

The Planning Commission met in regular session on September 10, 2020 at 1:30 p.m. via an electronic meeting through ZOOM.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer	A	Ms. Gayle Bustin	Mr. Louis Browning
Ms. Karyn Adams		Mr. Mike Crowder	Ms. Elizabeth Eason
Ms. Sandra Korbelik		Mr. Richard Graf	Ms. Jacqueline Dent
Mr. Chris Ooten		Mr. Patrick Phillips, Vice-Chair	Mr. Jeff Roth
Mr. Scott Smith		Mr. Tim Hill	Mr. Eddie Smith

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

1. **MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO CONDUCT THE MEETING BY ELECTRONIC MEANS TO PROTECT THE PUBLIC HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK.**

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

2. APPROVAL OF SEPTEMBER 10, 2020 AGENDA

APPROVED ON CONSENT

-

3. APPROVAL OF AUGUST 13, 2020 MINUTES

APPROVED ON CONSENT

-

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

A. AUTOMATIC POSTPONEMENTS READ

COMMISSIONER BOYER RECUSED HERSELF FROM THE 30-DAY POSTPONEMENT LIST.

B. POSTPONEMENTS TO BE VOTED ON READ

1. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO POSTPONE ITEMS AS READ ADDING AGENDA ITEM #10 FOR 30 DAYS UNTIL THE OCTOBER 8, 2020 MEETING.

A roll call vote was taken.

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

2. MOTION (ROTH) AND SECOND (E. SMITH) WERE MADE TO POSTPONE AGENDA ITEM #27 AS READ FOR 60 DAYS UNTIL THE NOVEMBER 12, 2020 MEETING.

A roll call vote was taken.

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

C. WITHDRAWALS

1. MOTION (KORBELIK) AND SECOND (CROWDER) WERE MADE TO WITHDRAW ITEMS AS READ.

A roll call vote was taken.

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WITHDRAWN**

D. TABLED ITEMS

E. ITEMS REQUESTED TO BE TABLED

1. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO TABLE ITEMS AS READ.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. TABLED

A. ITEMS REQUESTED TO BE UNTABLED

None

B. ITEMS REQUESTED TO BE UNTABLED FOR THE PURPOSE OF BEING WITHDRAWN.

None

C. CONSENT ITEMS

- MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO HEAR THE CONSENT ITEMS AS READ.

A roll call vote was taken.

MOTION CARRIED 14-0 UNANIMOUSLY. APPROVED

2. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONSENT ITEMS AS HEARD.

A roll call vote was taken.

MOTION CARRIED 14-0 UNANIMOUSLY. APPROVED

Item No.

File No.

ALLEY OR STREET CLOSURES

5. MIKE SOUEID

9-A-20-SC

Request closure of Unnamed Alley between Pilkay Road and Third Creek and bisecting City Block 50810, Council District 6.

1. STAFF RECOMMENDATION

POSTPNE this item for 30 days to the October 8, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

POSTPONED 30 DAYS EARLIER IN THE MEETING

6. MIKE SOUEID

9-A-20-SC

Request closure of Cate Avenue between Pilkay Road and Third Creek, between City Blocks 50810 and 50830, Council District 6.

1. STAFF RECOMMENDATION

POSTPONE this item for 30 days to the October 8, 2020 Planning Commission meeting to allow the applicant more time to acquire all needed signatures on the canvass form.

POSTPONED 30 DAYS EARLIER IN THE MEETING

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

None

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

Brief report of Level I COA's issued since August 2020.

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

7. GEORGES BRANDAN (REVISED)

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

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

From NC (Neighborhood Commercial) to LDR (Low Density Residential).

1. STAFF RECOMMENDATION

ADOPT Resolution #4-F-20-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) because it is consistent with the surrounding development.

2. MOTION (E. SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

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

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

5. STAFF RECOMMENDATION

APPROVE PR (Planned Residential) zoning up to 5 du/ac because it is consistent with the surrounding development.

6. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

8. SETH D. SCHWEITZER**9-A-20-RZ**

3430 Zion Lane / Parcel ID 91 042, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

1. STAFF RECOMMENDATION

Item No.

File No.

POSTPONE for 30-days to the October 8, 2020 meeting as requested by the applicant.

POSTPONED 30 DAYS EARLIER IN THE MEETING

9. JOHN HANCOCK

9-B-20-RZ

4355 Crouch Drive/ Parcel ID 59 N B 01401, Council District 4. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-4 (General Residential Neighborhood).

1. STAFF RECOMMENDATION

APPROVE RN-4 (General Residential Neighborhood) zoning because it is consistent with the East City Sector Plan designation and with the surrounding development.

APPROVED ON CONSENT EARLIER IN THE MEETING

10. CAMERON S. BOLIN

9-C-20-RZ

211 Jessamine Street / Parcel ID 95 A D 020, Council District 6. Rezoning from C-G-2 (General Commercial) to DK-E (Downtown Edge).

1. STAFF RECOMMENDATION

DENY DK-E (Downtown Knoxville Edge Subdistrict) zoning because the property does not meet the DKE description and because a rezoning is not required to utilize the property as planned.

POSTPONED 30 DAYS EARLIER IN THE MEETING

11. TAYLOR D. FORRESTER O/B/O YSOS HOLDINGS, LLC

9-D-20-RZ

0 Sevierville Pike / Parcel ID 124 192, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

Speaking today:

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

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE PR (Planned Residential) up to 2 du/ac because it is consistent with the slope analysis and compatible with the surrounding land uses.

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

A roll call vote was taken.

MOTION CARRIED 10-4 (ROTH, HILL, BOYER, S. SMITH NO). APPROVED.

12. CRAIG COBB (REVISED)

0 Concord Road / Parcel ID 153 03706, Commission District 5.

A. SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

9-A-20-SP

From O (Office) to HDR (High Density Residential).

1. **STAFF RECOMMENDATION**

WITHDRAW the sector plan amendment application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING

9-E-20-RZ

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

1. **STAFF RECOMMENDATION**

WITHDRAW the rezoning application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

13. HALLS CENTRE, LLC

7320 -7326 Maynardville Pike / Parcel ID 38 13502, Commission District 7.

Speaking today:

Item No.**File No.**

Joshua Bishop, 4820 Old Kingston Pike, Knoxville, TN.

A. NORTH COUNTY SECTOR PLAN AMENDMENT**9-B-20-SP**

From GC (General Commercial) / SP (Stream Protection) to O (Office) / SP (Stream Protection).

1. STAFF RECOMMENDATION

ADOPT Resolution # 9-B-20-SP amending the North County sector plan to O (Office) / SP (Stream Protection) since it is compatible with surrounding development per attached resolution, Exhibit A.

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

B. REZONING**9-F-20-RZ**

From CA (General Business) to OA (Office Park).

3. STAFF RECOMMENDATION

APPROVE OA (Office Park) at this location because it is consistent with the surrounding commercial development and office uses.

4. MOTION (OOTEN) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

14. TAYLOR FORRESTER O/B/O CONCORD WP COL LLC**9-G-20-RZ**

0 N. Gallaher View Road / Parcel ID 120 H B 022, Council District 2.
Rezoning from O (Office) to OP (Office Park).

1. STAFF RECOMMENDATION

APPROVE OP (Office Park) at this location because it is consistent with the surrounding development and

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File No.

consistent with the Northwest City Sector Plan and One Year Plan O (Office) land use designation for this property.

APPROVED ON CONSENT EARLIER IN THE MEETING

15. BENJAMIN C. MULLINS O/B/O ELEVATION FOODS PROPERTIES, LLC

1702 Harris Road / Parcel ID 60 080, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

9-C-20-SP

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

1. STAFF RECOMMENDATION

WITHDRAW the plan amendment application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

B. REZONING

9-H-20-RZ

From RB (General Residential) to CB (Business and Manufacturing).

2. STAFF RECOMMENDATION

WITHDRAW the rezoning application per the applicant's request.

WITHDRAWN EARLIER IN THE MEETING

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

CONCEPTS / DEVELOPMENT PLANS

(may include Uses on Review)

Item No.**File No.****16. ROCK POINTE DEVELOPMENT, LLC****5-SB-20-C**

325, 0, 305, 288, & 308 Pelham Road; 1013, 1001, & 1057 Spring Hill Road; 0 McCalla Avenue; 0, 299 & 383 Nash Road; 162 Old State Road / Parcel ID 70 M E 001, 002, 00203 & 0711A001, 00101, 00201, 00203, & 011, 013 & 0711A020-028, Council District 6.

1. STAFF RECOMMENDATION

TABLE the Concept Plan as requested by the applicant.

TABLED EARLIER IN THE MEETING

17. SMITH DEVELOPMENT

Speaking today:

David Harbin, 4334 Papermill Drive NW, Knoxville, TN.

Laura Wolfenbarger, 2139 New Era Road, Sevierville, TN.

Victoria Kay, 2921 Tipton Station Road, Knoxville, TN.

THE COMMISSION TOOK A BRIEF BREAK AT 2:28 P.M. AND RETURNED AT 2:33 P.M. TO ALLOW FOR THE OPPOSITION TO ESTABLISH A GOOD INTERNET CONNECTION.

A. CONCEPT SUBDIVISION PLAN**7-SC-20-C**

0 West Governor John Sevier Highway / Parcel ID 148 001 & 00101, Commission District 9.

1. STAFF RECOMMENDATION

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

APPROVE the Concept Plan subject to 8 conditions.

2. MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE ALTERNATE DESIGN STANDARDS PER STAFF RECOMMENDATION.

A roll call vote was taken.

**MOTION CARRIED 12-2 (DENT, ADAMS NO).
APPROVED**

Item No.

File No.

- 3. **MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.**

A roll call vote was taken.

MOTION CARRIED 11-3 (DENT, ADAMS, KORBELIK NO). APPROVED

B. USE ON REVIEW

7-C-20-UR

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

- 4. **STAFF RECOMMENDATION**
APPROVE the development plan for up to 174 detached residential lots subject to 4 conditions.
- 5. **MOTION (ROTH) AND SECOND (S. SMITH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**

A roll call vote was taken.

MOTION CARRIED 11-3 (ADAMS, DENT, KORBELIK NO). APPROVED

18. S&E PROPERTIES ON NORTSHORE DRIVE

COMMISSIONER SCOTT SMITH RECUSED HIMSELF FROM THIS AGENDA ITEM.

Speaking today:

Ben Mullins, 550 W. Main Street, Suite 550, Knoxville, TN.

Hanson Tipton, 1515 Dunwoody Boulevard, Knoxville, TN.

Dr. Paul Ambrose, 2020 Rudder Lane, Knoxville, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

Item No.**File No.****A. CONCEPT SUBDIVISION PLAN****8-SF-20-C**

8512 S. Northshore Drive / Parcel ID 133 N D 001, Commission District 4.

1. STAFF RECOMMENDATION

APPROVE variance 1 and alternate design standards 1-4 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE VARIANCE AND ALTERNATE DESIGN STANDARDS PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

3. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE CONCEPT PLAN PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

B. USE ON REVIEW**8-J-20-UR**

Proposed use: Single family residential in PR (Planned Residential) District.

4. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 44 detached dwelling units on individual lots.

5. MOTION (ROTH) AND SECOND (OOTEN) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

19. DRY GAP ESTATES

A. CONCEPT SUBDIVISION PLAN

9-SA-20-C

401 Dry Gap Pike, and 5903 & 5923 Nature Lane / Parcel ID 57 M A 014, 017, 01702, Commission District 7.

1. STAFF RECOMMENDATION

APPROVE variance 1-2 and alternate design standard 1-2 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVED ON CONSENT EARLIER IN THE MEETING

APPROVE the Concept Plan subject to 10 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

9-B-20-UR

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

2. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 38 attached and 1 attached dwelling on individual lots and a 25' peripheral setback along the Dry Gap Pike frontage north of Road 'A' and the Nature Lane frontage and west lot line on Lot 39, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

20. BRAKEBILL ROAD SUBDIVISION

Speaking today:

Chris Sharp, 11852 Kingston Pike, Farragut, TN.

Marsha Thompson, 7220 Hammer Road, Knoxville, TN.

Item No.**File No.**

Matthew Valenti, 504 Brakebill Road, Knoxville, TN.

A. CONCEPT SUBDIVISION PLAN**9-SB-20-C**

521 & 601 Brakebill Road / Parcel ID 72 267 & 26701, Commission District 8.

1. STAFF RECOMMENDATION

APPROVE variance 1-2 and alternative design standards 1-8 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions.

2. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE THE VARIANCES AND ALTERNATE DESIGN STANDARDS FOR 30 DAYS UNTIL THE OCTOBER 8, 2020 MEETING PER THE APPLICANT'S REQUEST.

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS****3. MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE THE CONCEPT PLAN FOR 30 DAYS UNTIL THE OCTOBER 8, 2020 MEETING PER THE APPLICANT'S REQUEST.**

A roll call vote was taken.

**MOTION CARRIED UNANIMOUSLY 14-0.
POSTPONED 30 DAYS****B. USE ON REVIEW****9-D-20-UR**

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

4. STAFF RECOMMENDATION

APPROVE the Development Plan for up to 227 detached residential units and 95 attached residential units on individual lots, subject to 1 condition.

Item No.**File No.**

5. **MOTION (ROTH) AND SECOND (KORBELIK) WERE MADE TO POSTPONE THE DEVELOPMENT PLAN FOR 30 DAYS UNTIL THE OCTOBER 8, 2020 MEETING PER THE APPLICANT'S REQUEST.**

A roll call vote was taken.

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

21. WESTLAND OAKS

A. CONCEPT SUBDIVISION PLAN

9-SC-20-C

9900 & 9942 Westland Drive / Parcel ID 154 002 & 00201 (part of),
Commission District 5.

1. **STAFF RECOMMENDATION**

APPROVE alternative design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works because the proposed alternative design standard will not create a traffic hazard.

APPROVED ON CONSENT EARLIER IN THE MEETING

APPROVE the Concept Plan subject to 7 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

B. USE ON REVIEW

9-F-20-UR

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

2. **STAFF RECOMMENDATION**

APPROVE the Development Plan for up to 68 attached dwelling units on individual lots, subject to 1 condition.

APPROVED ON CONSENT EARLIER IN THE MEETING

USES ON REVIEW

22. CRUNK ENGINEERING, LLC (REVISED)**8-C-20-UR**

4937 Wise Springs Road / Parcel ID 40 133. Proposed use: Boarding home for sheltered care in PR (Planned Residential) District. Commission District 8.

Speaking today:

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

Megan Howard, 4921 Wise Spring Road, Knoxville, TN.

David Leone, 6907 Washington Pike, Knoxville, TN.

Kevin Murphy, 4508 Murphy Road, Knoxville, TN.

1. STAFF RECOMMENDATION

APPROVE the development plan for a residential treatment facility containing up to 216 beds and comprising 45,420 square feet, subject to the following 7 conditions.

2. MOTION (ROTH) AND SECOND (BROWNING) WERE MADE TO APPROVE THE DEVELOPMENT PLAN PER STAFF RECOMMENDATION.**3. COMMISSIONER ROTH AMENDED HIS MOTION TO INCLUDE CONDITIONS 8-13 IN ADDITION TO THE STAFF RECOMMENDATION. COMMISSIONER BROWNING SECONDED THE AMENDED MOTION.****4. COMMISSIONER ROTH AMENDED HIS MOTION TO INCLUDE CONDITION 8, 9, 11, 12, AND 13 IN ADDITION TO STAFF RECOMMENDATION. COMMISSION BROWNING SECONDED THE AMENDED MOTION.****5. COMMISSIONER ROTH REITERATED THAT HIS AMENDED MOTION IS TO APPROVE PER STAFF RECOMMENDATION WITH SEVEN CONDITIONS, INCLUDING ADDITIONAL CONDITIONS 8, 9, 11, 12, AND 13, AND EXCLUDING 10. COMMISSION BROWNING SECONDED THE AMENDED MOTION.**

A roll call vote was taken.

MOTION CARRIED 8-6 (OOTEN, DENT, ADAMS, CROWDER, PHILLIPS, GRAF NO). APPROVED

COMMISSIONERS TOOK A BRIEF BREAK AT 4:10 P.M. AND RETURNED AT 4:14 P.M.

Item No.**File No.****23. ARNOLD CONSULTING ENGINEERING SERVICES (ACES)**

9-A-20-UR

8949 and 0 Executive Park Drive / Parcel ID 119 03401 & 03406.

Proposed use: Hotel with 82 rooms in PC (Planned Commercial) District. Commission District 3.

1. STAFF RECOMMENDATION

APPROVE the request for a hotel with up to 82 rooms as shown on the development plan subject to the following 9 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**24. DISCOUNT TIRE COMPANY, INC.**

9-C-20-UR

0 Norris Freeway / Parcel ID 38 C G 005 (part of). Proposed use: Retail wheel & tire store including service for installation in SC (Shopping Center) District. Commission District 7.

1. STAFF RECOMMENDATION

APPROVE the development plan for the retail wheel and tire store with approximately 8,000 sq. ft., subject to 8 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING**25. VETERINARY CENTER DEVELOPMENT GROUP**

9-E-20-UR

11424 Hardin Valley Drive / Parcel ID 117 02511. Proposed use: Veterinarian in CA (General Business) District. Commission District 6.

1. STAFF RECOMMENDATION

APPROVE the request for a veterinary hospital that is approximately 6,000 square feet, with kennel facilities, as shown on the development plan, subject to 5 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

Item No.**File No.****26. SHAMEEK & VICTORIA KONAR****9-G-20-UR**

10608 Stoppard View Way / Parcel ID 163 02819. Proposed use: Reduction west side setback from 30' to 10' in PR (Planned Residential) District. Commission District 5.

1. STAFF RECOMMENDATION

APPROVE the request to reduce the side setback along the western lot line from 30' to 10' for Lot 114, Arcadia - Phase 1A, subject to 2 conditions.

APPROVED ON CONSENT EARLIER IN THE MEETING

*SPECIAL USES***27. AARON S. ROBERTS****9-A-20-SU**

1219 Harmony Lane / Parcel ID 80 D B 036. Proposed use: Two-family dwelling (duplex) in RN-1 (Single-Family Residential Neighborhood) District. Council District 5.

1. STAFF RECOMMENDATION

POSTPONE the application until the November 12, 2020 Planning Commission meeting as requested by the applicant.

POSTPONED 60 DAYS EARLIER IN THE MEETING

28. STEVEN W. ABBOTT, JR.**9-C-20-SU**

2317 Peachtree Street / Parcel ID 109 D L 006. Proposed use: Two-family dwelling (duplex) in RN-2 (Single-Family Residential Neighborhood) District. Council District 1.

1. STAFF RECOMMENDATION

POSTPONE the request to the October 8, 2020 Planning Commission meeting to allow the applicant time to work through site design issues with the City's Engineering Department.

POSTPONED 30 DAYS EARLIER IN THE MEETING

Item No.**File No.****29. WADE LOVIN / MBI COMPANIES****9-E-20-SU**

2724 Western Avenue/ Parcel ID 94 H A 00801. Proposed use:
Crematorium in C-G-1 (General Commercial) District (pending). Council
District 3.

1. STAFF RECOMMENDATION

POSTPONE this request for 30 days to be heard at the
October 8, 2020 Planning Commission meeting per the
applicant's request.

POSTPONED 30 DAYS EARLIER IN THE MEETING

FINAL SUBDIVISIONS

30. ROBBINS PROPERTY**9-SA-20-F**

7936 Maynardville Pike / Parcel ID 20 073030 & 07309, Commission
District 7.

1. STAFF RECOMMENDATION

APPROVE Variance.

APPROVED ON CONSENT EARLIER IN THE MEETING

APPROVE Final Plat.

APPROVED ON CONSENT EARLIER IN THE MEETING

PLANNED DEVELOPMENT

31. BRIAN ROWE**9-A-20-PD**

633, 639 & 0 Mars Hill Road / Parcel ID 119 D D 00302, 00303, &00304
Proposed use: Three two-family dwelling (duplex) structures on
individual lots in RN-2 (Single-Family Residential Neighborhood) / PD
(Planned Development) District. Council District 2.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

Item No.**File No.****WITHDRAWN EARLIER IN THE MEETING****32. KROGER LIMITED PARTNERSHIP I****9-B-20-PD**

5201 N. Broadway / Parcel ID 58 K C 007 part of Proposed use: Fuel center for Kroger grocery store in C-G-2 (General Commercial) / PD (Planned Development) District. Council District 5.

1. STAFF RECOMMENDATION

WITHDRAW the application as requested by the applicant.

WITHDRAWN EARLIER IN THE MEETING**ORDINANCE AMENDMENTS****33. CITY OF KNOXVILLE****4-A-20-OA**

Consideration of Amendments to the Knoxville City Code, Appendix B, Zoning Code, to Articles 1.4, 3.1, 14.1, 14.2 and 16.2 to address transition rules associated with previously approved planned districts.

1. STAFF RECOMMENDATION

APPROVE the draft amendments to Knoxville City Code, Appendix B, Zoning Code, to Articles 1.4, 3.1, 14.1, 14.2, and 16.2 to address transition rules associated with previously approved planned districts.

2. MOTION (KORBELIK) AND SECOND (S. SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED**34. CITY OF KNOXVILLE****5-A-20-OA**

Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 13.9.E to address limitations on the maximum sign area in the Office Park District.

1. STAFF RECOMMENDATION

Item No.**File No.**

APPROVE the proposed amendments to Knoxville City Code, Appendix B, Zoning Code, Article 13.9.E to address limitations on the maximum sign area in the Office Park (OP).

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

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

35. CITY OF KNOXVILLE

9-A-20-OA

Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.2 Use Matrix Table 9-1 to add pre-school/kindergarten as a special use in the Parks and Open Space (OS) Zoning District.

1. **STAFF RECOMMENDATION**

APPROVE an amendment to City of Knoxville Zoning Code, Article 9.2 Use Matrix Table 9-1 to add pre-school/kindergarten as a special use in the Parks and Open Space (OS) Zoning District.

APPROVED ON CONSENT EARLIER IN THE MEETING

36. CITY OF KNOXVILLE

9-B-20-OA

Consideration of an Amendment to the Knoxville City Code, Appendix B, Zoning Code, to Article 13.9 of the City of Knoxville's Zoning Ordinance to address standards for internally illuminated signs in the Institutional District.

1. **STAFF RECOMMENDATION**

APPROVE the proposed amendment to Knoxville City Code, Appendix B, Zoning Code, Article 13.9 to address standards for internally illuminated signs in the Institutional District by creating a new subsection to Article 13.9.F.5.

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

Item No.

File No.

A roll call vote was taken.

MOTION CARRIED UNANIMOUSLY 14-0. APPROVED

OTHER BUSINESS

37. KNOXVILLE-KNOX COUNTY PLANNING COMMISSION


9-A-20-OB

Consideration of appointment of a nominating committee who will present a slate of nominees for Planning Commission officers for the calendar year 2021 at the October 2020 Planning Commission meeting.

Chairman Patrick Phillips appointed Beth Eason, Chris Ooten and Dick Graf. Commissioner Eason will Chair the meeting.

ADJOURNMENT

1. **MOTION (OOTEN) AND SECOND (ROTH) WERE MADE TO ADJOURN.**
1. **THERE BEING NO FURTHER BUSINESS, THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION MEETING WAS ADJOURNED IN ORDER AT 4:41 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.