Industrial Mixed-Use) District. Council District 6.

1. STAFF RECOMMENDATION

Approve the request for a vehicle repair/service business and an outdoor storage yard as a secondary use, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

52. CALVARY CHAPEL OF KNOXVILLE

3330 W Governor John Sevier Highway / Parcel ID 147 030. Council District 1.

A. HILLSIDE PROTECTION OVERLAY REVIEW**9-A-24-HPA**

Request to exceed the Hillside Protection disturbance budget by .76 acre for a place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Postpone for 30 days to the October 3, 2024 Planning Commission meeting to align with the Special Use review of the expansion to the place of worship (9-G-24-SU).

POSTPONED 30 DAYS EARLIER IN THE MEETING

B. SPECIAL USE**9-G-24-SU**

Proposed use: Sanctuary and podium parking for place of worship expansion in RN-1 (C) (Single-Family Residential Neighborhood) (Previously Approved Planned District), HP (Hillside Protection Overlay) District.

1. STAFF RECOMMENDATION

Postpone for 30 days to the October 3, 2024 Planning Commission meeting to provide time for a revised Traffic Impact Study.

Item No.**File No.****POSTPONED 30 DAYS EARLIER IN THE MEETING****PLANNED DEVELOPMENT***None***ORDINANCE AMENDMENTS**

53. CITY OF KNOXVILLE**4-A-24-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3, Definitions; Article 2.4, Rules of Measurement; Article 4.3, Dimensional Standards; Article 4.4, EN District Standards; Article 9.3.J, Principle Use Standards for Two-Family Dwellings; and adding subsections G and H to Article 10.1, General Development Requirements to add standards for flag lots and multiple lots using access easements.

1. STAFF RECOMMENDATION

Planning requests a 30-day postponement to the October 3, 2024 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

54. KNOXVILLE-KNOX COUNTY PLANNING**8-A-22-OA**

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.

1. STAFF RECOMMENDATION

Staff request this item to be withdrawn from the agenda.

WITHDRAWN EARLIER IN THE MEETING

55. CITY OF KNOXVILLE**9-A-24-OA**

Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code Article 2.3, Definitions, to add contractor or tradesperson business to the definition of "Industrial-Craft".

1. STAFF RECOMMENDATION

Planning recommends approval of this amendment.

Item No.

File No.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

None

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY
PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:08
P.M.

Item No.

File No.

Prepared by: Dallas DeArmond

Approved by: Secretary for the Commission

Approved by: Chair

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