

The Planning Commission met in regular session on November 14, 2019 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	Ms. Gayle Bustin	Mr. Louis Browning
Mr. Art Clancy	Mr. Mike Crowder	Ms. Elizabeth Eason
Mr. Mac Goodwin	Mr. Richard Graf	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 NOVEMBER 14, 2019 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF OCTOBER 10, 2019 MINUTES

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 DECEMBER 12, 2019 MEETING.

MOTION CARRIED 15-0. POSTPONED 30 DAYS

POSTPONEMENTS TO BE VOTED ON READ

COMMISSIONER GRAF REQUESTED ITEM #9 BE REMOVED FROM THE 60-DAY POSTPONEMENT LIST.

C. WITHDRAWALS

None

D. TABLED ITEMS

- | | |
|---|-------------------|
| 1. BULLARD FARM - EAGLE CDI, INC. | |
| a. Concept Subdivision Plan | 5-SA-18-C |
| East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3. | |
| b. USE ON REVIEW | 5-B-18-UR |
| Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. | |
| 2. GORDON SMITH | 8-B-18-AC |
| Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. | |
| 3. WHITE'S ADDITION | 10-SC-18-F |

Item No.**File No.**

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

- | | |
|---|-------------------|
| 4. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY | 12-SD-18-F |
| North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | |
| 5. DEBRA G. DAUGHERTY | 12-C-18-UR |
| 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 | 10-SE-18-F |
| South of Woodson Drive, east of Spring Creek Road, Council District 1. | |
| 7. DANIEL LEVY | |
| West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and north of John Norton Road, Commission District 9. | |
| <ul style="list-style-type: none"> a. South County Sector Plan Amendment | 2-A-19-SP |
| From A (Agriculture) to GC (General Commercial). | |
| <ul style="list-style-type: none"> b. Rezoning | 2-D-19-RZ |
| From A (Agricultural) to PC (Planned Commercial). | |

E. ITEMS REQUESTED TO BE TABLED

None

F. ITEMS REQUESTED TO BE UNTABLED

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

MOTION CARRIED 15-0. UNTABLED

G. CONSENT ITEMS

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEM NUMBERS 17, 23, 36, AND 37.

MOTION CARRIED 15-0. APPROVED

Item No.**File No.**

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

MOTION CARRIED 15-0. 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.

1. **STAFF RECOMMENDATION**

POSTPONE the requested alley closure for 30 days until the December 12, 2019 Planning Commission meeting, per applicant's request.

POSTPONE 30 DAYS EARLIER IN THE MEETING

STREET NAME CHANGES

6. KNOXVILLE-KNOX COUNTY PLANNING

9-C-19-SNC

Change Ginn Drive to 'Ginn Farm Drive' between Alcoa Highway and the dead-end of Ginn Drive at Maloney Road Park, southwest of Alcoa Highway, Council District 1.

1. **STAFF RECOMMENDATION**

APPROVE the name change to Ginn Farm Drive.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANS, STUDIES, REPORTS

None

Item No.**File No.****REZONINGS AND PLAN AMENDMENT/REZONINGS**

7. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES**8-G-19-RZ**

8803 Valgro Road / Parcel ID 138 272, Commission District 9. Rezoning from A (Agricultural) and CB (Business & Manufacturing) to LI (Light Industrial).

1. STAFF RECOMMENDATION

POSTPONE for 30-days to the December 12, 2019 Planning Commission meeting, as per the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

8. JAMES S. MONDAY / ROBERT A. MONDAY PROPERTIES**8-H-19-RZ**

8810 Valgro Road / Parcel ID 138 27401, Commission District 9. Rezoning from A (Agricultural) to LI (Light Industrial).

1. STAFF RECOMMENDATION

POSTPONE for 30-days to the December 12, 2019 Planning Commission meeting, as per the request of the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

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.

Speaking today:

Carlene Malone, 6051 Fountain Road, Knoxville, TN.

A. NORTH CITY SECTOR PLAN AMENDMENT**10-B-19-SP**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive only.

1. STAFF RECOMMENDATION

POSTPONE the sector plan amendment request for 60 days until the January 9, 2020 Planning Commission Meeting.

Item No.**File No.**

2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE THE SECTOR PLAN AMENDMENT REQUEST FOR 60 DAYS UNTIL THE JANUARY 9, 2020 PLANNING COMMISSION MEETING.**

MOTION CARRIED 15-0. POSTPONED 60 DAYS**B. ONE YEAR PLAN AMENDMENT****7-C-19-PA**

From LDR (Low Density Residential) to GC (General Commercial) for 220 Adair Drive only.

1. **STAFF RECOMMENDATION**
POSTPONE One Year Plan amendment request for 60 days until the January 9, 2020 Planning Commission meeting.
2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE ONE YEAR PLAN AMENDMENT REQUEST FOR 60 DAYS UNTIL THE JANUARY 9, 2020 PLANNING COMMISSION MEETING.**

MOTION CARRIED 15-0. POSTPONED 60 DAYS**C. REZONING****7-M-19-RZ**

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

1. **STAFF RECOMMENDATION**
POSTPONE the rezoning request for 60 days until the January 9, 2020 Planning Commission meeting.
2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE THE REZONING REQUEST FOR 60 DAYS UNTIL THE JANUARY 9, 2020 PLANNING COMMISSION MEETING.**

MOTION CARRIED 15-0. POSTPONED 60 DAYS**10. TOM PHILLIPS****11-A-19-RZ**

2500 Ellistown Road / Parcel ID 51 072, Commission District 8.
Rezoning from A (Agricultural) to RA (Low Density Residential).

1. **STAFF RECOMMENDATION**
APPROVE RA (Low Density Residential) zoning.

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

11. HCV REALTY INVESTMENT, LLC**11-B-19-RZ**

0 Dick Lonas Road / Parcel ID 106 D A 00809, Council District 3. Rezoning from A-1 (General Agricultural) to O (Office).

1. STAFF RECOMMENDATION

APPROVE O (Office) District zoning, effective January 1, 2020.

APPROVED ON CONSENT EARLIER IN THE MEETING

12. CITY OF KNOXVILLE**11-C-19-RZ**

2901, 2907 and 2909 Martin Luther King, Jr. Avenue / Parcel ID 82 F N 024, 023 & 022, Council District 6. Rezoning from R-2 (General Residential) & C-1 (Neighborhood Commercial) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

APPROVE RN-4 (General Residential Neighborhood) District zoning subject to one condition [effective January 1, 2020].

APPROVED ON CONSENT EARLIER IN THE MEETING

13. ELIZABETH ALLMAN**11-D-19-RZ**

5321 Nickle Road / Parcel ID 79 10402, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

1. STAFF RECOMMENDATION

APPROVE RA (Low Density Residential) zoning.

APPROVED ON CONSENT EARLIER IN THE MEETING

14. PETER DADZIE**11-E-19-RZ**

2553 Western Avenue / Parcel ID 94 A A 017, Council District 5. Rezoning from I-3 (General Industrial) to C-6 (General Commercial Park).

Speaking today:

Item No.**File No.**

Peter Dadzie, 2553 Western Avenue, Knoxville, TN.

1. STAFF RECOMMENDATION

DENY C-6 (General Commercial Park) District zoning.

2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE C-6 (GENERAL COMMERCIAL PARK) DISTRICT ZONING.

MOTION CARRIED 15-0. APPROVED

15. T. DEAN LARUE

11-F-19-RZ

2350 Robinson Road / Parcel ID 106 A A 00302, Council District 3. Rezoning from A-1 (General Agricultural) / RP-1 (Planned Residential) / R-1 (Low Density Residential) to RP-1 (Planned Residential).

1. STAFF RECOMMENDATION

APPROVE RN-2 (Single-Family Residential Neighborhood) District zoning [effective January 1, 2020]. (Applicant requested RP-1)

APPROVED ON CONSENT EARLIER IN THE MEETING

16. JASON BAKER B & B BUILDERS

11-G-19-RZ

0 E. Emory Road / Parcel ID 29 090, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

David Harbin, 4334 Papermill Drive, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at a density up to 3.5 du/ac. (Applicant requested PR zoning at a density up to 5 du/ac.)

2. MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 4 DU/AC.

MOTION CARRIED 15-0. APPROVED

Item No.**File No.****17. BEACON DEVELOPMENT OF TN, INC.****11-H-19-RZ**

9120 and 9124 Middlebrook Pike / Parcel ID 105 083, Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

Steven Sullivan, 825 Plainfield Road, Knoxville, TN.

Johnny Grau, 3061 W. Gallaher Ferry Road, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning at a density up to 5 du/ac.

2. MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 5 DU/AC.

MOTION CARRIED 15-0. APPROVED

18. RYAN HICKEY / BALL HOMES, LLC**11-I-19-RZ**

1617 Andes Road / Parcel ID 105 025 (part of), Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) zoning at a density up to 4.5 du/ac.

Speaking today:

Larry Northcutt, 1635 Old Andes Road, Knoxville, TN.

Michelle Goldman, 9234 Ridges Meadow Lane, Knoxville, TN.

John Valiant, 800 S. Gay Street, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE PR (Planned residential) zoning at a density up to 2.68 du/ac. (Applicant requested PR (Planned Residential) zoning at a density up to 4.5 du/ac.)

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PR (PLANNED RESIDENTIA) ZONING AT A DENSITY UP TO 3 DU/AC.**3. A ROLL-CALL WAS TAKEN.**

Item No.

File No.

MOTION CARRIED 10-5 (BUSTIN, CROWDER, EASON, GOODWIN, TOCHER NO). APPROVED

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

19. BEAU MONDE PH 3, NORTHSHORE TOWN CENTER PH II (REVISED)

6-SA-19-C

1830 Thunderhead Road, 0, 9310, 9314, 9318, 9322, 9326, 9330 Chimney Top Lane, 0, 9770, 9802, 9806, 9810, 9814, 9818 Clingmans Dome Drive, and 0 Cades Cove Road / Parcel ID 154 09804 (part of) & 09817, 154FG001-012, 154FE027, 154FF001, 154FF021 (part of), and 154FC010. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. THE GLEN AT WEST VALLEY – KNOX T.L.

Speaking today:

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

Bo Sanford, 900 S. Gay Street, Knoxville, TN.

Sherry Whittaker, 823 Zola Lane, Knoxville, TN.

Kim Thomas, 711 Valley Glenn Boulevard, Knoxville, TN.

Eric Mosely, 405 Montbrook Lane, Knoxville, TN.

David Campbell, 325 Wooded Lane, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN

11-SA-19-C

864 Valley Glen Boulevard / Parcel ID 132 04909 (part of) & 04922, Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the Concept Plan subject to 9 conditions.

Item No.

File No.

- 2. **MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 9 CONDITIONS.**

MOTION CARRIED 15-0. APPROVED

B. USE ON REVIEW

11-B-19-UR

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

- 1. **STAFF RECOMMENDATION**
APPROVE the development plan for up to 64 detached dwelling units on individual lots, subject to 1 condition.
- 2. **MOTION (CLANCY) AND SECOND (GRAF) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 64 DETACHED DWELLING UNITS ON INDIVIDUAL LOTS, SUBJECT TO 1 CONDITION.**

MOTION CARRIED 15-0. APPROVED

THE PLANNING COMMISSION TOOK AT BREAK AT 3:08 P.M. AND RECONVENED AT 3:19 P.M.

COMMISSIONER JEFF ROTH LEFT THE MEETING AT 3:08 P.M.

21. TARYN’S NEST – RALPH SMITH / PLS

Speaking today:

Ralph Smith, 205 Lamar Avenue, Clinton, TN.

A. CONCEPT SUBDIVISION PLAN

11-SB-19-C

0 Cate Road / Parcel ID 66 093 and 066KH parcels 001, 003, 004, 005, & 006, Commission District 6.

- 1. **STAFF RECOMMENDATION**
APPROVE variances 1-10 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

Item No.**File No.**

2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES 1-10 BECAUSE THE EXISTING SITE CONDITIONS RESTRICT COMPLIANCE WITH THE SUBDIVISION REGULATIONS, AND THE PROPOSED VARIANCES WILL NOT CREATE A TRAFFIC HAZARD.**

MOTION CARRIED 14-0. APPROVED

3. **STAFF RECOMMENDATION**
APPROVE the Concept Plan subject to 10 conditions.
4. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 10 CONDITIONS.**

MOTION CARRIED 14-0. APPROVED**B. USE ON REVIEW****11-D-19-UR**

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

1. **STAFF RECOMMENDATION**
APPROVE the development plan for up to 15 duplexes on individual lots for a total of 30 dwelling units, subject to 1 condition.
2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR UP TO 15 DUPLEXES ON INDIVIDUAL LOTS FOR A TOTAL OF 30 DWELLING UNITS, SUBJECT TO 1 CONDITION.**

MOTION CARRIED 14-0. APPROVED**22. BUTTERMILK ROADS S/D – URBAN ENGINEERING, INC.****A. CONCEPT SUBDIVISION PLAN****11-SC-19-C**

0 Buttermilk Road / Parcel ID 129 07702, Commission District 6.

1. **STAFF RECOMMENDATION**
APPROVE variances 1 and 2 because the existing site conditions restrict compliance with the Subdivision

Item No.**File No.**

Regulations and the proposed variances will not create a traffic hazard.

APPROVED ON CONSENT EARLIER IN THE MEETING**2. STAFF RECOMMENDATION**

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**B. USE ON REVIEW****11-G-19-UR**

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

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 39 detached dwellings on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING**23. BRANDYWINE AT PEPPER RIDGE – URBAN ENGINEERING**

Speaking today:

Chris Sharp, 11852 Kingston Pike, Knoxville, TN.

Ralph Kolesar, Jr., 11717 Yarnell Road, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN**11-SD-19-C**

1808 N. Campbell Station Road / Parcel ID 117 011, Commission District 6.

1. STAFF RECOMMENDATION

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

Item No.**File No.**

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

MOTION CARRIED 14-0. APPROVED

3. **STAFF RECOMMENDATION**
APPROVE the concept plan subject to 11 conditions.
4. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 11 CONDITIONS.**

MOTION CARRIED 14-0. APPROVED**B. USE ON REVIEW****11-H-19-UR**

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

1. **STAFF RECOMMENDATION**
APPROVE the request for up to 24 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along N Campbell Station Road, subject to 1 condition.
2. **MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE REQUEST FOR UP TO 24 DETACHED DWELLINGS ON INDIVIDUAL LOTS AND A REDUCTION OF THE PERIPHERAL SETBACK TO 25' ALONG N CAMPBELL STATION ROAD, SUBJECT TO 1 CONDITION.**

MOTION CARRIED 14-0. APPROVED**USES ON REVIEW****24. JBCH PROPERTIES****7-A-19-UR**

5506 Colonial Circle / Parcel ID 58 C D 002. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

1. **STAFF RECOMMENDATION**
DENY the use on review request for a duplex.

DENIED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****25. MT. CALVARY BAPTIST CHURCH****10-B-19-UR**

1914 Saxton Avenue / Parcel ID 95 B L 038 and part of 058. Proposed use: Church parking lot in R-1 (Low Density Residential) District. Council District 6.

1. STAFF RECOMMENDATION

APPROVE the parking lot expansion and relocation of the stormwater pond for Mt. Calvary Baptist Church as identified on the development plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

26. GARRETT DEVELOPMENT & CONSTRUCTION, LLC**10-D-19-UR**

7605 Cedarcrest Road / Parcel ID 47 C D 012 & 047 117. Proposed use: Additional Parking for Commercial Business in RA (Low Density Residential) District. Commission District 7.

Speaking today:

Garrett Tucker, 7523 Taggart Lane, Knoxville, TN.

Sandra Sexton, 7717 Cedar Crest Road, Knoxville, TN.

Tony Shults, 7801 Mikon Lane, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the request for additional parking in a more restrictive zone as shown on the development plan subject to the 5 conditions.

2. MOTION (CLANCY) AND SECOND (HILL) WERE MADE TO APPROVE THE REQUEST FOR ADDITIONAL PARKING IN A MORE RESTRICTIVE ZONE AS SHOWN ON THE DEVELOPMENT PLAN SUBJECT TO THE 5 CONDITIONS.**3. COMMISSIONER CLANCY AMENDED HIS MOTION TO APPROVE THE REQUEST FOR ADDITIONAL PARKING IN A MORE RESTRICTIVE ZONE AS SHOWN ON THE DEVELOPMENT PLAN SUBJECT TO THE 5 CONDITIONS, ELIMINATING CONDITION #2, ADDING THE CONDITION THAT THE PARKING ON THE ADJACENT LOT IS TO SERVE THE EXISTING BUSINESS ONLY. COMMISSIONER HILL SECONDED THE MOTION.**

MOTION FAILED 1-13.

Item No.**File No.**

4. **MOTION (HILL) MADE TO APPROVE THE REQUEST FOR ADDITIONAL PARKING IN A MORE RESTRICTIVE ZONE AS SHOWN ON THE DEVELOPMENT PLAN SUBJECT TO THE 5 CONDITIONS, ELIMINATING CONDITION #2, ADDING THE CONDITION THAT THE PARKING ON THE ADJACENT LOT IS TO SERVE THE EXISTING BUSINESS ONLY, PROBITING LIGHTING AT THE ADDITIONAL PARKING AREA AND PROHIBITING A DRIVE-THRU.**
5. **COMMISSIONER HILL WITHDREW HIS MOTION.**
6. **MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO DENY THE REQUEST FOR ADDITIONAL PARKING IN A MORE RESTRICTIVE ZONE.**

MOTION CARRIED 11-3 (PHILLIPS, CLANCY, EASON NO). DENIED

27. TACALA TN CORP**11-A-19-UR**

1970 Town Center Boulevard / Parcel ID 154 09808. Proposed use: Fast Food Restaurant in PC-1(k) (Retail and Office Park) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the development plan for a restaurant with drive thru containing approximately 2,700 square feet of floor area and 470 square feet of patio, and the proposed sign plan, subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

28. WILLIAM F. ANDREWS**11-C-19-UR**

3819 Oakhurst Drive / Parcel ID 107 M E 030. Proposed use: Increase footprint of existing detached garage from 929 square feet to 983 square feet in R-1 (Low Density Residential) District. Council District 2.

1. STAFF RECOMMENDATION

APPROVE the request to increase the footprint of the existing garage to approximately 983 square feet, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****29. CRUNK ENGINEERING, LLC****11-E-19-UR**

0 Old Weisgarber Road / Parcel ID 106 D A 00915 & 00807. Proposed use: Behavioral Health Hospital in O-1 (Office, Medical, and Related Services) District. Council District 3.

1. STAFF RECOMMENDATION

APPROVE the request for a behavioral health hospital that is approximately 93,284 sq. ft. of floor area with up to 138 beds and approximately 50'-6" tall, subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

30. JAMES E. SAWYER**11-F-19-UR**

0 Babelay Road / Parcel ID 50 187. Proposed use: Three (3) detached residential units in PR (Planned Residential) District. Commission District 8.

1. STAFF RECOMMENDATION

APPROVE the development plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

31. KATHERINE P. CORNETT & JOSHUA O. HENSON**11-I-19-UR**

7304 Dogwood Drive / Parcel ID 134 005. Proposed use: Reduction of front yard setback from 35' to 25' in RB (General Residential) District. Commission District 4.

1. STAFF RECOMMENDATION

APPROVE the front yard setback reduction from 35' to 30', subject to 1 condition. (Applicant requested a 25' setback)

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.**

FINAL SUBDIVISIONS

32. MILMA F. KUHL**11-SA-19-F**

8610 Clement Road / Parcel ID 14 04209, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE variances 1-3.

APPROVED ON CONSENT EARLIER IN THE MEETING**2. STAFF RECOMMENDATION**

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

33. KNOXVILLE-KNOX COUNTY PLANNING**3-A-19-OA**

Consideration of amendments to the Knox County Zoning Ordinance to create a new Planned Development approval process.

Speaking today:

Wayne Kline, P.O. Box 869, Knoxville, TN.

Corinne Rovetti, 6925 Sevierville Pike, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the proposed amendments to the Knox County Zoning Ordinance, with discussion and direction regarding limiting planned developments to the Planned Growth area.

2. MOTION (OOTEN) AND SECOND (CROWDER) WERE MADE TO APPROVE THE PROPOSED AMENDMENTS TO THE KNOX COUNTY ZONING ORDINANCE.

Item No.**File No.**

3. **COMMISSIONER OOTEN AMENDED HIS MOTION TO APPROVE THE PROPOSED AMENDMENTS TO THE KNOX COUNTY ZONING ORDINANCE, ELIMINATING THE LAST SENTENCE IN SECTION 6.80.04 (FORMERLY 6.80.03) AUTHORIZATION, PART A, STATING THAT A PLANNED DEVELOPMENT IS NOT AUTHORIZED IN THE RURAL AREA.**
4. **COMMISSIONER OOTEN FURTHER AMENDED HIS MOTION TO APPROVE THE PROPOSED AMENDMENTS TO THE KNOX COUNTY ZONING ORDINANCE, ELIMINATING THE LAST SENTENCE IN SECTION 6.80.04 (FORMERLY 6.80.03) AUTHORIZATION, PART A, STATING THAT A PLANNED DEVELOPMENT IS NOT AUTHORIZED IN THE RURAL AREA AND INSTEAD ADDING THAT A PLANNED DEVELOPMENT IS AUTHORIZED IN ALL ZONING DISTRICTS AND PARCELS LOCATED IN THE KNOX COUNTY PLANNING AREA.**

MOTION CARRIED 13-1 (BOYER NO). APPROVED

34. KNOXVILLE-KNOX COUNTY PLANNING
11-A-19-OA

Consideration of an amendment to the Knox County Zoning Ordinance identifying automobile repair service as a use on review in the CN zoning district.

1. **STAFF RECOMMENDATION**
APPROVE the proposed amendment to the Knox County Zoning Ordinance identifying automobile repair service as a use on review in the CN zoning district.
2. **MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO DENY THE PROPOSED AMENDMENT TO THE KNOX COUNTY ZONING ORDINANCE IDENTIFYING AUTOMOBILE REPAIR SERVICE AS A USE ON REVIEW IN THE CN ZONING DISTRICT.**

MOTION CARRIED 14-0. DENIED

OTHER BUSINESS
35. KNOXVILLE-KNOX COUNTY PLANNING
11-A-19-OB

Consideration of Nomination of 2020 Knoxville-Knox County Planning Commission Officers.

1. **THE NOMINATING COMMITTEE NOMINATED JANICE TOCHER AS CHAIR AND PATRICK PHILLIPS AS VICE-CHAIR FOR THE 2020 CALENDAR YEAR PLANNING COMMISSION OFFICERS.**

Item No.**File No.**

2. **C) OMISSIONER GRAF NOMINATED PATRICK PHILLIPS AS CHAIR FOR THE 2020 CALENAR YEAR PLANNING COMMISSION OFFICERS.**
3. **MOTION (CROWDER) AND SECOND (EASON) WERE MADE TO CEASE NOMINATIONS.**

MOTION CARRIED 13-0. NOMINATIONS WERE CEASED.

36. KNOXVILLE-KNOX COUNTY PLANNING**11-B-19-OB**

Consideration of an amendment to the sign ordinance in regards to regulations for all uses in the Institutional District.

Speaking today:

Carlene Malone, 6051 Fountain Road, Knoxville, TN.

Joyce Field, 1540 Agawela Avenue, Knoxville, TN.

1. **STAFF RECOMMENDATION**
Recommends that the sign ordinance not be amended to identify specific sign standards for the Institutional zoning district.
2. **MOTION (CLANCY) AND SECOND (BOYER) WERE MADE THAT THE SIGN ORDINANCE NOT BE AMENDED TO IDENTIFY SPECIFIC SIGN STANDARDS FOR THE INSTITUTIONAL ZONING DISTRICT.**
3. **A ROLL-CALL VOTE WAS TAKEN.**

MOTION CARRIED 9-5 (BUSTIN, CANTY, EASON, GRAF, PHILLIPS NO). APPROVED

COMMISSIONER SCOTT SMITH LEFT THE MEETING.

37. KNOXVILLE-KNOX COUNTY PLANNING**11-C-19-OB**

Consideration of an amendment to the sign ordinance regarding approval process of additional signs in commercial and industrial districts.

Speaking today:

Carlene Malone, 6051 Fountain Road, Knoxville, TN.

Item No.**File No.**

Joyce Field, 1540 Agawela Avenue, Knoxville, TN.

1. STAFF RECOMMENDATION

Planning staff recommends that the sign ordinance not be amended, and further recommends that this provision remain in the sign ordinance.

2. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE THAT THE SIGN ORDINANCE NOT BE AMENDED, AND FURTHER RECOMMENDS THAT THIS PROVISION REMAIN IN THE SIGN ORDINANCE.

MOTION CARRIED 13-0. APPROVED

38. THE DEVELOPMENT CORPORATION OF KNOX COUNTY**11-D-19-OB**

Consideration of Concept Plan Extension for the Karns Valley Business Park (12-SC-17-C) for two years to December 14, 2021.

1. STAFF RECOMMENDATION

APPROVE the extension of the Concept Plan for Karns Valley Business Park (12-SC-17-C) for two years to December 14, 2021 pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

39. KNOXVILLE-KNOX COUNTY PLANNING**11-E-19-OB**

Consideration of amendments to Restated Bylaws of the Knoxville-Knox County Planning Commission.

1. STAFF RECOMMENDATION

APPROVE consideration of amendments to the Knoxville-Knox County Planning Commission Bylaws.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****40. 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

POSTPONE consideration of amendments to the Knoxville-Knox County Planning's Administrative Rules and Procedures for 30 days to the December 12, 2019 Planning Commission meeting.

POSTPONED 30 DAYS EARLIER IN THE MEETING

41. URBAN ENGINEERING, INC.**11-G-19-OB**

Consideration of Concept Plan Extension for 6702 Westland Drive (10-SA-17-C) for two years to November 9, 2021.

1. STAFF RECOMMENDATION

APPROVE the extension of the Concept Plan for 6702 Westland Drive (10-SA-17-C) for two years to November 9, 2021, pursuant to Section 2.07.F of the Knoxville-Knox County Subdivision Regulations.

APPROVED ON CONSENT EARLIER IN THE MEETING

42. KNOXVILLE-KNOX COUNTY PLANNING**11-H-19-OB**

Consideration of an established process for initiating and undertaking a zoning study.

1. STAFF RECOMMENDATION

APPROVE the draft process for initiating and undertaking a zoning study.

2. MOTION (HILL) AND SECOND (OOTEN) WERE MADE TO APPROVE THE DRAFT PROCESS FOR INITIATING AND UNDERTAKING A ZONING STUDY, INCREASING THE PETITION THRESHOLD TO 75% OF THE PROPERTY OWNERS IN THE AREA OR OWNERS OF 75% OF THE PROPERTY IN THE AREA.**3. A ROLL-CALL VOTE WAS TAKEN.**

Item No.**File No.**

MOTION CARRIED 9-4 (BUSTIN, EASON, PHILLIPS, TOCHER NO). APPROVED

43. KNOXVILLE-KNOX COUNTY PLANNING**11-I-19-OB**

Consideration of an amendment to section 1.4 of the newly adopted City of Knoxville Zoning Ordinance to address the application of the Downtown Design Review Guidelines.

1. STAFF RECOMMENDATION

POSTPONE consideration of an amendment to section 1.4 of the newly adopted City of Knoxville Zoning Ordinance to address the application of the Downtown Design Review Guidelines 30 days until the December 12, 2019 Planning Commission meeting.

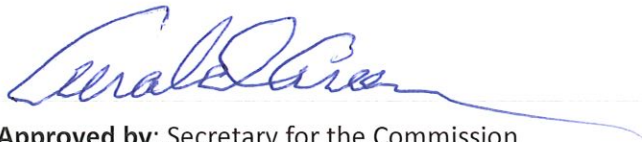
POSTPONED 30 DAYS EARLIER IN THE MEETING

ADJOURNMENT

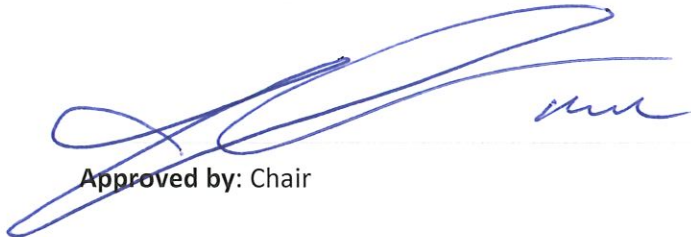
- 1. MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO ADJOURN.**
- 2. THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 5:35 P.M.**



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.