

The Planning Commission met in regular session on June 11, 2020 at 1:30 p.m. via an electronic meeting thorough ZOOM.

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

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	A Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik	Mr. Richard Graf	Ms. Jacqueline Dent
A 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 JUNE 11, 2020 AGENDA

APPROVED ON CONSENT -

3. APPROVAL OF MAY 14, 2020 MINUTES

APPROVED ON CONSENT -

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

A. AUTOMATIC POSTPONEMENTS READ

There were no automatic postponements.

B. POSTPONEMENTS TO BE VOTED ON READ

There were no postponement requests submitted.

Garrett Tucker requested that Item #24 be postponed 60 days.

Benjamin C. Mullins requested that Item #11 be postponed 30 days.

David Harbin requested that Item #17 be postponed 30 days.

Taylor Forrester requested that Item #16 be postponed 60 days.

Kevin Murphy requested that Items #16, #17 and #24 be heard

Wayne Kline requested that Item #24 be heard.

Nadine Porter requested that Item #16 be heard.

Anna Ford requested that Item #11 be heard.

No vote was taken. Items # 11, #16, #17 and #24 will be heard in order of the Agenda.

C. WITHDRAWALS

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

A roll call vote was taken.

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WITHDRAWN**

Stephen Ward requested that item # 21, 6-C-20-UR, be withdrawn.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEM #21.

A roll call vote was taken.

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WITHDRAWN**

D. TABLED ITEMS

1. **CHRISTINE DUNCAN**
2521 Orchard House Way and 0 Warrick Avenue /
Parcel ID 94 H B 01501 and 94 H A 00602.

3-C-20-SU

E. ITEMS REQUESTED TO BE TABLED

None

A. ITEMS REQUESTED TO BE UNTABLED

- 1. **CHRISTINE DUNCAN**
2521 Orchard House Way and 0 Warrick Avenue /
Parcel ID 94 H B 01501 and 94 H A 00602.

3-C-20-SU

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO UNTABLE THE ITEM.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. UNTABLED

B. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

C. CONSENT ITEMS

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

Item No.

File No.

ALLEY OR STREET CLOSURES

5. ROCK POINTE DEVELOPMENT

6-A-20-SC

Request closure of Hill Crest Road between Pelham Road and Nash Road. Council District 6.

1. STAFF RECOMMENDATION

Approve closure of the undeveloped right-of-way from Pelham Road to Nash Road on City Block 31050, subject to any required easements, since it is undeveloped, crosses into privately-owned lots, and staff has received no objections.

APPROVED ON CONSENT EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

6. JENNIFER REYNOLDS / BAXTER PROPERTIES (REVISED)

10-B-19-RZ

0 Sanders Drive / Parcel ID 58 M B 02201, Council District 4. Rezoning from RN-4 (General Residential Neighborhood) to C-G-2 (General Commercial).

Speaking today:

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

1. STAFF RECOMMENDATION

Deny C-G zoning because it allows commercial uses too intense to be located at an interior intersection at the entry of a stable, single-family neighborhood and would be incompatible with the adjacent single-family residential zoning.

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2. **MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY C-G ZONING BECAUSE IT ALLOWS COMMERCIAL USES TOO INTENSE TO BE LOCATED AT AN INTERIOR INTERSECTION AT THE ENTRY OF A STABLE, SINGLE-FAMILY NEIGHBORHOOD AND WOULD BE INCOMPATIBLE WITH THE ADJACENT SINGLE-FAMILY RESIDENTIAL ZONING.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO ROTH). DENIED

7. TAYLOR D. FORRESTER

0 N. Broadway Avenue / Parcel ID 58 E J 01202, Council District 4.

Speaking today:

Steve Muffler, 3017 Gibbs Drive, Knoxville, TN

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN

A. NORTH CITY SECTOR PLAN AMENDMENT

4-D-20-SP

From LDR (Low Density Residential) to O (Office).

1. STAFF RECOMMENDATION

Deny the O (Office) designation since it does not meet the criteria for sector plan amendments and could cause adverse impacts for neighboring residential properties.

2. **MOTION (CLANCY) AND SECOND (EASON) WERE MADE TO DENY THE O (OFFICE) DESIGNATION SINCE IT DOES NOT MEET THE CRITERIA FOR SECTOR PLAN AMENDMENTS AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.**

A roll call vote was taken.

MOTION CARRIED 11-2 (NO BROWNING, ROTH). DENIED

B. ONE YEAR PLAN AMENDMENT

4-D-20-PA

From LDR (Low Density Residential) to O (Office).

1. STAFF RECOMMENDATION

Deny the O (Office) designation since it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties.

Item No.**File No.****C. REZONING****4-C-20-RZ**

From RN-1 (Single-Family Residential Neighborhood) to O (Office).

1. STAFF RECOMMENDATION

Deny O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties.

- 2. MOTION (CLANCY) AND SECOND (EASON) WERE MADE TO DENY THE O (OFFICE) DESIGNATION SINCE IT DOES NOT MEET THE CRITERIA FOR ONE YEAR PLAN AMENDMENTS AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES AND TO DENY O (OFFICE) ZONING BECAUSE IT IS NOT CONSISTENT WITH THE NORTH CITY SECTOR PLAN DESIGNATION AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO ROTH). DENIED

8. GEORGES BRANDAN

9805 Dutchtown Road & 801 Bob Kirby Road / Parcel ID 118 150 & 155, Commission District 3.

Speaking today:

Brian Pierce, 2607 Kingston Pike, Suite 5, Knoxville, TN

A. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**4-F-20-SP**

From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

1. STAFF RECOMMENDATION

Adopt resolution #4-F-20-SP amending the Northwest County Sector Plan to MDR (Medium Density Residential) because additional opportunities for variety of types of residential housing are needed and MDR is a transitional land use classification between commercial development and low-density residential neighborhoods.

Item No.**File No.**

1. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION #4-F-20-SP AMENDING THE NORTHWEST COUNTY SECTOR PLAN TO MDR (MEDIUM DENSITY RESIDENTIAL) BECAUSE ADDITIONAL OPPORTUNITIES FOR VARIETY OF TYPES OF RESIDENTIAL HOUSING ARE NEEDED AND MDR IS A TRANSITIONAL LAND USE CLASSIFICATION BETWEEN COMMERCIAL DEVELOPMENT AND LOW-DENSITY RESIDENTIAL NEIGHBORHOODS.**

A roll call vote was taken.

MOTION CARRIED 8-5 (NO BOYER, BUSTIN, GRAF, HILL, SMITH). APPROVED

B. REZONING**4-E-20-RZ**

From CN (Neighborhood Commercial) to PR (Planned Residential).

1. **STAFF RECOMMENDATION**

Approve PR (Planned Residential) zoning up to 12 du/ac because the Northwest County sector continues to need additional opportunities for a variety of residential housing types and this area is adjacent to the Urban Growth Area for Knoxville.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING UP TO 10 DU/AC BECAUSE THE NORTHWEST COUNTY SECTOR CONTINUES TO NEED ADDITIONAL OPPORTUNITIES FOR A VARIETY OF RESIDENTIAL HOUSING TYPES AND THIS AREA IS ADJACENT TO THE URBAN GROWTH AREA FOR KNOXVILLE.**

A roll call vote was taken.

MOTION CARRIED 7-6 (NO BOYER, BUSTIN, DENT, HILL, PHILLIPS, SMITH). APPROVED

9. SMJT, LLC**5-E-20-RZ**

745 N. Broadway Avenue / Parcel ID 94 D C 01001, Council District 4.
Rezoning from C-G-2 (General Commercial) to DK-E (Downtown Knoxville).

1. **STAFF RECOMMENDATION**

Approve DK-E (Downtown Knoxville Edge Subdistrict) District zoning because it is consistent with the Central City

Item No.**File No.**

Sector Plan's MU-SD, CC-1 (Mixed Use-Special District, Downtown North) designation.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. SMJT, LLC

5-H-20-RZ

710 Irwin Street / Parcel ID 94 D C 006, Council District 4. Rezoning from C-G-2 (General Commercial) to DK-E (Downtown).

1. STAFF RECOMMENDATION

Withdraw the request to rezone 710 Irwin Street per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

11. BENJAMIN C. MULLINS O.B.O. VILLA COLLINA, LLC

6-A-20-RZ

5628 Lyons View Pike / Parcel ID 121 G J 006, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Area), and F (Floodway) to AG (Agricultural), HP (Hillside Protection Area), and F (Floodway).

Speaking today:

Benjamin C. Mullins, 550 West Main Street, Suite 500, Knoxville, TN
Anna Ford, 5522 Lyons View Pike, Knoxville, TN
Caesar Stair, 5617 Lyons View Pike, Knoxville, TN

1. STAFF RECOMMENDATION

Approve AG (Agricultural) District zoning because it is consistent with the West City Sector Plan's LDR (Low Density Residential) designation.

2. MOTION (HILL) AND SECOND (PHILLIPS) WERE MADE TO DENY AG (AGRICULTURAL) DISTRICT ZONING.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. DENIED

12. PAMELA H. MATHEWS

702, 704 & 706 W. Emory Road / Parcel ID 56 E C 010, 009 & 008,
Commission District 7.

Speaking today:

Pam Mathews, 702 W. Emory Road, Powell, TN

A. NORTH COUNTY SECTOR PLAN AMENDMENT**6-A-20-SP**

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

1. STAFF RECOMMENDATION

Adopt resolution #6-A-20-SP amending the North County Sector Plan to GC (General Commercial) because of changing conditions in the area warranting amendment of the land use plan per attached resolution, Exhibit A.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ADOPT RESOLUTION #6-A-20-SP AMENDING THE NORTH COUNTY SECTOR PLAN TO GC (GENERAL COMMERCIAL) BECAUSE OF CHANGING CONDITIONS IN THE AREA WARRANTING AMENDMENT OF THE LAND USE PLAN PER ATTACHED RESOLUTION, EXHIBIT A.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. REZONING**6-B-20-RZ**

From A (Agricultural) to CA (General Business).

1. STAFF RECOMMENDATION

Approve CA (General Business) because the remnant agricultural zoned parcels are surrounded by commercial zoning, and the request is consistent with the sector plan as amended.

2. MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CA (GENERAL BUSINESS) BECAUSE THE REMNANT AGRICULTURAL ZONED PARCELS ARE SURROUNDED BY COMMERCIAL ZONING, AND THE REQUEST IS CONSISTENT WITH THE SECTOR PLAN AS AMENDED.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

13. S & E PROPERTIES**6-C-20-RZ**

8512 S. Northshore Drive / Parcel ID 133 N D 001, Commission District 4.
Rezoning from A (Agricultural) to PR (Planned Residential).

Commissioner Smith recused himself.

The Commission agreed to give the opposition 7 minutes. The applicant will also have 7 minutes.

Speaking today:

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

Hanson Tipton, 1515 Dunwoody Blvd., Knoxville, TN

Paul Ambrose, 2020 Rudder Lane, Knoxville, TN

David Harbin, 4334 Papermill Drive, Knoxville, TN

1. STAFF RECOMMENDATION

Approve PR (Planned Residential) zoning with up to 4 du/ac because it is consistent with the Southwest County Sector Plan's Low-Density Residential designation and is compatible with the surrounding development.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING WITH UP TO 4 DU/AC BECAUSE IT IS CONSISTENT WITH THE SOUTHWEST COUNTY SECTOR PLAN'S LOW-DENSITY RESIDENTIAL DESIGNATION AND IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. APPROVED

14. MARNIE BAILEY**6-D-20-RZ**

3029 & 3107 Chapman Highway / Parcel ID 109 H A 023 & 024, Council District 1. Rezoning from C-G-2 (General Commercial) to C-H-1 (Highway Commercial).

Speaking today:

Marnie Bailey, 9624 Stone Canyon Lane, Knoxville, TN

1. STAFF RECOMMENDATION

Item No.**File No.**

Deny C-H-1 (Highway Commercial) zoning district because higher-intensity commercial uses of a predominately auto-oriented character permitted by this zone district are not in line with the One Year Plan, South Sector Plan nor the Chapman Highway Implementation Plan.

2. **MOTION (BUSTIN) AND SECOND (PHILLIPS) WERE MADE TO DENY C-H-1 (HIGHWAY COMMERCIAL) ZONING DISTRICT BECAUSE HIGHER-INTENSITY COMMERCIAL USES OF A PREDOMINATELY AUTO-ORIENTED CHARACTER PERMITTED BY THIS ZONE DISTRICT ARE NOT IN LINE WITH THE ONE YEAR PLAN, SOUTH SECTOR PLAN NOR THE CHAPMAN HIGHWAY IMPLEMENTATION PLAN.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO ROTH). DENIED

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

15. THOMPSON MEADOWS

A. CONCEPT SUBDIVISION PLAN

5-SA-20-C

7711 Thompson School Road / Parcel ID 20 15801, Commission District 8.

Speaking today:

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

Nadine Porter, 7421 Oakland View Lane, Knoxville, TN

Drew Staten, P.O. Box 11315, Knoxville, TN 37939

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN

1. **STAFF RECOMMENDATION**

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

Item No.**File No.**

APPROVE alternate design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 7 conditions.

2. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE VARIANCES 1-3 BECAUSE TOPOGRAPHIC CONSTRAINTS AND SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS AND WILL NOT CREATE A TRAFFIC HAZARD.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO KORBELIK). APPROVED

3. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE ALTERNATE DESIGN STANDARDS 1-3 BASED ON THE RECOMMENDATIONS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO KORBELIK). APPROVED

4. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE APPROVE THE CONCEPT PLAN SUBJECT TO 7 CONDITIONS.**

A roll call vote was taken.

MOTION CARRIED 12-1 (NO KORBELIK). APPROVED

B. USE ON REVIEW

5-A-20-UR

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

5. STAFF RECOMMENDATION

APPROVE the request for up to 189 detached dwellings on individual lots and a reduction of the peripheral setback to 30 ft, subject to 3 conditions.

6. **MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE THE REQUEST FOR UP TO 189 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERAL SETBACK TO 30 FT, SUBJECT TO 3 CONDITIONS.**

Item No.

File No.

A roll call vote was taken.

MOTION CARRIED 12-1 (NO KORBELIK). APPROVED

16. WOODBURY CROSSING

Speaking today:

Taylor D. Forrester, 1111 N. Northshore Drive, Suite S-700, Knoxville, TN

Misty Richards, 7134 Forest Willow Lane, Corryton, TN

Kevin Murphy, 4508 Murphy Road, Knoxville, TN 37918

Steve Elliott, 205 Baxter Avenue, Knoxville, TN

A. CONCEPT SUBDIVISION PLAN

6-SA-20-C

7605 Twin Oak Lane / Parcel ID 21 00203, Commission District

1. STAFF RECOMMENDATION

APPROVE variances 1-2 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

APPROVE the alternate design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 4 conditions.

B. USE ON REVIEW

6-A-20-UR

Proposed use: Multi-dwelling development in PR (Planned Residential) District.

2. STAFF RECOMMENDATION

APPROVE the development plan for up to 80 multi-dwelling (apartment) units as shown, subject to 6 conditions.

3. MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO POSTPONE CONSIDERATION OF VARIANCES 1- 2, THE ALTERNATE DESIGN STANDARD, THE CONCEPT PLAN AND THE DEVELOPMENT PLAN FOR 60 DAYS.

MOTION CARRIED UNANIMOUSLY 13-0. POSTPONED 60 DAYS

17. CHEROKEE LANDING**6-SB-20-C**

7366 Coatney Road, 0 Tribe Road, 1401-1497 Dream Catcher Drive & 1507-1564 Cherokee Landing Drive / Parcel ID 136 N B 001-011, 136NC001-050 & 136 11901, Commission District 9.

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN

Kevin Murphy, 4508 Murphy Road, Knoxville, TN

1. STAFF RECOMMENDATION

APPROVE the applicant's request to remove the sidewalk condition (condition #3) of the Concept Plan approval of January 12, 2017, and replace it with the following condition: 3. (Revised CONDITION) PROVIDING an external sidewalk and crosswalk within the Coatney Road right-of-way along the entire Subdivision frontage. The sidewalk and crosswalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.

2. MOTION (PHILLIPS) AND SECOND (GRAF) WERE MADE TO POSTPONE CONSIDERATION OF THIS REQUEST FOR 30 DAYS.

A roll call vote was taken.

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

USES ON REVIEW**18. CHRISTOPHER BUSH****5-J-20-UR**

1705 and 1707 Forrester Road / Parcel ID 047EB01401 & 01402.

Proposed use: Construction of garage apartments and houses on two individual lots in RA (Low Density Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the request for a garage apartment that is approximately 700 square feet on the two requested lots, subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

19. INDEPENDENT HEALTHCARE PROPERTIES, LLC**5-K-20-UR**

7700 Dannaer Drive / Parcel ID 47 03314. Proposed use: Memory Care Facility in OB (Office, Medical, and Related Services) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the development plan for a memory care facility with up to 49 beds in a building with approximately 32,385 square feet, subject to the following 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. W. SCOTT WILLIAMS & ASSOCIATES**6-B-20-UR**

1629 & 0 Polkwright Lane / Parcel ID 134 G A 02201 & 022. Proposed use: Create 3 lots for detached residential houses in PR (Planned Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 3 houses on individual lots subject to 4 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

21. WARD LAND SURVEYING**6-C-20-UR**

7605 Cedarcrest Rd. / Parcel ID 47 C D 012. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the request for one duplex in subject to 3 conditions.

Item No.**File No.****WITHDRAWN EARLIER IN THE MEETING****22. TOM BOYD****6-D-20-UR**

529 & 0 Nixon Road & 0 John Norton Road / Parcel ID 124 12704 & 12705, 124 185 & 18508. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 9.

Commissioner Roth left the meeting at 6:00 PM.

Speaking today:

Daniel Levy, 3523 Maloney Road, Knoxville, TN

Kevin Murphy, 4508 Murphy Road, Knoxville, TN

Corrine Rovetti, 6925 Sevierville Pike, Knoxville, TN

Melissa Wheeler, 453 Union Road, Brooklyn, WI

The Commission agreed to give the opposition 7 minutes. The applicant will also have 7 minutes.

1. STAFF RECOMMENDATION

APPROVE the development plan for the rural retreat with an event facility (pavilion building) with approximately 8,000 square feet for up to 300 guests and a maximum of 9 overnight accommodations, subject to 10 conditions.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR THE RURAL RETREAT WITH AN EVENT FACILITY (PAVILION BUILDING) WITH APPROXIMATELY 8,000 SQUARE FEET FOR UP TO 300 GUESTS AND A MAXIMUM OF 9 OVERNIGHT ACCOMMODATIONS, SUBJECT TO 10 CONDITIONS.

A roll call vote was taken.

MOTION CARRIED 7-5 (NO BUSTIN, DENT, EASON, GRAF, KORBELIK). APPROVED

23. BARRY BYRD / BARRY BYRD ARCHITECTURE**6-E-20-UR**

10550 Murdock Dr. / Parcel ID 118 17320. Proposed use: Office Building in Planned Commercial zone (also TTCDA (separate application & review) in BP (Business and Technology), PC (Planned Commercial, and TO (Technology Overlay) District. Commission District 6.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the request for an office building with approximately 43,900 square feet as shown on the development plan subject to 6 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

24. EAST KNOXVILLE STONE**6-F-20-UR**

2514 Julian Lane, 0 Flint Gap & 0 Kennedy Road / Parcel ID 97 148,150, 154, & 155. Proposed use: Mining Operation in A (Agricultural) District. Commission District 8.

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN

Janice Verklas, 2517 Julian Lane Knoxville, TN

Wayne Kline, 617 Main Street, Knoxville, TN

1. STAFF RECOMMENDATION

DENY the request for a mining and mineral extraction operation, and the associated Mining Plan of Operations, because the use will have an adverse impact on the character of the neighborhood in which the site is located and significantly injure the value of adjacent property by noise, lights, fumes, odors, vibration, traffic congestion or other impacts which may detract from the immediate environment.

2. MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO DENY THE REQUEST FOR A MINING AND MINERAL EXTRACTION OPERATION, AND THE ASSOCIATED MINING PLAN OF OPERATIONS, BECAUSE THE USE WILL HAVE AN ADVERSE IMPACT ON THE CHARACTER OF THE NEIGHBORHOOD IN WHICH THE SITE IS LOCATED AND SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 12-0. DENIED

Item No.

File No.

SPECIAL USES

25. VICTOR JERNIGAN

6-A-20-SU

920 Oak Grove Lane / Parcel ID 121 G G 019. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the request for a two-family dwelling on the proposed lot, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

FINAL SUBDIVISIONS

26. MISSIONARY BAPTIST CHURCH AT N SIXTH AVENUE

3-SB-20-F

1129 N. Sixth Avenue / Parcel ID 82 P B 009, Council District 4.

1. STAFF RECOMMENDATION

WITHDRAW at the request of the applicant.

WITHDRAWN EARLIER IN THE MEETING

PLANNED DEVELOPMENT

27. CHRIS FORTUNE

6-A-20-PD

600, 512 & 0 Richmond Avenue / Parcel ID 94 H Q 003, 002, & 02601
Proposed use: Pocket neighborhood with passive recreational amenities in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) / HP (Hillside Protection Overlay) District. Council District 3.

Speaking today:

Chris fortune, 1509 Duncan Road, Knoxville, TN

1. STAFF RECOMMENDATION

This plan is being submitted under the Optional Concept Plan section of the Planned Development procedures. The

Item No.**File No.**

Commission will not vote on this project but should provide feedback and comments for the applicant to use in further developing his plan.

NO ACTION TAKEN AT THIS MEETING

ORDINANCE AMENDMENTS

28. CITY OF KNOXVILLE

5-A-20-OA

Consideration of minor amendments to Article 13.9.E of the City of Knoxville Zoning Ordinance to address limitations on the maximum sign area in the Office Park District (OP).

1. STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments to Article 13.9.E of the City of Knoxville Zoning Code to revise the size standards for signs in the Office Districts (Office and Office Park).

APPROVED ON CONSENT EARLIER IN THE MEETING

29. KNOXVILLE-KNOX COUNTY PLANNING

5-D-20-OA

Consideration of amendments to Articles 14.2, 14.6, 14.9, 14.12, 14.15 and 14.16, and 16.6 of the City of Knoxville Zoning Ordinance regarding the Infill Housing Review Committee and the Design Review Board.

1. STAFF RECOMMENDATION

Assign responsibilities for review of applications for IH Overlay District for conformance to the Heart of Knoxville Infill Housing Design Guidelines to the Design Review Board and add to the Board a non-rotating position for the East Tennessee Community Design Center, or their successor.

APPROVED ON CONSENT EARLIER IN THE MEETING

OTHER BUSINESS

30. KNOXVILLE-KNOX COUNTY PLANNING**6-A-20-OB**

Consideration of Consideration of the FY 2021 Operating Budget for Knoxville-Knox County Planning.

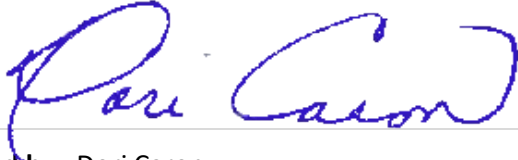
1. RECOMMENDATION

The Executive Committee recommends approval of the FY 2021 Operating Budget for Knoxville-Knox County Planning.

APPROVED ON CONSENT EARLIER IN THE MEETING

ADJOURNMENT

- 1. MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO ADJOURN.**
- 1. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 7:06 P.M.**



Prepared by: Dori Caron



Approved by: Secretary for the Commission



Approved by: Chair

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