

Agenda

1:30 P.M. | Main Assembly Room
City County Building

- AP**..... Automatically Postponed
- P**.....Vote on to be Postponed
- W**..... Vote on to be Withdrawn
- T** (*A list of Tabled items may be seen at the end of this Agenda*) Vote on to be Tabled
- U** Vote on to be Untabled
- C**..... Heard on Consent requiring a vote

Items recommended for approval on consent are marked with a C and will be considered under one motion to approve *at the beginning of the meeting*. If you would like to discuss an item marked with a C, you must be present at the meeting and request that it be removed immediately following the reading of the list by the Chair. The consent list will be posted by noon on Wednesday before the meeting.

For information regarding any agenda item, please visit our web site at knoxplanning.org/agenda. If you are not an applicant and you are interested in speaking during the meeting about a specific agenda item, visit knoxplanning.org/act no later than Thursday at 9:00 a.m. before the meeting to submit your request.

Item No.			File No.
1.		ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE	
2.	C	APPROVAL OF MARCH 9, 2023 AGENDA	
3.	C	APPROVAL OF FEBRUARY 9, 2023 MINUTES	
4.		POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON	

Item No.

File No.

City of Knoxville

LEVEL 1 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

ALLEY OR STREET CLOSURES

- 5. C **CENTRAL BAPTIST CHURCH OF BEARDEN** 3-A-23-SC
Request closure of Henry Chiles Street between Deane Hill Drive and Anderson Drive, Council District 2.
-

- 6. C **CENTRAL BAPTIST CHURCH OF BEARDEN** 3-B-23-SC
Request closure of a portion of Anderson Drive between Henry Chiles Drive and the western terminus of Anderson Drive, Council District 2.

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

- 7. **KNOXVILLE-KNOX COUNTY PLANNING** 3-A-23-OYP
2023 One Year Plan Update.

LEVEL 2 HILLSIDE PROTECTION (HP) OVERLAY CERTIFICATES OF APPROPRIATENESS

None

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

Item No.

File No.

CONCEPT PLANS AND SPECIAL USES

14. P **BUFFAT MILL ESTATES**
 (30 days)

A. CONCEPT SUBDIVISION PLAN **2-SB-23-C**
 5233 McIntyre Road and O Monte Vista Road / Parcel ID
 060 P A 025 and 02501, Council District 4.

B. SPECIAL USE **2-C-23-SU**
 Proposed use: Duplexes on individual lots in RN-2
 (Single-Family Residential Neighborhood) and HP
 (Hillside Protection Overlay) District.

SPECIAL USES

15. W **TAE CHO** **3-A-23-SU**
 5636 Magazine Road / Parcel ID 123 N A 007. Proposed use:
 Duplex in RN-1 (Single-Family Residential Neighborhood)
 District. Council District 1.

16. C **JOSHUA HENSON** **3-B-23-SU**
 1800 Clinch Avenue / Parcel ID 094 N J 010. Proposed use:
 Independent living facility in O (Office) District. Council
 District 1.

17. C **VICTOR JERNIGAN** **3-C-23-SU**
 0, 427, and 433 Haywood Avenue and 3601 Eakers Street /
 Parcel ID 109 G E 024, 025, 026 and 027. Proposed use: Four
 duplexes on individual lots in RN-2 (Single-Family
 Residential Neighborhood) District. Council District 1.

18. C **DARIN AND HEATHER MARONI** **3-D-23-SU**
 132 Haywood Avenue / Parcel ID 109 F N 005. Proposed
 use: Duplex in RN-2 (Single-Family Residential
 Neighborhood) District. Council District 1.

Item No.

File No.

FINAL SUBDIVISIONS

None

PLANNED DEVELOPMENT

None

ORDINANCE AMENDMENTS

None

OTHER BUSINESS

- 19. C** **BRIAN FORD / MADE SENSE, LLC** **3-A-23-OB**
 2216 and 2224 West Blount Avenue. Council District 1.
 Level III Alternative Compliance Review.

Knox County

STREET NAME CHANGES

None

PLANS, STUDIES, REPORTS

Heard with City requests.

PLAN AMENDMENTS (NO ASSOCIATED REZONINGS)

None

REZONINGS AND PLAN AMENDMENT/REZONINGS

- 20. C** **ROBERT C. AND NOVERLY R. SCOTT** **3-A-23-RZ**
 6101 and 6105 Ball Road / Parcel ID 091 040 and 041,
 Commission District 6. Rezoning from A (Agricultural) to PR
 (Planned Residential) up to 5 du/ac.

- 21.** **JONATHAN LAYMAN** **3-C-23-RZ**
 0 Beaver Ridge Road / Parcel ID 079 J A 011, Commission
 District 6. Rezoning from A (Agricultural) to RB (General
 Residential).

- 22.** **LISA M. CLARK** **3-D-23-RZ**
 6924 East Emory Road / Parcel ID 020 202, Commission
 District 8. Rezoning from A (Agricultural) to PR (Planned
 Residential) up to 5 du/ac.

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- 23. C** **CASCADE FALLS, LLC**
8436 and 8440 Old Middlebrook Pike / Parcel ID 105 M E
036 and 037, Commission District 3.
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- A. NORTHWEST COUNTY SECTOR PLAN
AMENDMENT** **3-B-23-SP**
From LDR (Low Density Residential) to MDR (Medium
Density Residential).
-
- B. REZONING** **3-F-23-RZ**
From RB (General Residential) to PR (Planned
Residential) up to 12 du/ac.
-
- 24. C** **MICHAEL AND CYNTHIA BOOKER** **3-H-23-RZ**
5506 and 5508 East Emory Road / Parcel ID 029 100 (part
of), Commission District 7. Rezoning from A (Agricultural) to
RA (Low Density Residential).
-
- 25. C** **BEACON DEVELOPMENT OF TN, INC.
(REVISED)** **3-I-23-RZ**
9120 and 9124 Middlebrook Pike / Parcel ID 105 083,
Commission District 3. Rezoning from PR (Planned
Residential) up to 5 du/ac to OB (Office, Medical and
Related Services).
-
- 26.** **CANDICE MICHELLE NEUZIL** **3-K-23-RZ**
6356 Stephens Quarry Lane / Parcel ID 022 07204,
Commission District 8. Rezoning from A (Agricultural) to RP
(Rural Preservation).
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- 27. C** **RALPH SMITH** **3-L-23-RZ**
3922 Schaad Road / Parcel ID 079 G B 008 (part of),
Commission District 6. Rezoning from A (Agricultural) to RB
(General Residential).

28. C **TRAVIS YATES**
400 West Governor John Sevier Highway / Parcel ID 137
25403 (part of), Commission District 9.

A. SOUTH COUNTY SECTOR PLAN AMENDMENT **3-A-23-SP**
From GC (General Commercial) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).

B. REZONING **3-M-23-RZ**
From CB(k) (Business and Manufacturing) to PR (Planned Residential) up to 7 du/ac.

CONCEPT AND DEVELOPMENT PLANS

29. T **BEELER ROAD SUBDIVISION**
A. CONCEPT SUBDIVISION PLAN **1-SF-23-C**
0 Beeler Road / Parcel ID 029 18803, Commission District 8.

B. DEVELOPMENT PLAN **1-E-23-DP**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

30. C **RESUB OF THE HENLEY'S RACCOON VALLEY S/D** **3-SA-23-C**
344 and 410 East Raccoon Valley Drive / Parcel ID 036 00212 and 00211, Commission District 7.

31. C **ARCADIA - PHASE 3C**
A. CONCEPT SUBDIVISION PLAN **3-SB-23-C**
2508 Chandler Road / Parcel ID 163 02805, Commission District 5.

B. DEVELOPMENT PLAN **3-A-23-DP**
Proposed use: Detached residential subdivision in F (Floodway) and PR (Planned Residential) District.

32. **WILKINSON SUBDIVISION**

A. CONCEPT SUBDIVISION PLAN **3-SC-23-C**
8502 Nubbin Ridge Road / Parcel ID 145 001, Commission District 4.

B. DEVELOPMENT PLAN **3-D-23-DP**
Proposed use: Detached residence in PR(k) (Planned Residential) District.

33. C **CARDINAL LANDING**

A. CONCEPT SUBDIVISION PLAN **3-SD-23-C**
0 Bakertown Road / Parcel ID 091 25608, Commission District 6.

B. DEVELOPMENT PLAN **3-E-23-DP**
Proposed use: Multi-dwelling structures in PR (Planned Residential) District.

DEVELOPMENT PLANS

34. **ZEB BEASON/MBI COMPANIES, INC.** **3-B-23-DP**
1324 Bob Kirby Road / Parcel ID 104 206 Proposed use: Detached residential subdivision in PR(k) (Planned Residential) District. Commission District 3.

35. C **GONZALES-STRENGTH AND ASSOCIATES, INC.** 3-C-23-DP
0 Norris Freeway / Parcel ID 038 C G 005. Proposed use: Auto car wash; Coinciding similar use determination for the proposed use in SC (Shopping Center) District. Commission District 7.

36. C **ALEKSANDR CHEKHOVSKYY** 3-F-23-DP
7614 Washington Pike / Parcel ID 031 04502. Proposed use: Detached residential subdivision in PR (Planned Residential) pending District. Commission District 8.

USES ON REVIEW

37. P **TAYLOR D. FORRESTER** 1-A-23-UR
(30 days) 0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun / rifle shooting range in A (Agricultural) District. Commission District 9.

38. **DAVID CHEBAN** 3-A-23-UR
8900, 8904 and 8908 Middlebrook Pike / Parcel ID 105 K D 007, 006, and 005. Proposed use: Duplexes on individual lots in RA (Low Density Residential) District. Commission District 3.

39. **THOMAS R. GASS / ANDY'S FROZEN CUSTARD** 3-C-23-UR
513 North Cedar Bluff Road / Parcel ID 119 H F 014. Proposed use: Eating establishment and drive-through facility in CN (Neighborhood Commercial) District. Commission District 3.

40. C **MATTHEW PLASENCIA** **3-D-23-UR**
1328 East Bullrun Valley Drive / Parcel ID 026 116.
Proposed use: Self-storage facility in F (Floodway) and CA
(General Business) Districts. Commission District 7.

41. **DANIEL LEVY** **3-E-23-UR**
550 Ancient Lore Way, 0 Nixon Rd, 0 John Norton Road /
Parcel ID 124 12704, 12705, 18508 and 185. Proposed use:
Seven additional overnight accommodations in A
(Agricultural) District. Commission District 9.

FINAL SUBDIVISIONS

42. P **RESUBDIVISION OF PART OF LOT 5**
OF MORNINGSIDE FARMS **3-SA-23-F**
(30 days) 1229 Mourfield Road / Parcel ID 144 03703 (part of),
Commission District 5.

PLANNED DEVELOPMENT
None

ORDINANCE AMENDMENTS
None

OTHER BUSINESS

43. **KNOXVILLE-KNOX COUNTY**
PLANNING **2-A-23-OB**
Consideration of a minor amendment to the Knoxville-Knox
County Subdivision Regulations.

44. C **GONZALEZ-STRENGTH &**
ASSOCIATES, INC. **3-B-23-OB**
0 Norris Freeway / Parcel ID 038 C G 005. Commission
District 7. Consideration of Similar Use Determination for a
car wash facility.

Adjournment

TABLED ITEMS (CITY AND COUNTY): LISTED CHRONOLOGICALLY IN ORDER OF TABLED DATE

Actions to untable items are heard under Agenda Item 4.

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|-------|-----------|--|------------------|
| 1. | W | WESLEY HICKS
7506 Gibbs Road / Parcel ID 21 08703. Proposed use:
Indoor storage in A (Agricultural) District. Commission
District 8. (Tabled date 2/10/2022) | 1-F-22-UR |
| <hr/> | | | |
| 2. | | 5117 LONAS DRIVE SUBDIVISION
5117 Lonas Drive / Parcel ID 107 G B 006, Council District 2.
(Tabled date 6/9/2022) | 4-SB-22-C |
| <hr/> | | | |
| 3. | | TERRY E. ROMANS
0 Swaggerty Road / Parcel ID 126 13602, Commission
District 9. (Tabled date 7/14/2022) | |
| <hr/> | | | |
| | A. | SOUTH COUNTY SECTOR PLAN
AMENDMENT
From AG (Agricultural) to RR (Rural Residential). | 5-A-22-SP |
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| | B. | REZONING
From A (Agricultural) to PR (Planned Residential) up to 3
du/ac. | 5-A-22-RZ |
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| 4. | | FINAL PLAT OF FORD SUBDIVISION,
RESUBDIVISION OF LOT 3R3 AND
PART OF 3
326 and 324 West Ford Valley Road / Parcel ID 123 M D 003
and 123 M E 008, Commission District 9 and City Council
District 1. (Tabled date 8/11/2022) | 7-SE-22-F |

5.

DKLEVY

0 Old Weisgarber Road / Parcel ID 106 K C 01705, Council District 2. (Tabled date 10/6/2022)

A. NORTHWEST CITY SECTOR PLAN AMENDMENT

7-H-22-SP

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

B. ONE YEAR PLAN AMENDMENT

7-C-22-PA

From LDR (Low Density Residential), HP (Hillside Protection) and SP (Stream Protection) to MDR (Medium Density Residential) / O (Office), HP (Hillside Protection) and SP (Stream Protection).

C. REZONING

7-P-22-RZ

From AG (Agricultural), HP (Hillside Protection Overlay) and F (Floodplain Overlay) to RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay) and F (Floodplain Overlay).

6.

GABRIEL W. RATCLIFFE

11-A-22-RZ

2031 and 2033 Piney Grove Church Road / Parcel ID 106 A A 00902, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to AG (Agricultural). (Tabled date 11/10/2022)

Postponements, Withdrawals, and Tablings

Automatic Postponements are provided for in Article XII, Section 1.B of Knoxville-Knox County Planning’s Administrative Rules and Procedures, which allows for one automatic postponement when the request is received by 3:30 p.m. on the Thursday prior to the Thursday Knoxville-Knox County Planning Commission meeting.

AUTOMATIC POSTPONEMENTS

*until the April 13, 2023 Planning Commission meeting (Indicated with **AP**)*

None

ITEMS TO BE VOTED ON TO BE POSTPONED

*Planning Commission action required (Indicated with **P**)*

30 days - April 13, 2023

14. **P** **BUFFAT MILL ESTATES**
(30 days)

A. CONCEPT SUBDIVISION PLAN

5233 McIntyre Road and O Monte Vista Road / Parcel ID
060 P A 025 and 02501, Council District 4.

2-SB-23-C

B. SPECIAL USE

Proposed use: Duplexes on individual lots in RN-2
(Single-Family Residential Neighborhood) and HP
(Hillside Protection Overlay) District.

2-C-23-SU

Item No.**File No.**

37. P (30 days)	TAYLOR D. FORRESTER 0 and 5285 French Road / Parcel ID 111 04602 and 04603. Proposed use: Private gun / rifle shooting range in A (Agricultural) District. Commission District 9.	1-A-23-UR
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42. P (30 days)	RESUBDIVISION OF PART OF LOT 5 OF MORNINGSIDE FARMS 1229 Mourfield Road / Parcel ID 144 03703 (part of), Commission District 5.	3-SA-23-F
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WITHDRAWALS*Planning Commission action required (Indicated with **W**)*

15. W	TAE CHO 5636 Magazine Road / Parcel ID 123 N A 007. Proposed use: Duplex in RN-1 (Single-Family Residential Neighborhood) District. Council District 1.	3-A-23-SU
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FROM THE TABLED LIST

W	WESLEY HICKS 7506 Gibbs Road / Parcel ID 21 08703. Proposed use: Indoor storage in A (Agricultural) District. Commission District 8. (Tabled date 2/10/2022)	1-F-22-UR
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TABLINGS*Planning Commission action required (Indicated with **T**)*

29. T	BEELER ROAD SUBDIVISION	
	A. CONCEPT SUBDIVISION PLAN 0 Beeler Road / Parcel ID 029 18803, Commission District 8.	1-SF-23-C

Item No.

File No.

B. DEVELOPMENT PLAN

1-E-23-DP

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

ITEMS TO BE REMOVED FROM TABLE

Planning Commission action required (Indicated with U)

None

Consent Approval List

Items recommended for approval on consent are marked with a **C** and will be considered under one motion to approve *at the beginning of the meeting*. If you would like to discuss an item marked with a **C**, you must be present at the meeting and request that it be removed immediately following the reading of the list by the Chair. The consent list will be posted by noon on Wednesday before the meeting. Items are listed in the order they appear on the Agenda.

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|-----------|----------|---|--|
| 2. | C | APPROVAL OF MARCH 9, 2023
AGENDA | |
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|-----------|----------|---|--|
| 3. | C | APPROVAL OF FEBRUARY 9, 2023
MINUTES | |
|-----------|----------|---|--|
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- | | | | |
|-----------|----------|---|------------------|
| 5. | C | CENTRAL BAPTIST CHURCH OF
BEARDEN | 3-A-23-SC |
| | | Request closure of Henry Chiles Street between Deane Hill Drive and Anderson Drive, Council District 2. | |
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- | | | | |
|-----------|----------|---|------------------|
| 6. | C | CENTRAL BAPTIST CHURCH OF
BEARDEN | 3-B-23-SC |
| | | Request closure of a portion of Anderson Drive between Henry Chiles Drive and the western terminus of Anderson Drive, Council District 2. | |
-
- | | | | |
|------------|----------|---|------------------|
| 10. | C | DOWELL SPRINGS COMPANY | 3-B-23-RZ |
| | | 0 Dowell Springs Boulevard / Parcel ID 106 D A 00914 (part of), Council District 3. Rezoning from OP (Office Park) / HP (Hillside Protection Overlay) to RN-5 (General Residential Neighborhood) / (Hillside Protection Overlay). | |

Item No.**File No.**

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|--------------|--|------------------|
| 11. C | CHRISTOS CHRISTOPOULOS
0 North Middlebrook Pike / Parcel ID 093 O A 019, Council District 2. Rezoning from AG (General Agricultural) to I-G (General Industrial). | 3-G-23-RZ |
| 12. C | T. DEAN LARUE
7700 Pinner Drive / Parcel ID 133 C D 023, Council District 2. Rezoning from RN-1 (Single-Family Residential Neighborhood) to RN-2 (Single-Family Residential Neighborhood). | 3-J-23-RZ |
| 13. C | RIVER'S EDGE CHRISTIAN ACADEMY
5600 Western Avenue / Parcel ID 092 D B 010, Council District 3. Rezoning from RN-1 (Single-Family Residential Neighborhood) to INST (Institutional). | 3-N-23-RZ |
| 16. C | JOSHUA HENSON
1800 Clinch Avenue / Parcel ID 094 N J 010. Proposed use: Independent living facility in O (Office) District. Council District 1. | 3-B-23-SU |
| 17. C | VICTOR JERNIGAN
0, 427, and 433 Haywood Avenue and 3601 Eakers Street / Parcel ID 109 G E 024, 025, 026 and 027. Proposed use: Four duplexes on individual lots in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 3-C-23-SU |
| 18. C | DARIN AND HEATHER MARONI
132 Haywood Avenue / Parcel ID 109 F N 005. Proposed use: Duplex in RN-2 (Single-Family Residential Neighborhood) District. Council District 1. | 3-D-23-SU |

Item No.**File No.**

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- 19. C** **BRIAN FORD / MADE SENSE, LLC** **3-A-23-OB**
 2216 and 2224 West Blount Avenue. Council District 1.
 Level III Alternative Compliance Review.
-
- 20. C** **ROBERT C. AND NOVERLY R. SCOTT** **3-A-23-RZ**
 6101 and 6105 Ball Road / Parcel ID 091 040 and 041,
 Commission District 6. Rezoning from A (Agricultural) to PR
 (Planned Residential) up to 5 du/ac.
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- 23. C** **CASCADE FALLS, LLC**
 8436 and 8440 Old Middlebrook Pike / Parcel ID 105 M E
 036 and 037, Commission District 3.
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- A. NORTHWEST COUNTY SECTOR PLAN
 AMENDMENT** **3-B-23-SP**
 From LDR (Low Density Residential) to MDR (Medium
 Density Residential).
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- B. REZONING** **3-F-23-RZ**
 From RB (General Residential) to PR (Planned
 Residential) up to 12 du/ac.
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- 24. C** **MICHAEL AND CYNTHIA BOOKER** **3-H-23-RZ**
 5506 and 5508 East Emory Road / Parcel ID 029 100 (part
 of), Commission District 7. Rezoning from A (Agricultural) to
 RA (Low Density Residential).
-
- 25. C** **BEACON DEVELOPMENT OF TN, INC.
 (REVISED)** **3-I-23-RZ**
 9120 and 9124 Middlebrook Pike / Parcel ID 105 083,
 Commission District 3. Rezoning from PR (Planned
 Residential) up to 5 du/ac to OB (Office, Medical and
 Related Services).

Item No.**File No.**

27. C	RALPH SMITH 3922 Schaad Road / Parcel ID 079 G B 008 (part of), Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).	3-L-23-RZ
28. C	TRAVIS YATES 400 West Governor John Sevier Highway / Parcel ID 137 25403 (part of), Commission District 9.	
	A. SOUTH COUNTY SECTOR PLAN AMENDMENT From GC (General Commercial) and HP (Hillside Protection) to MDR (Medium Density Residential) and HP (Hillside Protection).	3-A-23-SP
	B. REZONING From CB(k) (Business and Manufacturing) to PR (Planned Residential) up to 7 du/ac.	3-M-23-RZ
30. C	RESUB OF THE HENLEY'S RACCOON VALLEY S/D 344 and 410 East Raccoon Valley Drive / Parcel ID 036 00212 and 00211, Commission District 7.	3-SA-23-C
31. C	ARCADIA - PHASE 3C	
	A. CONCEPT SUBDIVISION PLAN 2508 Chandler Road / Parcel ID 163 02805, Commission District 5.	3-SB-23-C
	B. DEVELOPMENT PLAN Proposed use: Detached residential subdivision in F (Floodway) and PR (Planned Residential) District.	3-A-23-DP

Item No.**File No.**

33. C	CARDINAL LANDING	
	A. CONCEPT SUBDIVISION PLAN	3-SD-23-C
	0 Bakertown Road / Parcel ID 091 25608, Commission District 6.	
	B. DEVELOPMENT PLAN	3-E-23-DP
	Proposed use: Multi-dwelling structures in PR (Planned Residential) District.	

35. C	GONZALES-STRENGTH AND ASSOCIATES, INC.	3-C-23-DP
	0 Norris Freeway / Parcel ID 038 C G 005. Proposed use: Auto car wash; Coinciding similar use determination for the proposed use in SC (Shopping Center) District. Commission District 7.	

36. C	ALEKSANDR CHEKHOVSKYY	3-F-23-DP
	7614 Washington Pike / Parcel ID 031 04502. Proposed use: Detached residential subdivision in PR (Planned Residential) pending District. Commission District 8.	

40. C	MATTHEW PLASENCIA	3-D-23-UR
	1328 East Bullrun Valley Drive / Parcel ID 026 116. Proposed use: Self-storage facility in F (Floodway) and CA (General Business) Districts. Commission District 7.	

44. C	GONZALEZ-STRENGTH & ASSOCIATES, INC.	3-B-23-OB
	0 Norris Freeway / Parcel ID 038 C G 005. Commission District 7. Consideration of Similar Use Determination for a car wash facility.	



Appeals Deadlines

For March 9, 2023 Planning Commission Meeting

The Planning Commission will vote on a number of items today. **Those requiring further action¹** will be heard by the legislative bodies below:

City Council	County Commission (zonings)
6:00 p.m. April 4, 2023	7:00 p.m. April 24, 2023
Where: Main Assembly Room of the City County Building, 400 Main St, Knoxville, TN	

For matters that are forwarded to the County Commission for final action, particularly rezoning requests, the applicant **MUST** be present at the County Commission meeting at which the request will be considered. Applicants will be notified of the meeting date. If you have any questions regarding the meeting date or process, contact Planning staff.

Appeals

City Council	
Filed on or before	Will be heard by City Council
Tuesday, March 14, 2023	April 4, 2023
March 24, 2023 (15 days)	April 18, 2023
County Commission	
Filed on or before	Will be heard by County Commission
Tuesday, March 14, 2023	April 24, 2023
April 10, 2023 (30 days)	May 22, 2023

- Appeals of use-on-review in the County are heard by the Knox County Board of Zoning Appeals. Any aggrieved party has 30 days from Planning Commission action to file an appeal. Appeals should be filed with the Knox County Code Administration Department. Deadlines for scheduling such appeals will be established by that department.
- Appeals of concept plans or final plats in the City or County are filed with Chancery Court.

If you have a question about the appeals process, or if you wish to be notified about anyone filing an appeal on a particular item, see a staff member (seated at either end of the horseshoe-shaped table) or call the Knoxville-Knox County Planning office (215-2500) by the appeals deadline listed above.

¹ Typically, Planning Commission recommendations requiring further action include rezonings, zoning ordinance amendments, street and alley closures in the city, and street name changes. Recommendations which are final decisions include uses-on-review, concept plans, and final plats—unless any of these are appealed.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Item #29

Request to Postpone • Table • Withdraw

Mesana Investments, LLC

3/7/23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3/9/23

Scheduled Meeting Date

	File Number(s)
1-SF-23-C / 1-E-23-DP	

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Davis

Applicant Signature

Please Print

(865) 693-3356

swd444@gmail.com

Phone Number

Email

STAFF ONLY

Michael Reynolds

Staff Signature

Please Print

N/A

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 3-SC-23-C
3-D-23-DP

AGENDA ITEM #: 32
AGENDA DATE: 3/9/2023

▶ **SUBDIVISION:** WILKINSON SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RICK WILKINSON

OWNER(S): David Wilkinson

TAX IDENTIFICATION: 145 001

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8502 NUBBIN RIDGE RD

▶ **LOCATION:** East side of Nubbin Ridge Rd, northeast of Penrose Terrace Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 8717 square feet

▶ **ZONING:** PR(k) (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residence

SURROUNDING LAND USE AND ZONING: Development to the north consists of residential subdivisions zoned PR (Planned Residential). To the east and south of this site are a horse farm and a few dwellings that have been developed on lots that are over 1 acre in size in the A (Agricultural) zone.

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: R A Bailey R A Bailey Co

ACCESSIBILITY: Access is via Nubbin Ridge Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum sight distance from 300 ft to 250 ft looking to the south on Nubbin Ridge Road (Revised 3/8/2023)
2. Reduce the minimum sight distance from 300 ft to 250 ft looking to the north on Nubbin Ridge Road (Revised 3/8/2023)

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

STAFF RECOMMENDATION:

- ▶ **Deny variances 1 & 2 to reduce the minimum sight distance for new lots because it will create a unsafe condition, as recommended by Knox County Engineering and Public Works.**

Deny the request to remove condition #1 from the concept plan approval 10-SB-14-C because the site does not have safe access to Nubbin Ridge Road.

- ▶ **Deny the request for one (1) detached dwelling and reduction of the 35 ft peripheral setback to 30 ft along the Nubbin Ridge Rd frontage and to 15 ft for the rear setback, based on the recommendation to deny the minimum sight distance variances with the associated Concept Plan (3-SC-23-C).**

COMMENTS:

Section 3.04.J.6.b. of the Subdivision Regulations requires that any new lot meet the same minimum sight distance as intersections. The minimum sight distance is ten (10) times the posted speed limit, but in no case shall it be less than 250 ft. Nubbin Ridge Road has a speed limit of 30 mph, so the minimum sight distance is 300 ft. The 250 ft minimum sight distance is a standard regardless of the speed limit. A road with a 15 mph speed limit is still required to have a minimum sight distance of 250 ft. If a speed study is performed and it concludes that the average speed is greater than the posted speed limit, then the average speed is used to determine the minimum sight distance. If the average speed on Nubbin Ridge Rd is greater than 30 mph, then the minimum sight distance will be greater than 300 ft. A speed study on Nubbin Ridge Rd is not planned at this time.

The subject site was part of the same property as the Penrose Terrace subdivision on the west side of Nubbin Ridge Rd. During the concept plan review, it was recognized that this remnant piece of land on the east side of Nubbin Ridge Rd is not buildable. Condition #1 states, "Place a note on the final plat that the portion of the site located on the east side of Nubbin Ridge Road is unbuildable unless combined with other property." When the Penrose Terrace subdivision was platted, the subject property was not included on the plat even though it was required because it is less than 5 acres in size. Therefore, the required note was also not added to the plat.

In addition, staff expressed concern with the sight distance for the Penrose Terrace subdivision even though it is better situated being on the outside of the curves to the south and north in Nubbin Ridge Rd. The following is quoted from the concept plan staff report (10-SB-14-C):

"The applicant has had a surveyor perform the necessary work to establish what is believed to be the minimum required sight distance of 300' in each direction at the subdivision entrance. However, staff is still concerned about the proposed entrance to this development. Due to the excessive travel speeds and the curvature of Nubbin Ridge Rd., staff will require the applicant to partially construct the entrance and recheck the sight distance prior to issuing a grading permit for the entire site. Additionally, staff will require the applicant to improve the grade of Road A at the proposed entrance and maintain a line of sight easement across the frontage lots, and will not permit any additional access from this project to Nubbin Ridge Rd."

(UPDATED 3/8/2023) The subject property is on the inside of the curves to the north and south, and does not have frontage through those curves to be able to clear and grade to obtain the minimum 300 ft of sight distance. At the proposed driveway location, the applicants surveyor determined a minimum of 250 ft of sight distance is available in both directions, however, the line of sight does slightly cross over the adjacent properties in both directions. The County can only clear vegetation in the public right-of-way. If the applicant was able to obtain sight distance easements through adjacent properties to clear and grade to increase sight distance, it will be up to the private property owner to ensure those sight lines remain clear of obstruction. This puts the public at risk if it is not properly maintain over time.

(UPDATED 3/8/2023) NOTE: The sight distance provided on the plan must be revised to correct the starting point of the sight distance measurement. The plan has the starting point 16 ft from the edge of the roadway, but it is required to be 15 ft from the edge of the roadway. This will slightly improve the line of sight, but not increase the available sight distance that remains entirely within the right-of-way, and does not require sight distance easements from adjacent property owners.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).

