

The Planning Commission met in regular session on January 9, 2020 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee.

**Item No.** \_\_\_\_\_ **File No.** \_\_\_\_\_

**1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**

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

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

**2. APPROVAL OF JANUARY 9, 2020 AGENDA**

**APPROVED ON CONSENT** -

**3. APPROVAL OF DECEMBER 12, 2019 13-OMINUTES** -

**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

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE FEBRUARY 13, 2020 MEETING.

**MOTION CARRIED 13-0. POSTPONED 30 DAYS**

##### C. WITHDRAWALS

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEMS AS READ.

**MOTION CARRIED 13-0. WITHDRAWN**

##### D. TABLED ITEMS

- |    |   |                   |
|----|---|-------------------|
| 1. | <b>CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R &amp; UNIT 2 LOTS 42,43, &amp; 44R</b><br>Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. | <b>5-SH-18-F</b>  |
| 2. | <b>GORDON SMITH</b><br>Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.  | <b>8-B-18-AC</b>  |
| 3. | <b>WHITE'S ADDITION</b><br>At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.   | <b>10-SC-18-F</b> |
| 4. | <b>ROY W BREEDEN JR &amp; DEADRA BREEDEN PROPERTY</b><br>North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.  | <b>12-SD-18-F</b> |
| 5. | <b>DEBRA G. DAUGHERTY</b>   | <b>12-C-18-UR</b> |

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

Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

**6. WOODSON TRAIL, PHASE 4A**

South of Woodson Drive, east of Spring Creek Road, Council District 1.

**10-SE-18-F****E. ITEMS REQUESTED TO BE TABLED***None***F. ITEMS REQUESTED TO BE UNTABLED***None***G. CONSENT ITEMS**

**MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.**

**MOTION CARRIED 13-0. APPROVED**

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

**MOTION CARRIED 13-0. APPROVED**

**ALLEY OR STREET CLOSURES:****5. AARON M. GRAY****11-A-19-AC**

Request closure of unnamed alley south of Cumberland Avenue between S. Twenty First Street and Twenty Second Street, Council District 1.

Speaking today:

Aaron Gray, 10330 Hardin Valley Road, Suite 201, Knoxville, TN.

**1. STAFF RECOMMENDATION**

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

DENY closure of the unnamed alley south of Cumberland Avenue between S. Twenty First and Twenty Second Streets as it is an active alley that provides connectivity in an area of high congestion with several one-way streets and restricted turning options.

2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO WITHDRAW THE APPLICATION PER APPLICANT'S REQUEST.**

**MOTION CARRIED 13-0. WITHDRAWN**

---

**6. RODNEY REAGAN FARM FRESH MKT.****1-A-20-AC**

Request closure of unnamed alley between 3617 Sutherland Avenue and 3601 Sutherland Avenue, City block 50520, Council District 6.

**1. STAFF RECOMMENDATION**

APPROVE closure of the unnamed alley, subject to any required easements, since it is undeveloped and staff has received no objections.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**7. TRANS SOUTH PROPERTIES****1-A-20-SC**

Request closure of unimproved section of Autumn Creek Drive between 5714 Autumn Creek Drive and Glen Creek Road between Parcel ID 060HE09901 and 060HE10301, Council District 4.

**1. STAFF RECOMMENDATION**

APPROVE closure of the unimproved portion of Autumn Creek Drive, subject to any required easements, since the right-of-way is unimproved and staff has received no objections to this request.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**8. TRANS SOUTH PROPERTIES**

**1-B-20-SC**

Request closure of unimproved section of Glen Creek Road between 2358 McCampbell Wells Way / Parcel ID 060HE10451 and the terminus of Glen Creek Road right-of-way, Council District 4.

**1. STAFF RECOMMENDATION**

APPROVE closure of the unimproved portion of Glen Creek Road, subject to any required easements, since the right-of-way is unimproved and staff has received no objections to this request.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**STREET NAME CHANGES**

*None*

**PLANS, STUDIES, REPORTS**

*None*

**REZONINGS AND PLAN AMENDMENT/REZONINGS**

**9. JENNIFER REYNOLDS / BAXTER PROPERTIES**

220 Adair Drive and 0 Sanders Drive / Parcel ID 58 M B 022 and 58 M B 02201, Council District 4.

PLANNING COMMISSION ATTORNEY STEVE WISE RECUSED HIMSELF FROM THIS AGENDA ITEM.

Speaking today:

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

Michael Patrick Taylor O’Neal, on behalf of the Adair Gardens Residents Organization, 105 Adair Drive, Knoxville, TN.

**Item No.****File No.****A. NORTH CITY SECTOR PLAN AMENDMENT****10-B-19-SP**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

DENY the sector plan amendment to General Commercial for 220 Adair Drive because it encroaches on a residential neighborhood.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THE SECTOR PLAN AMENDMENT FOR 30 DAYS UNTIL THE FEBRUARY 13, 2020 PLANING COMMISSION MEETING.****MOTION CARRIED 13-0. POSTPONED 30 DAYS****B. ONE YEAR PLAN AMENDMENT****10-B-19-PA**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive / Parcel ID 58 M B 022 only.

**1. STAFF RECOMMENDATION**

DENY the One Year Plan amendment to General Commercial for 220 Adair Drive because it encroaches on a residential neighborhood.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THE ONE YEAR PLAN AMENDMENT FOR 30 DAYS UNTIL THE FEBRUARY 13, 2020 PLANING COMMISSION MEETING.****MOTION CARRIED 13-0. POSTPONED 30 DAYS****C. REZONING****10-B-19-RZ**

From R-1 (Low Density Residential) and R-2 (General Residential) to C-3 (General Commercial).

**1. STAFF RECOMMENDATION**

DENY C-G-2 zoning for both parcels because it encroaches on a residential neighborhood and is not consistent with the North City Sector Plan.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE THE REZONING FOR 30 DAYS UNTIL THE FEBRUARY 13, 2020 PLANING COMMISSION MEETING.****MOTIONED CARRIED 13-0. POSTPONED 30 DAYS**

**10. JOSEPH AND REBECCA LONGMIRE**

9901 E. Emory Road and 9853 E. Emory Road / Parcel ID 15 004 and 00401, Commission District 8.

PLANNING COMMISSION ATTORNEY STEVE WISE RECUSED HIMSELF FROM THIS AGENDA ITEM.

Speaking Today:

Rebecca Longmire, 9909 Emory Road, Corryton, TN.

**A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT****12-A-19-SP**

From SFR (Single Family Residential) and AG/FOR/VAC (Agricultural/Forestry/Vacant) to RR (Rural Residential).

**1. STAFF RECOMMENDATION**

DENY the sector plan amendment request to amend this parcel's designation to Rural Residential because it is not in character with the surrounding Agricultural designation and there are no other similar land use designations nearby.

**2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADOPT RESOLUTION #12-A-19-SP AMENDING THE NORTHEAST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) DUE TO THE CHANGE OF CONDITIONS IN THE DEVELOPMENT OF THE AREA AND TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT PATTERN.****MOTION CARRIED 13-0. APPROVED****B. REZONING****12-A-19-RZ**

From A (Agricultural) to PR (Planned Residential).

**1. STAFF RECOMMENDATION**

DENY PR (Planned Residential) zoning because it does not meet the intent of PR zoning as described in the ordinance and it is not consistent with the sector plan, which does not allow over 1 du/ac.

**2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE RA (LOW DENSITY RESIDENTIAL) ZONING.****MOTION CARRIED 13-0. APPROVED**

**Item No.****File No.****11. MARTY NORTON**

3313 and 3309 Mill Road / Parcel ID 59 018 & 019, Council District 4.

Speaking today:

Marty Norton, 3313 Mill Road, Knoxville, TN.

Kristie Nutter, 3311 Mill Road, Knoxville, TN.

**A. NORTH CITY SECTOR PLAN AMENDMENT****1-A-20-SP**

From LDR (Low Density Residential) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

ADOPT resolution 1-A-20-SP amending the sector plan to LI as it corrects nonconforming zoning and the area is transitioning to industrial and commercial uses.

- 2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADOPT RESOLUTION 1-A-20-SP AMENDING THE SECTOR PLAN TO LI AS IT CORRECTS NONCONFORMING ZONING AND THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES.**

**MOTION CARRIED 9-4 (HILL, OOTEN, SMITH, GRAF NO) APPROVED**

**B. ONE YEAR PLAN AMENDMENT****1-A-20-PA**

From LDR (Low Density Residential) to LI (Light Industrial).

**1. STAFF RECOMMENDATION**

APPROVE the LI (Light Industrial) designation because it corrects nonconforming zoning and because the area is transitioning to industrial and commercial uses.

- 2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE LI (LIGHT INDUSTRIAL) DESIGNATION BECAUSE IT CORRECTS NONCONFORMING ZONING AND BECAUSE THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES.**

**MOTION CARRIED 10-3 (HILL, OOTEN, SMITH NO). APPROVED**



**Item No.****File No.****C. REZONING****1-A-20-RZ**

From R-1 (Low Density Residential) [RN-1 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to I-G (General Industrial) for 3313 Mill Road / Parcel ID 59 018 only.

**1. STAFF RECOMMENDATION**

APPROVE I-G (General Industrial) District zoning for 3313 Mill Road because the area is transitioning to industrial and commercial uses, subject to the condition that a landscaping buffer is installed on lot lines shared with residential uses.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE I-G (GENERAL INDUSTRIAL) DISTRICT ZONING FOR 3313 MILL ROAD BECAUSE THE AREA IS TRANSITIONING TO INDUSTRIAL AND COMMERCIAL USES, SUBJECT TO THE CONDITION THAT A LANDSCAPING BUFFER IS INSTALLED ON LOT LINES SHARED WITH RESIDENTIAL USES.**

**MOTION CARRIED 10-3 (HILL, OOTEN, SMITH NO). APPROVED**

**12. CITY OF KNOXVILLE****1-B-20-RZ**

2735 Martin Luther King, Jr. Avenue / Parcel ID 82 K D 016, Council District 6. Rezoning R-2 (General Residential) [RN-2 (Single Family Residential Neighborhood) new comparable zone effective 1/1/2020] to RN-4 (General Residential Neighborhood).

**1. STAFF RECOMMENDATION**

APPROVE the RN-4 (General Residential Neighborhood) District Zoning because it is consistent with the sector plan and allows construction of needed small scale housing.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**13. INDEPENDENT HEALTHCARE PROPERTIES, LLC**

2417 Reagan Road / Parcel ID 104 01101, Commission District 6.

COMMISSIONER OOTEN RECUSED HIMSELF FROM THIS AGENDA ITEM.

**A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT****1-B-20-SP**

From TP (Technology Park) to LDR (Low Density Residential).

**1. STAFF RECOMMENDATION**

ADOPT resolution #1-B-20-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) due to trends in population growth in the sector, per attached resolution, Exhibit A.

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADOPT RESOLUTION #1-B-20-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO LDR (LOW DENSITY RESIDENTIAL) DUE TO TRENDS IN POPULATION GROWTH IN THE SECTOR, PER ATTACHED RESOLUTION, EXHIBIT A.****MOTION CARRIED 12-0. APPROVED****B. ZONING****1-C-20-RZ**

From A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).

**1. STAFF RECOMMENDATION**

APPROVE PR (Planned Residential) up to 5 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning. (Applicant requested up to 5 du/ac).

**2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) / TO (TECHNOLOGY OVERLAY) UP TO 5 DU/AC, WHICH IS CONSISTENT WITH THE REQUESTED LDR (LOW DENSITY RESIDENTIAL) SECTOR PLAN DESIGNATION AND THE SURROUNDING ZONING.****MOTION CARRIED 12-0. APPROVED**

**Item No.****File No.****14. BENJAMIN C. MULLINS O.B.O. PRIMOS LAND COMPANY****1-D-20-RZ**

0 E. Raccoon Valley Drive / Parcel ID 026090. Commission District 7.  
Rezoning from A (Agriculture) to I (Industrial), 0 E. Raccoon Valley Drive / Parcel ID 026093 and 026092 (part of), 1918 E. Raccoon Valley Drive / Parcel ID 026091 (part of) and 1922 E. Raccoon Valley Drive / Parcel ID 02609101. Rezoning from CA (General Business) to I (Industrial).

**1. STAFF RECOMMENDATION**

APPROVE I (Industrial), which is consistent with the MU-SD (NCO-5) sector plan designation.

**APPROVED ON CONSENT EARLIER IN THE MEETING****CONCEPTS / DEVELOPMENT PLANS***(may include Uses on Review)***15. KARNIS / OAK RIDGE HIGHWAY DEVELOPMENT – PRIMOS LAND COMPANY, LLC****A. CONCEPT SUBDIVISION PLAN****12-SB-19-C**

0 Oak Ridge Highway / Parcel ID 91 02608 (Part of), Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 10 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****B. USE ON REVIEW****12-C-19-UR**

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

**1. STAFF RECOMMENDATION**

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

APPROVE the development plan for up to 4 detached dwellings on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

## 16. CASCADE VILLAS, PHASE 3D – CASCADE FALLS, LLC

### A. CONCEPT SUBDIVISION PLAN

**12-SE-19-C**

8337 Tumbled Stone Way / Parcel ID 91 J B 018, Commission District 6.

#### 1. STAFF RECOMMENDATION

WITHDRAW as requested by the applicant.

**WITHDRAWN EARLIER ON THE AGENDA**

### B. USE ON REVIEW

**12-G-19-UR**

Proposed use: Single residence on a lot originally designated as common area in PR (Planned Residential) District.

#### 1. STAFF RECOMMENDATION

WITHDRAW as requested by the applicant.

**WITHDRAWN EARLIER ON THE AGENDA**

## 17. AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS

**12-SF-19-C**

331 Harriett Tubman Street, 231 S. Bell Street, 1205 Old Vine Avenue, 0 S. Bell Street, 1124 West New Street / Parcel ID 95 A H 025, 095AJ007, 095GA013 & 014, 095HC001, 002 & 003, Council District 6.

#### 1. STAFF RECOMMENDATION

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

**Item No.****File No.****APPROVED ON CONSENT EARLIER IN THE MEETING****2. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 12 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****18. SPRADLIN PLACE****1-SA-20-C**

2225 Country Brook Lane / Parcel ID 79 D F 001-050 & 079DG001- 058,  
Commission District 7.

Speaking today:

Jonathan Walker, 6209 Spradlin Place, Knoxville, TN.

John King, 620 Market Street, P.O. Box 2425, Knoxville, TN.

Max Reddick, 2022 Country Brook Lane, Knoxville, TN.

Jim Snowden, Knox County Engineering & Public Works, 205 W. Baxter  
Avenue, Knoxville, TN.

Terry Wear, 9723 W. Emory Road, Knoxville, TN.

**1. STAFF RECOMMENDATION**

DENY the applicants request to eliminate the sidewalk  
requirement condition of the concept plan approval.

**2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO DENY THE APPLICANTS REQUEST TO ELIMINATE THE SIDEWALK REQUIREMENT CONDITION OF THE CONCEPT PLAN APPROVAL.****3. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO AMEND THE MOTION BY WITHDRAWING THE DENIAL AND RECOMMENDING POSTPONEMENT FOR 60 DAYS UNTIL THE MARCH 12, 2020 PLANNING COMMISSION MEETING.****MOTION CARRIED 13-0. POSTPONED 60 DAYS****19. MEREDITH PARK – CANNON & KUIPERS, LLC**

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN.

**Item No.****File No.****A. CONCEPT SUBDIVISION PLAN****1-SB-20-C**

0 Bishop Road / Parcel ID 47 062, Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE variances 1-3 and waiver 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**2. MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE VARIANCES 1-3 AND WAIVER 1 BECAUSE TOPOGRAPHIC CONSTRAINTS AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.****MOTION CARRIED 12-1 (GRAF NO). APPROVED****3. STAFF RECOMMENDATION**

APPROVE Concept Plan subject to 9 conditions.

**4. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS****MOTION CARRIED 12-1 (GRAF NO). APPROVED****B. USE ON REVIEW****1-D-20-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the request for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 1 condition.

**2. MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE THE REQUEST FOR UP TO 25 DETACHED AND ATTACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERAL SETBACK TO 25 FT, SUBJECT TO 1 CONDITION.****MOTION CARRIED 12-1 (GRAF NO). APPROVED**

---

## 20. STEELE LANDING – HARDIN VALLEY LAND PARTNERS

---

### A. CONCEPT SUBDIVISION PLAN

**1-SC-20-C**

11446 and O Hardin Valley Road / Parcel ID 117 027 and Part of 02508 & 02509, Commission District 6.

#### 1. STAFF RECOMMENDATION

APPROVE variances 1-5 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

#### 2. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

### B. USE ON REVIEW

**1-E-20-UR**

Proposed use: Attached Residential Subdivision in PR (Planned Residential) & CA (General Business) District.

#### 1. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 133 attached dwelling units on individual lots, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

## 21. CROSSGATE – JIM SULLIVAN

---

### A. CONCEPT PLAN

**1-SD-20-C**

8813 Ball Camp Pike / Parcel ID 104 06901, Commission District 6.

#### 1. STAFF RECOMMENDATION

**Item No.**

**File No.**

APPROVE the Concept Plan subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**B. USE ON REVIEW**

**1-H-20-UR**

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

**1. STAFF RECOMMENDATION**

APPROVE the development plan for up to 15 detached dwellings on individual lots and reduction of the peripheral setback from 35' to 25 feet for lots 1-2 and to 30 feet for lots 7-9 as identified on the Concept Plan, subject to 1 condition.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**22. PITTMAN ESTATES – JIM SULLIVAN**

Speaking today:

John Ptacek, 12320 Pittman Drive, Knoxville, TN.

Manuela Ptacek, 12320 Pittman Drive, Knoxville, TN.

Zach Shanley, 12504 Buttermilk Road, Knoxville, TN.

Larry Bryant, 12416 Pittman Drive, Knoxville, TN.

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

**A. CONCEPT SUBDIVISION PLAN**

**1-SE-20-C**

0 Buttermilk Road / Parcel ID 129 142, 14213, Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE variances 1 and 2 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.



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

2. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1 AND 2 AND WAIVER 1 BECAUSE THE SITE'S TOPOGRAPHY AND SHAPE RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND THE PROPOSED VARIANCES AND WAIVER WILL NOT CREATE A TRAFFIC HAZARD.**

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

3. **STAFF RECOMMENDATION**  
APPROVE the Concept Plan subject to 8 conditions.
4. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 8 CONDITIONS.**

**MOTION CARRIED 12-1 (EASON NO). APPROVED****B. USE ON REVIEW****1-I-20-UR**

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

1. **STAFF RECOMMENDATION**  
APPROVE the development plan for up to 70 detached residential dwellings on individual lots subject to 1 condition.
2. **MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 70 DETACHED RESIDENTIAL DWELLINGS ON INDIVIDUAL LOTS SUBJECT TO 1 CONDITION.**

**MOTION CARRIED 12-1 (EASON NO). APPROVED****USES ON REVIEW****23. MARK RANDOLPH / RANDOLPH ARCHITECTURE****12-H-19-UR**

1114, 1110,1104,1100 Clinch Avenue / Parcel ID 094 M G 007, 008, 010, 011 and 0 Eleventh Street / Parcel ID 94 M G 012. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Council District 1.

1. **STAFF RECOMMENDATION**

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

POSTPONE the Use on Review application until the February 13, 2020 Planning Commission meeting as requested by the applicant.

**POSTPONED 30 DAYS EARLIER IN THE MEETING****24. DELLA EVANS****1-A-19-UR**

6513 Penny Lane / Parcel ID 48 J A 03602. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 7.

**1. STAFF RECOMMENDATION**

APPROVE the requested garage apartment in the RA zone, subject to 2 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****25. EVAN FOSTER / CHIK-FIL-A, INC.****1-B-20-UR**

9646 Kingston Pike / Parcel ID 132 02107. Proposed use: Fast food restaurant with drive-thru in SC-2 (Community Shopping Center) District. Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the request for a restaurant with drive thru containing approximately 4,860 square feet of floor area and 375 square feet of patio, subject to 9 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING****26. PETER DADZIE****1-C-20-UR**

5115 Tillery Road / Parcel ID 80 C A 028. Proposed use: Duplexes (3) in R-1 (Low Density Residential) District. Council District 5.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for 3 duplexes with each duplex on an individual lot, subject to 3 conditions.

**2. MOTION (OOTEN) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR 3 DUPLEXES WITH EACH DUPLEX ON AN INDIVIDUAL LOT, SUBJECT TO 3 CONDITIONS.**

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

---

**27. JENKINS BUILDERS, INC.****1-F-20-UR**

510 Tuxford Lane / Parcel ID 57 N D 062. Proposed use: Setback reduction for front yard from 25' to 15' in RP-1 (Planned Residential) District. Council District 5.

**1. STAFF RECOMMENDATION**

APPROVE the reduction of the required front yard setback for this lot from 25 feet to 15 feet, subject to 3 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**28. KNOXVILLE BEHAVIORAL HEALTH HOSPITAL****1-G-20-UR**

1240 Tennova Medical Way / Parcel ID 106KC01703 (formerly identified as 0 Middlebrook Pike / Parcel ID part of 106 K C 01702). Proposed use: Behavioral health hospital in O-1 (Office, Medical, and Related Services) District. Council District 2.

**1. STAFF RECOMMENDATION**

APPROVE the request for a behavioral health hospital that is approximately 50,000 sqft of floor area with up to 64 beds, subject to 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

---

**29. MIGHTY FINANCIAL, LLC****1-J-20-UR**

1904 Castaic Lane / Parcel ID 103 11911. Proposed use: Office/Warehouse in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the development plan for an office/warehouse facility with approximately 32,650 square feet, subject to the following 7 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****30. AUTUMN CARE ASSISTED LIVING****1-K-20-UR**

3222 Byington Beaver Ridge Road and 3229 Shady Oak Lane / Parcel ID 90 E B 016. Proposed use: Expansion of an existing assisted living facility in OB (Office, Medical, and Related Services) District. Commission District 6.

**1. STAFF RECOMMENDATION**

APPROVE the request for an approximate 12,700 square foot addition to the existing assisted living facility with 20 additional units (50 total units), subject to the following 5 conditions.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**FINAL SUBDIVISIONS**

*None*

**PLANNED DEVELOPMENT****31. ANCIENT LORE VILLAGE****10-A-19-PD**

211 Nixon Road / Parcel ID 124 127.04, 127.05, 179, 185, 185.07, 185.08 and Tax Map 137, parcels 182 and 183 Proposed use: A Planned Development under the Knoxville and Knox County Zoning Ordinances. in A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) & C-4 (Highway and Arterial Commercial) District. Council District 1 & Commission District 9.

**1. STAFF RECOMMENDATION**

WITHDRAW as requested by the applicant.

**WITHDRAWN EARLIER IN THE MEETING**

**Item No.****File No.****ORDINANCE AMENDMENTS**

---

**32. KNOXVILLE-KNOX COUNTY PLANNING****12-A-19-OA**

Consideration of minor amendments to the newly adopted City of Knoxville Zoning Ordinance to clarify review of special uses, appointments to Design Review Board, application of sign standards, and minimum size for Institutional District zoning.

Speaking today:

Joyce Field, 1540 Aguila Avenue, Knoxville, TN.

**1. STAFF RECOMMENDATION**

APPROVE the draft ordinance amendment making minor revisions to the new City of Knoxville Zoning Ordinance.

- 2. MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE THE DRAFT ORDINANCE AMENDMENT MAKING MINOR REVISIONS TO THE NEW CITY OF KNOXVILLE ZONING ORDINANCE; SPECIFICALLY CHANGING THE WORDING FROM “SHOULD” TO “SHALL” IN SECTION 8.2.A AND ADDING LANGUAGE STATING THAT THE AREA MAY BE COMPOSED OF MANY LOTS WITH A MINIMUM LOT SIZE OF 20,000 SQUARE FEET.**

**MOTION CARRIED 13-0. APPROVED**

**OTHER BUSINESS**

---

**33. KNOXVILLE-KNOX COUNTY PLANNING****11-F-19-OB**

Consideration of amendments to the Knoxville-Knox County Planning’s Administrative Rules and Procedures.

**1. STAFF RECOMMENDATION**

APPROVE consideration of amendments to Appendix A and Appendix B of the Administrative Rules and Procedures of Knoxville-Knox County Planning (previously known as Knoxville-Knox County Metropolitan Planning Commission-MPC). A summary of proposed updates is attached.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**Item No.****File No.****34. KNOXVILLE-KNOX COUNTY PLANNING****1-A-20-OB**

Consideration of appointment of Knoxville-Knox County Planning Commission Executive Committee members for the 2020 calendar year.

- 1. PLANNING COMMISSION CHAIR JANICE TOCHER WILL APPOINT 2020 EXECUTIVE COMMITTEE MEMBERS AT THE FEBRUARY 13, 2020 PLANNING COMMISSION MEETING.**

**35. KNOXVILLE-KNOX COUNTY PLANNING****1-B-20-OB**

Consideration of amendments to the Downtown Knoxville Design Guidelines.

- 1. STAFF RECOMMENDATION**

Planning staff recommends that City Council approve the amendments to the Downtown Knoxville Design Guidelines as recommended by the Downtown Design Review Board and Planning staff.

**APPROVED ON CONSENT EARLIER IN THE MEETING**

**ADJOURNMENT**

- 1. MOTION (CLANCY) AND SECOND (BROWNING) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:34 P.M.**

**Item No.**

**File No.**

---

**Prepared by:** Laura Edmonds

---

**Approved by:** Secretary for the Commission

---

**Approved by:** Chair

---

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