

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION**

APPEAL OF PLANNING COMMISSION DECISION

8/18/2020 08:42 AM

FILE NUMBER: 7-F-20-RZ

TRAVIS WALKER

APPELLANT: Travis Walker, Owner
DECISION APPEALED: REZONING
FROM: A (Agricultural)
TO: CA (General Business)

COMM. RECOMMENDATION: **Deny CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.**

COMMISSION VOTE COUNT: 11-3

LOCATION: 7508 Idol Lane / Parcel ID 14 031
ACREAGE: 2.2 acres
DISTRICT: Commission District 8

COMMISSION HEARING ON: 7/9/2020
PUBLISHED IN: News-Sentinel
DATE PUBLISHED: 6/6/2020

LEGISLATIVE HEARING ON: 9/28/2020
PUBLISHED IN: News-Sentinel
DATE PUBLISHED: 8/21/2020

APPELLANT'S ADDRESS: Travis Walker
7508 Idol Ln.
Corryton, TN 37721

APPLICANT'S ADDRESS: Travis Walker
7508 Idol Ln.
Corryton, TN 37721

LEGISLATIVE BODY: Knox County Commission

Consistent with Sector Plan? No, the Agricultural land use designation does not allow commercial zoning

<i>Consistent with GrowthPlan?</i>	No
<i>TTCDA Approval?</i>	N/A



APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type: ☐ One Year Plan Amendment ☒ Sector Plan Amendment ☒ Rezoning ☐ Variance
☐ Street Name Change ☐ Right-of-Way Closure
☐ Certificate of Appropriateness ☐ Other: _____

Decision by: ☒ Planning ☐ BZA ☐ Other: _____ Date of Decision: 7-9-2020
Jurisdiction: ☒ City _____ Councilmanic District ☐ County 8 Commission District

Original Applicant Name: Travis Walker Original File Number: 7-F-20-BZ/
Name of Owner of Subject Property: _____ map # _____ Parcel # ~~8-2-2-3F~~
Description of Subject Property (Include city block and parcel number or lot number): 014 - 031

☐ Zoning map of all property within 300 feet of the subject property is attached.

DECISION BEING APPEALED

Denial of Rezoning decision

REASON FOR THE APPEAL

Attach additional pages, if necessary. original decision was denied

PETITIONER INFORMATION

Name of Petitioner: (self) Travis Walker
Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): _____

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: [Signature]

All correspondence should be sent to: Name (Print): Travis Walker

Street Address _____ City _____ State _____ Zip _____

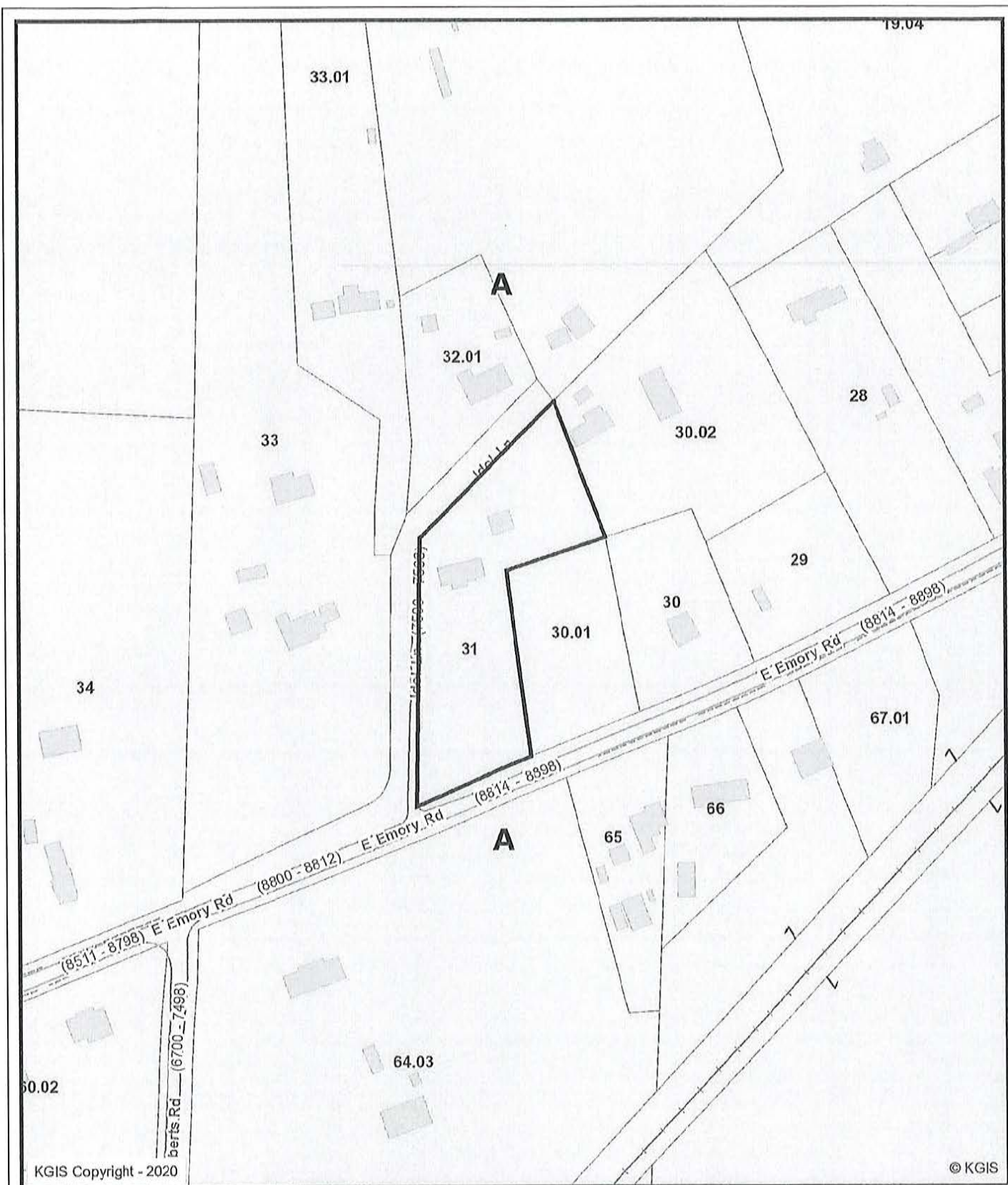
Phone: 865-640-2097 Fax: 865-909-0367 E-mail: PowerhouseDiesel18@gmail.com

For Planning Staff Use Only

Application Accepted by Planning Staff Member: Sherry Mecklenzi
Appeal Fee Amount: \$1500 Date Appeal Received: 8-10-2020

BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input type="checkbox"/> City Council - 6 p.m. _____ Month • Date • Year	<input checked="" type="checkbox"/> County Commission - 7 p.m. <u>9-28-20</u> Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input type="checkbox"/> Planning Commission - 1:30 p.m. _____ Month • Date • Year
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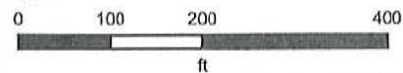


7508 Idol Ln.

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 12:04:56 PM



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Dori Caron <dori.caron@knoxplanning.org>

sign posting 7-F-20-RZ appeal

Dori Caron <dori.caron@knoxplanning.org>

Thu, Aug 27, 2020 at 10:20 AM

To: patriotfootball51@gmail.com, powerhousediesel18@gmail.com

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Good morning Mr. Walker,

Pursuant to the appeal filed by you on August 10, 2020 for 7-F-20-RZ you will need to post a sign on the subject property. The sign will need to be conspicuously posted not less than twelve (12) days prior to the scheduled hearing date for the appeal at the County Commission meeting on September 28, 2020. As such, please post the sign by September 16th.

We will provide the sign to be posted. Please plan to come pick it up before the date it needs to be posted. If you would like, we could bring the sign to you at the Hill Avenue or Main Street entrances. We just ask that you call us in advance to arrange for that.

We have 2 email addresses for you so I am forwarding this email to both.

Please let us know if you have any questions.

Thank you.

Dori Caron
Senior Administrative Assistant
Direct Line: 865-215-2694
Email: dori.caron@knoxplanning.org



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-F-20-RZ

AGENDA ITEM #: 13

7-D-20-SP

AGENDA DATE: 7/9/2020

► **APPLICANT:** TRAVIS WALKER

OWNER(S): Travis Walker

TAX ID NUMBER: 14 031

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 7508 Idol Lane

► **LOCATION:** North side of E. Emory Road, east of Roberts Road and west of Graves Lane

► **TRACT INFORMATION:** 2.2 acres.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: The property is a corner lot with frontage on Idol Lane and E. Emory Road. The property is currently accessed off of Idol Lane, which is a local road with a 12.5-foot pavement width inside a 50-foot right-of-way. E. Emory Road is a major arterial with an 18-foot pavement width inside a 50-foot right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

WATERSHED: Flat Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural) / A (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / CA (General Business)

► **EXISTING LAND USE:** Single family residential

►
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted for this property.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - A (Agricultural)
South: Agricultural/forestry/vacant - A (Agricultural)
East: Rural residential and agricultural forestry/vacant - A (Agricultural)
West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a rural area consisting mostly of large-lot, single-family residential uses zoned Agricultural, though there are some utility facilities and a church mixed in.

STAFF RECOMMENDATION:

- ▶ **Deny the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.**

Should the Planning Commission wish to approve the plan amendment request, they would need to vote to adopt resolution # 7-D-20-SP amending this parcel in the Northeast County Sector Plan map to the GC (General Commercial) designation. The reasons stated would be those discussed and decided upon by the Commission at the meeting.

- ▶ **Deny CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.**

COMMENTS:

Mr. Walker obtained a building permit and installed a large accessory building (see Exhibit A) on his property in the fall of 2018. He used this building to repair diesel vehicles (trucks and farm equipment) until recently, when he was instructed that the use was not in compliance with the zoning and needed to cease business operations or rezone the property.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no new trends in development, population, or traffic that warrant reconsideration of this area of the Northeast County Sector Plan.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There are no changes in conditions that would warrant a rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CA (General Business) zone is intended for general retail business and services but not for manufacturing or for processing materials other than farm products, except that portable sawmills are allowed.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any

development brought forth at a future time would be compatible with the surrounding land uses. There are several uses in the CA zone that would not be compatible with the surrounding single-family development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The CA zone allows some commercial uses that are too intense to be located in an area containing only single family houses.
2. The area consists of detached, single-family residential dwellings on large lots. Commercial zoning of any kind would not be appropriate at this location.
3. The Northeast County Sector Plan has this area designated Agricultural. It includes a wide swathe of land in this designation, and there are no other land use designations nearby. A commercial land use designation would be an anomaly and would not be appropriate.

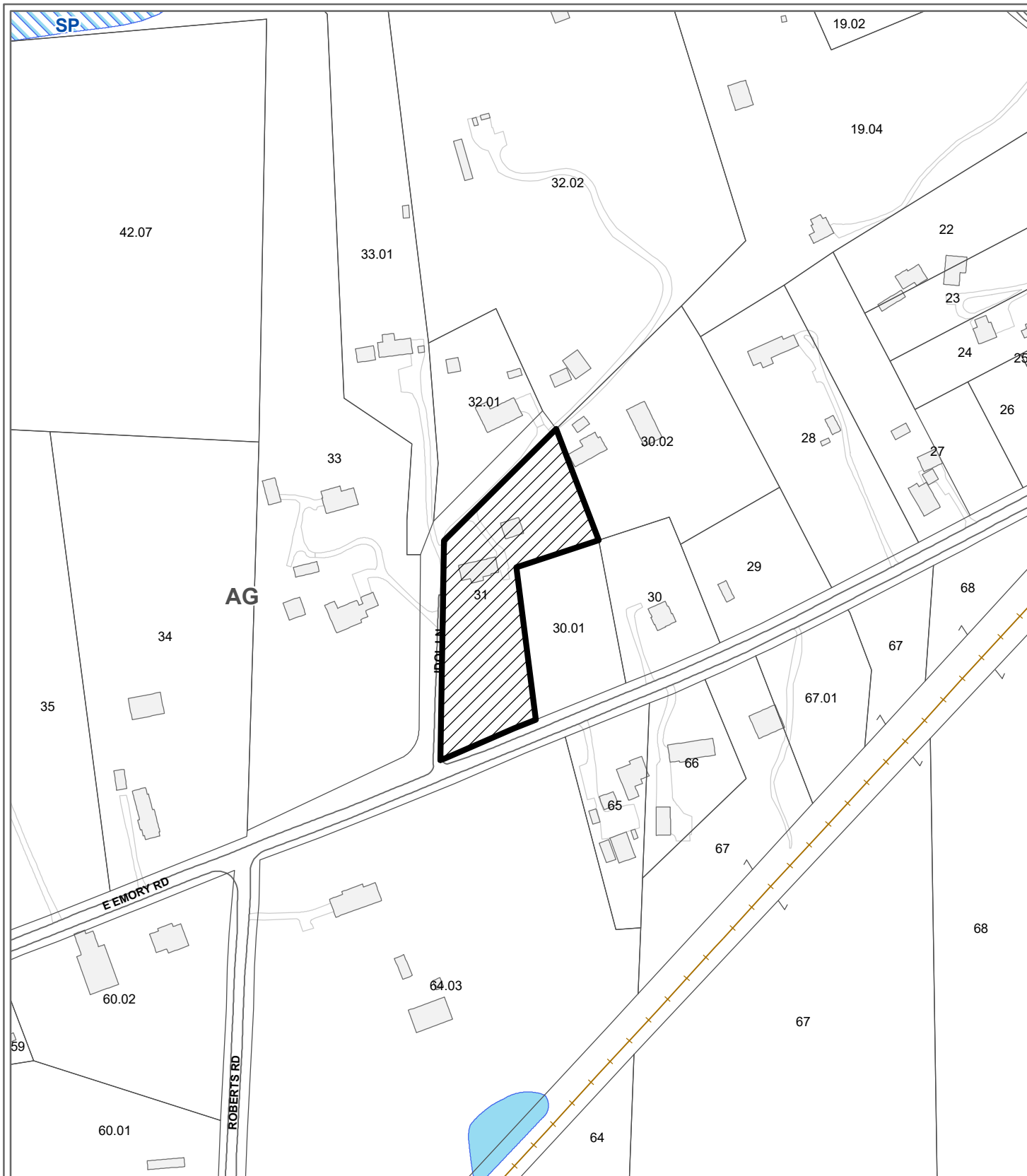
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. CA zoning is not consistent with the current Northeast County Sector Plan's Agricultural land use designation, nor would a sector plan amendment be appropriate at this location.
2. The CA designation on this parcel would allow uses that would be incompatible with the single family residential development in the area.
3. This parcel is located in Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**7-D-20-SP / 7-F-20-RZ
NORTHEAST COUNTY SECTOR PLAN AMENDMENT**

From: AG (Agricultural)

To: GC (General Commercial)



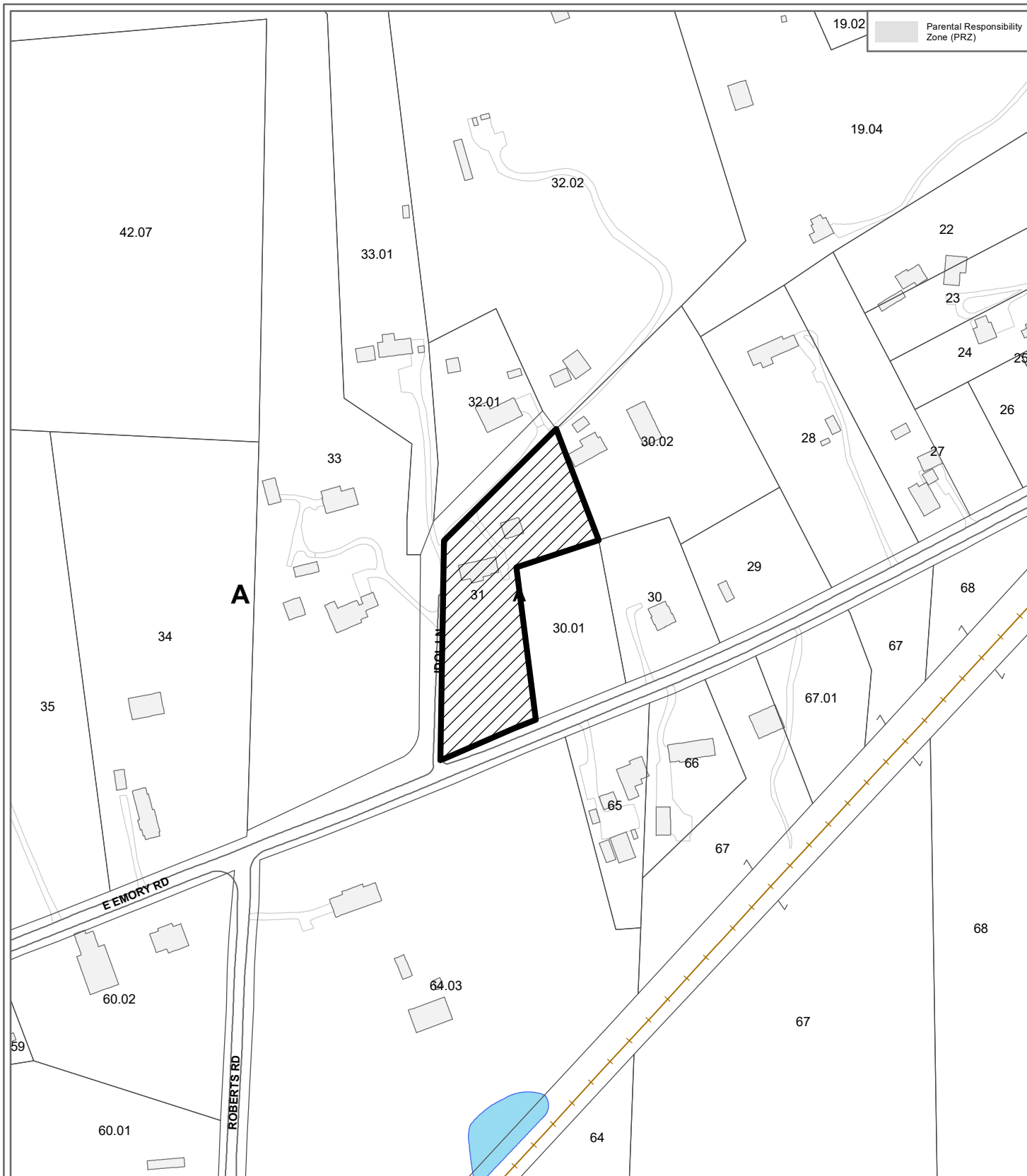
Petitioner: Walker, Travis

Map No: 14

Jurisdiction: County

Original Print Date: 6/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





7-F-20-RZ REZONING

From: A (Agricultural)

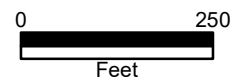
To: CA (General Business)



Petitioner: Walker, Travis

Map No: 14

Jurisdiction: County



Original Print Date: 6/16/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images

View from intersection of Idol Lane and E. Emory Road, pre-construction



Looking towards property from E. Emory Road, pre-construction



View from Idol Lane, pre-construction

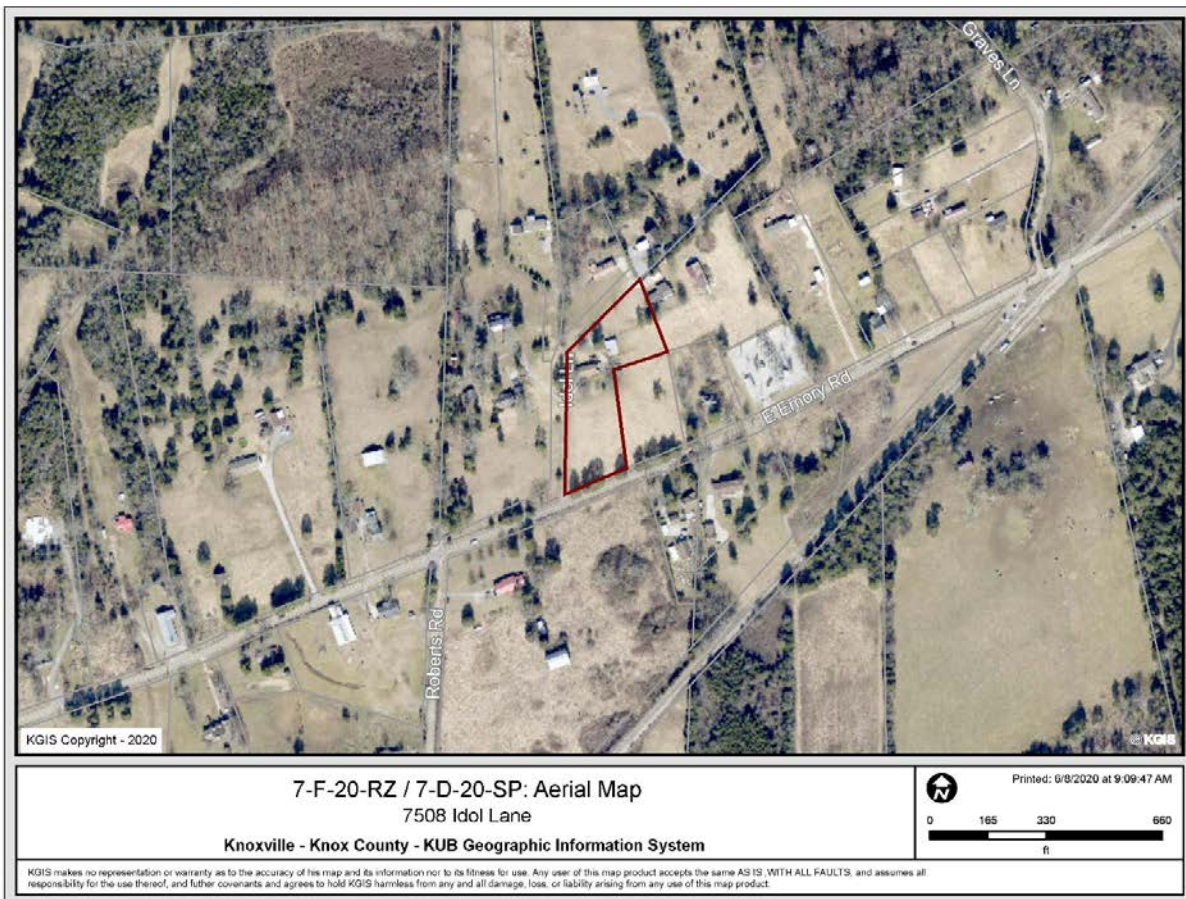
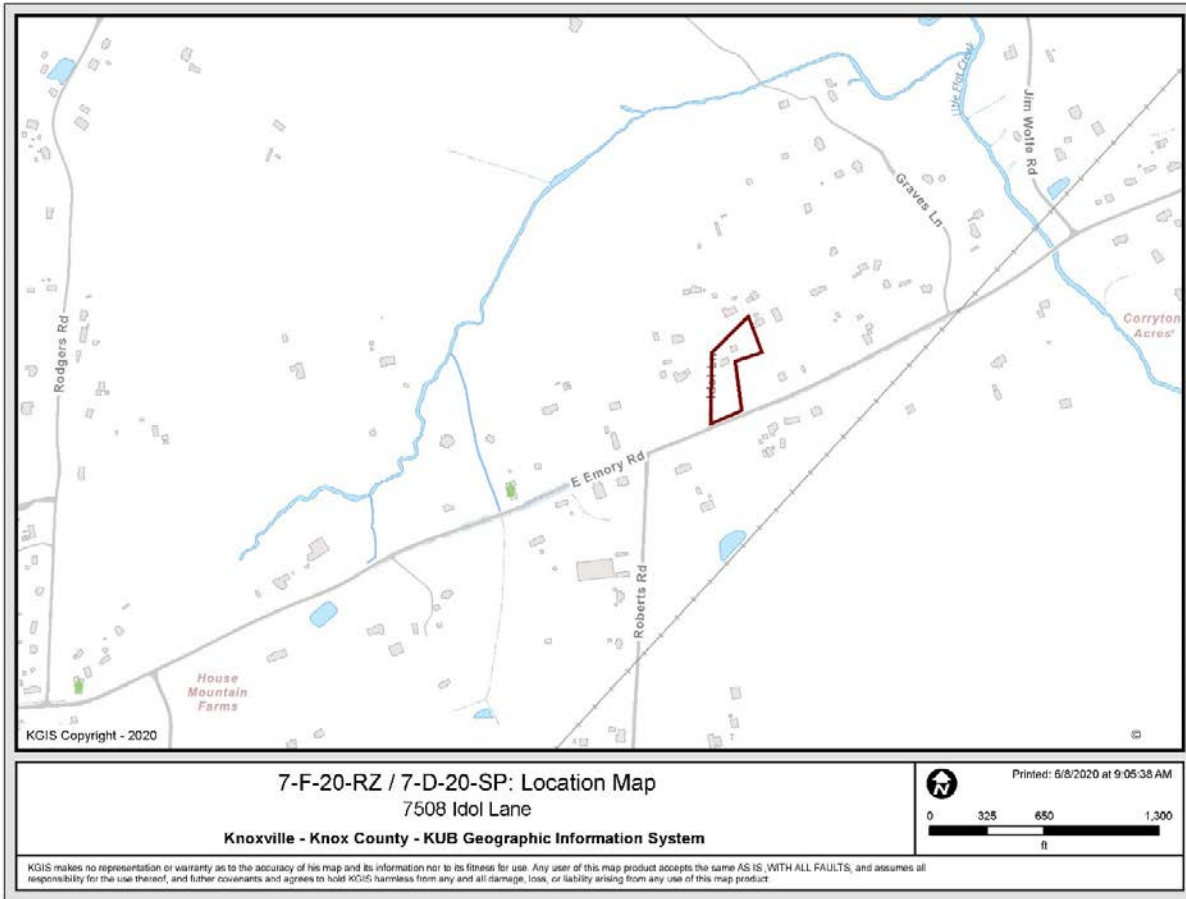


7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images

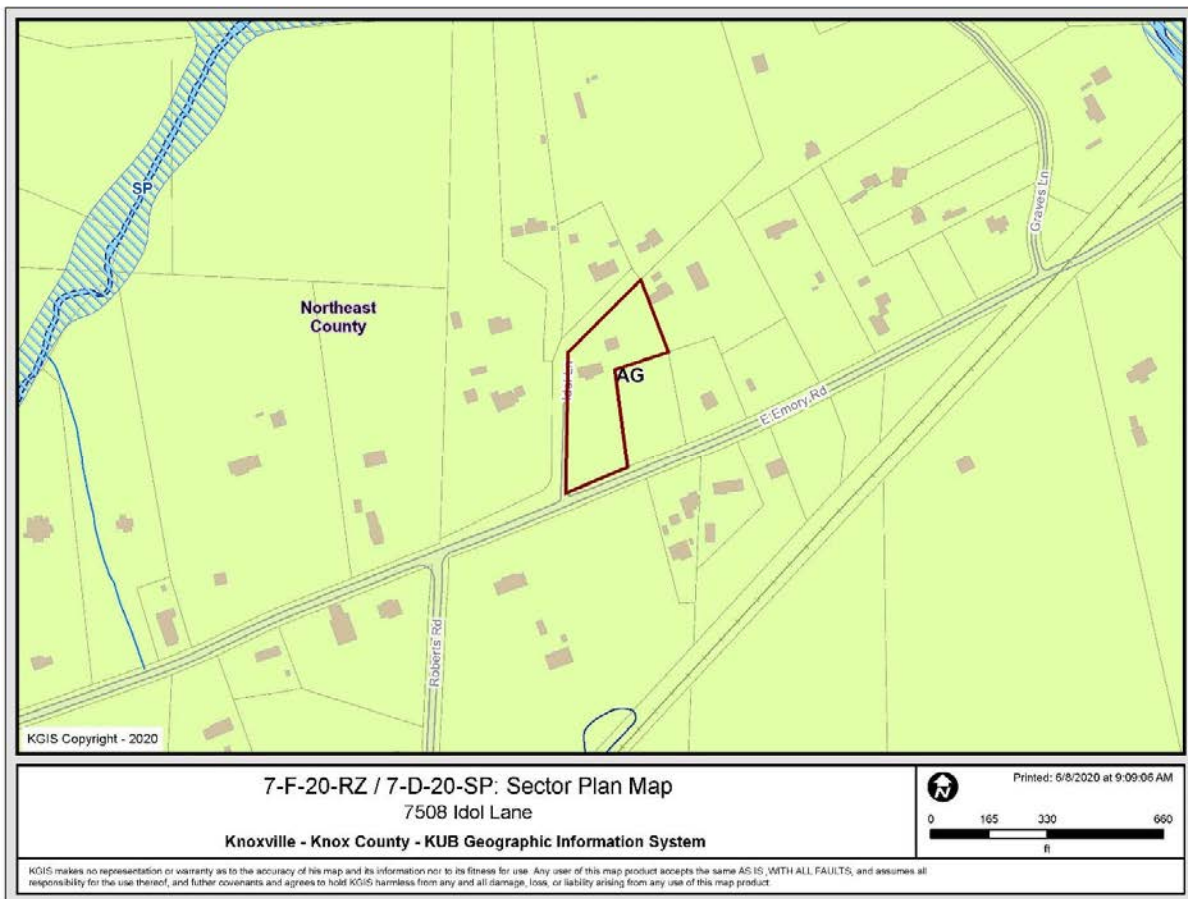
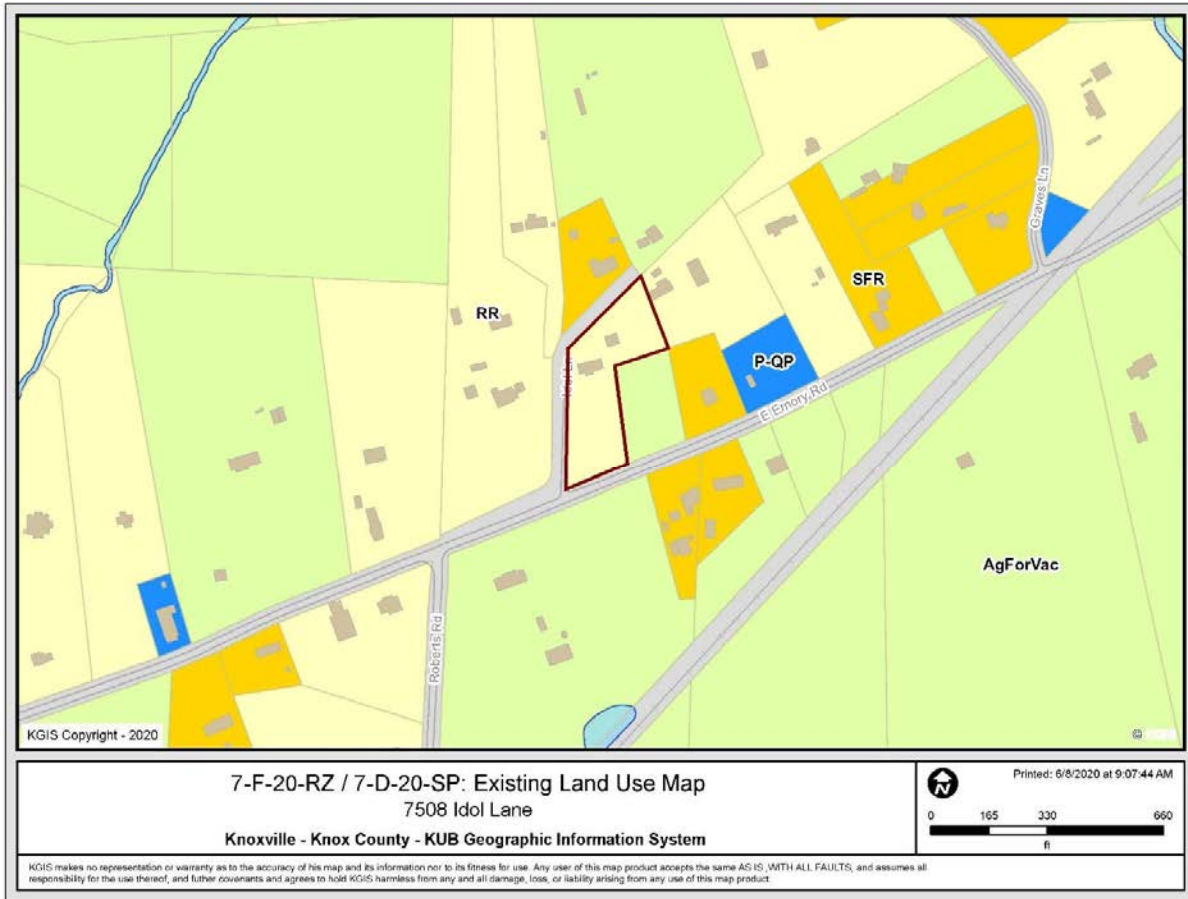
Garage housing vehicle repair business



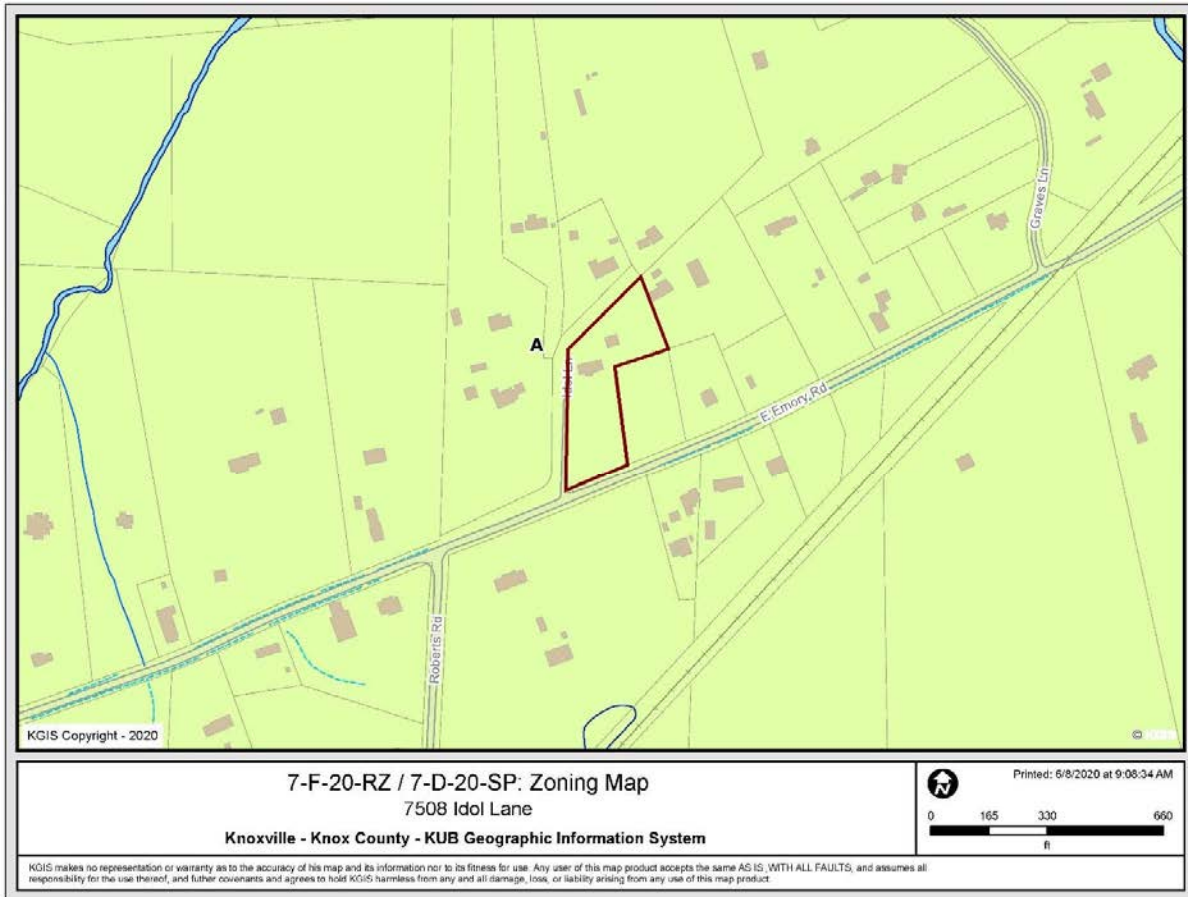
7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images



7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images



7-F-20-RZ / 7-D-20-SP
Exhibit A. Contextual Images





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 7-D-20-SP

Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Jul 9, 2020 at 9:23 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Cc: Tony Blevins <blevinsja@gmail.com>

Commissioners,

Opposition to case 7-F-20-RZ / 7-D-20-SP from a neighbor noted below.

Thank you,
Michelle

----- Forwarded message -----

From: **Tony Blevins** <blevinsja@gmail.com>

Date: Thu, Jul 9, 2020 at 9:18 AM

Subject: 7-D-20-SP

To: <michelle.portier@knoxplanning.org>

Michelle

As a landowner in the area I'd like to express my concern that this is a residential and Agricultural area. It is not a commercial or business area and by changing the zoning to such would have negative effects on the area. I will not be able to attend the public hearing today but I am hoping this requested zoning change will not be approved.

Thanks

Tony Blevins

Updates for 7-D-20-SP

[Download as PDF](#)

7-D-20-SP

PLAN AMENDMENT

Northeast County Sector Plan Amendment

Related Case(s)

7-F-20-RZ

Zoning

Current A (Agricultural)

Requested CA (General Business)

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Michelle Portier, AICP
Senior Planner
865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://knoxplanning.org)
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Frm charles harrell. 865 924 0699. Concerning july 9 meeting. Item 13. 7-F-20-RZ. THESE PICS SHOW of travis walker bldg & fence blocking my property wil video conf 7-9-20

Charlie Harrell <charh0723@gmail.com>
Reply-To: charh0723@gmail.com
To: commission@knoxplanning.org

Sent from my iPhone

Begin forwarded message:

From: Charlie Harrell <charh0723@gmail.com>
Date: July 6, 2020 at 2:38:41 PM EDT
To: commisson@knoxplanning.org
Cc: charh0723@gmail.com
Subject: Frm charles harrell. 865 924 0699. Concerning july 9 meeting. Item 13. 7-F-20-RZ. THESE PICS SHOW of travis walker bldg & fence blocking my property wil videc





7/6/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Frm charles harrell. 865 924 0699. Concerning july 9 meet...



Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Travis Walker laying down rubber on Idol Lane, Corryton TN!

'John Jones' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:54 PM

Reply-To: jdjones195963@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Travis Walker burning rubber on Idol Lane, Corryton, TN !!

'John Jones' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:50 PM

Reply-To: jdjones195963@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] File Number: 7-D-20-SP; File Number 7-F-20-RZ

'hellodan' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:36 PM

Reply-To: jdjones195963@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

To The Members of the Knox County Planning Commission:

Re: File #'s : 7-F-20-RZ and 7-D-20-SP

My name is John Daniel Jones; My address is [7517 Idol Lane, Corryton TN. 37721](#). I have to drive right by Mr. Walker's property to access my home, which is on the north end of Idol Lane.

I appreciate the process made available to me by our local government that is serving the people of this area. And I trust that the Commission will take my concerns and comments into account.

I wish to state to the Commission that, like virtually all of my neighbors, I too am 100% OPPOSED to applicant Travis Walker's plan to rezone his property at [7508 Idol Lane](#) /Parcel ID 14-031 from AG (Agricultural) to GC (General Commercial) / CA (General Business). My reasons for opposition are similar to my neighbors, I'm sure, so I will do my best to be brief.

It should be noted that in 2018 Mr. Walker requested (and apparently received) a variance of the KCBZA for waiver of an "accessory structure" located between the principle structure and the street. Since it's inception, this building has been used, and is currently being used as a diesel repair garage, ie, "Powerhouse Diesel."

I feel that this building and business is not in the best interest of the people of this area. I moved to this rural area for a reason. Like my neighbors, I made a personal choice about where to live and what type of area I wanted to live in. Like my neighbors, we have personal stakes in what occurs in this area. We have invested money, time, energy and effort here, and we live under the agreement that this is a rural area, zoned Agricultural. If the application for re-zoning is approved, the nature and ambience of this rural area will change. I have spoken to realtors, and it is irrefutable that property values will drop.

In my opinion, Mr. Walker's diesel repair garage belongs in a Industrial Park or Commercial Center. The building itself does not really look like anything else around here. It is cold and sterile-looking, what one might call an "eyesore". It is larger and taller than any nearby visible structures. It can even be seen sticking up above the landscape from the corner of Roberts Road and Emory Road. (see photo)

Other things to consider:

Traffic: Idol Lane is only a single-lane road...it presently serves only 6 households; How is it supposed to handle a large diesel repair garage such as this? Already the pavement is showing the wear-and -tear of countless large wreckers, trucks, etc. I have personally counted over 25 trucks parked in/around the garage. Both my wife and I have had to wait while a wrecker loads/unloads a truck. To his credit, I suppose, Mr. Walker has built a large picket-style fence enclosure on the back side of his property to house customer's vehicles (presumably to reduce congestion in/around the building and Idol Lane), however, even this is an "eyesore", in my opinion.

Environmental: What about chemical waste that are normally associated with a large automotive garage? Oil, diesel fuel, trash? What about noise? Trucks revving their engines, wreckers brings in vehicles, etc. can easily be heard from my home down at the end of the lane, even sometimes late into the evening. With that in mind, It should also be noted that within shouting distance of Mr. Walker's garage, there are homes/properties with horses, cows, donkeys, chickens, beehives, et. al.

Safety: This should be a HUGE concern to the commission, in my opinion. Large wreckers and trucks pulling both into Idol Lane from Emory as well as pulling back out onto Emory Road from Idol Lane are potentially at great risk from being hit by vehicles traveling east on Emory Road. The reason: there is a blind hill on Emory east of the intersection of Roberts Road just as you approach Idol Lane. Vehicles traveling east on Emory at 50-60mph (or greater) will have little or no time

to stop if there is something in the road, like a large truck or wrecker. I know this first-hand. I was rear-ended about a year ago by a truck hauling a trailer. I am amazed that an accident hasn't happened since then.

One final thing, and I feel like this needs to be said. I harbor no ill-feelings towards Mr. Walker (Travis). None whatsoever. In fact, I sorta admire his ambition and work ethic. I wish him all the success in the world. But I sincerely wish that he had chosen to go about this whole thing in the right way. It only stand to reason that one should look into zoning laws and such before actually putting up a building and starting their business. I am sorry that he has spent all this money and time and effort. However, and I'm being perfectly honest here, multiple people have told him that what he proposed to do, and what he is doing is illegal, That it violates existing zoning and business ordinances. Told him from the get-go, from early on.

There is much more that I could say, but I do realize that my time here is limited. I am also going to attempt to send you recent photos of the garage, as well as a video. The video is of one of Mr. Walker's trucks laying down rubber on Idol Lane. If I find that I am unable to attach and send you this video, I beg you to please click on Mr. Walker's "Powerhouse Diesel Corryton TN" Facebook page and see it for yourself!! The black tire marks can still be seen a year later!!

Sincerely,

John Daniel Jones (Dan)

(865) 387-2266

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Agenda Item #13 7-D-20-SP 7-F-20-RZ 7508 Idol Ln

Kevin Murphy <murphysprings@gmail.com>

Mon, Jul 6, 2020 at 12:35 PM

Reply-To: murphysprings@gmail.com

To: Commission <commission@knoxplanning.org>

Cc: kcpa@kcpa.us, Kevin Murphy <murphysprings@gmail.com>

Dear Planning Commissioners,

A sector plan and zoning amendment are requested for property at the corner of Emory Rd and Idol Ln, from Agricultural to General Commercial / CA.

We empathize with land owners who start a small business and need to expand. Some small businesses can operate on one's residential property with no impact to neighbors, but the proposed use here - a diesel vehicle repair business - is more intrusive to adjacent residential and agricultural uses. Moreover, a General Commercial Sector Plan designation is not at all fitting for this property.

KCPA opposes this request on the following grounds:

1. This area was intentionally designated as "Agricultural" in the Northeast County Sector Plan meetings - this discussion was held in community meetings during the last update cycle. The area values the agricultural and rural traits of the area, and it was explicitly requested to maintain this area as Agricultural in the Sector Plan.
2. There is no change in conditions to warrant a sector plan modification.
3. The General Commercial Sector Plan designation should no longer be used. . According to the [Land Use Classifications](#) Table, General Commercial
"includes previously developed strip commercial corridors providing a wide range of retail and service- oriented uses. **Such land use classification and related zoning should not be extended** because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones."
4. The only Sector Plan Classification in the Rural Area is Rural Commercial, which is not appropriate in this location. Rural Commercial, according to the Land Use Classification table, should be located "at the intersection of two thoroughfares (arterial or collector roads)". Idol Ln is not an arterial or collector road, and it is not aligned with Roberts Rd.
5. The close proximity of other residential structures to this proposed repair garage does not afford them any relief from the noise and light trespass that would occur if such a use was permitted on this property.

Even if there was a change in conditions that warranted a sector plan amendment, the CA zoning designation is an old, legacy zoning classification that we should not use anymore. The only zoning classifications that would work in the Rural Area are Neighborhood Commercial (CN) and Rural Commercial (CR). Automobile repair shops are not permitted in CR, and are a Use on Review in CN ([Section 4.106](#)). CN would be too intense for this location, surrounded completely by Agriculture.

The use on review requirements for vehicle repair/service in CN require "Vehicles awaiting repair or on which repair is complete shall not be stored overnight in front of the structure housing the vehicle

repair/service business”, and the applicant has been cited several times by Knox County Codes Administration for storing vehicles in front of the structure. It also requires “The structure housing the vehicle repair/service shall be setback a minimum of fifty (50) feet from the residential property line when the use abuts a residential zone.”

The applicant’s as-built structure does not meet the minimum requirements for approval of a vehicle service business as a Use on Review in the CN zone.

The applicant's request does not meet any of the criteria in the General Plan, Sector Plan, or Zoning Ordinance to justify a change in the sector plan designation or the zone. Any action to approve this would be against the entire land use planning process for Knox County.

I encourage the applicant to look for existing vehicle repair structures in the Corryton and Gibbs area to expand their business. Unfortunately I, and Knox County Planning Alliance, must oppose the sector plan amendment and rezoning.

Sincerely,

--Kevin

Kevin Murphy, Chair, Knox County Planning Alliance
[4508 Murphy Rd](#)
[Knoxville, TN 37918](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item #13 - 7508 Idol Ln - video of truck burning out

1 message

Kevin Murphy <murphysprings@gmail.com>

Wed, Jul 8, 2020 at 7:36 AM

Reply-To: murphysprings@gmail.com

To: Commission <commission@knoxplanning.org>

Cc: kcpa@kcpa.us, Norman Trivette <ntrivette@yahoo.com>, jdjones195963 <jdjones195963@yahoo.com>, Kevin Murphy <murphysprings@gmail.com>, Michelle Portier <michelle.portier@knoxplanning.org>

Dear Commissioners,

I am not sure how well this will show over Zoom tomorrow, so I want to send this video to you ahead of time. It is from the [Facebook page](#) of the applicant's business, [Powerhouse Diesel](#).

The video shows a truck smoking and burning out as it comes up Idol Ln from Emory Rd, and is an example of some of the noise and smells the neighboring residents are currently subjected to.

--Kevin

--

This message was directed to commission@knoxplanning.org

 **idol-lane.mp4**
1159K



Dori Caron <dori.caron@knoxplanning.org>

commission - knoxplanning.org admins: Message Pending [{IJmjneKsycnlLioCcWswBUUIrb7VAmgt0}]

Commission <commission+msgappr@knoxplanning.org>

Thu, Jul 9, 2020 at 1:24 PM

A message has been sent to the [commission](#) group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can [approve](#) or [reject](#) this message or you can approve this message by replying to this email.



[Start](#) your own group, [visit](#) the help center, or [report](#) abuse.

----- Forwarded message -----

From: Kevin Murphy <murphysprings@gmail.com>

To: Commission <commission@knoxplanning.org>

Cc:

Bcc:

Date: Thu, 9 Jul 2020 13:23:59 -0400

Subject: Agenda Item #13 - 7508 Idol Ln - Presentation Materials

Presentation materials for this include:

[Northeast County Sector Plan](#) page 30-31 (Corryton Village) which identifies an area for Rural Commercial in the far reaches of the county

Inspections Reports from Knox County Codes showing vehicles parked

Images attached to this email

6 attachments



campers-buses-parked-next-to-garage.jpg
343K



garage-building.jpg
736K



rear-yard-vehicle-stockade.jpg
1565K



20200708_070048.jpg
1397K

 **19-Z03757 Inspections Report.pdf**
492K

 **19-Z03084 Inspections Report.pdf**
457K



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 7-D-20-SP

'Norman Trivette' via Commission <commission@knoxplanning.org>

Sun, Jul 5, 2020 at 6:51 PM

Reply-To: ntrivette@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

File # 7-F-20-RZ and 7-D-20-SP Agenda # 13

My name is Norman Trivette and I live at 7505 Idol Lane, across the street from where Mr. Walker has opened a diesel repair shop.

I am opposed to having his property rezoned from agriculture to commercial so he can continue operating a diesel repair shop. I am not the only neighbor that is opposed to this rezoning.

Mr. Walker has been operating a diesel repair shop for less than two years and had already caused concern with the neighbors.

He was told prior to building the garage that operating a commercial business in an agricultural zone was illegal.

Access to the shop is on Idol Lane, which is a narrow dead end street. Wreckers and Rollbacks are delivering vehicles all hours of the day & night. This is a nuisance.

The building was supposed to be a small garage, but it turned out to be a huge eye-sore. During the week, there are up to 8 vehicles parked in front of it at times.

His proposal to comply for rezoning this property to commercial is to put up a 8' fence in front of his building on Idol Lane then east on Emory Rd,

with access to his building off of Emory Rd. Next to his building is where he plans to store vehicles that have not been repaired.

I moved here to enjoy the peace and quite of the county and the beauty of fields and farms

Rezoning this piece of property from agricultural to commercial is not right and should not be considered.

Attached are recent pictures

Thanking you in advanced for your cooperation in this matter

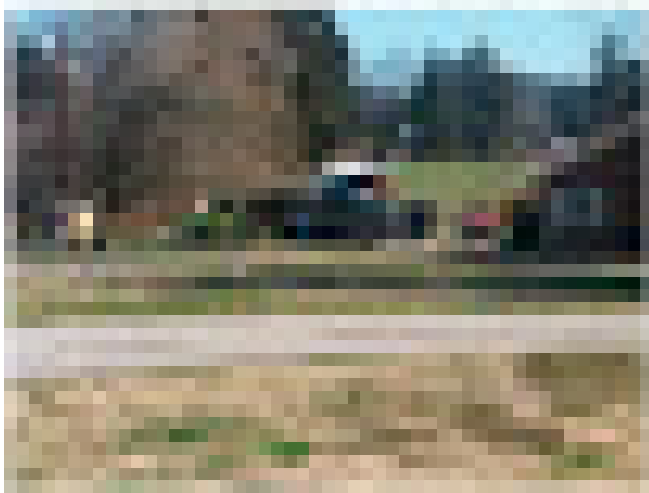
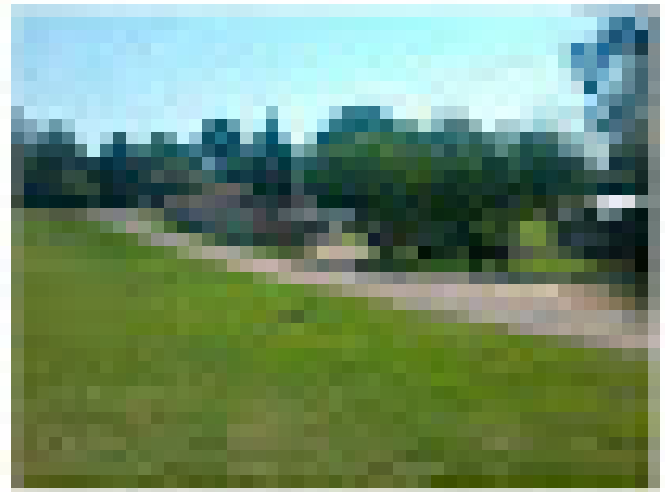
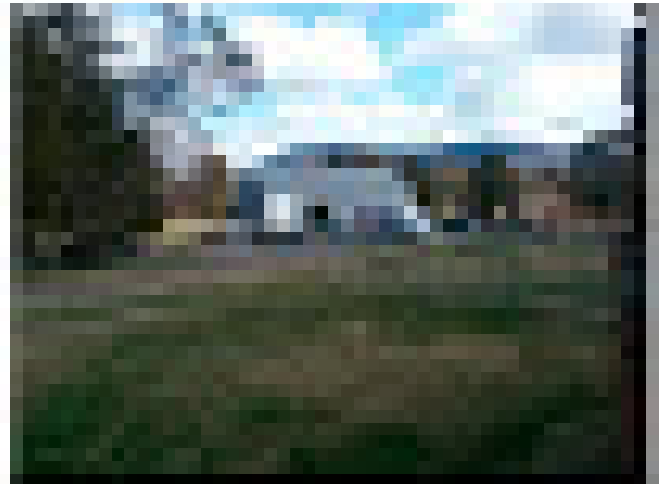
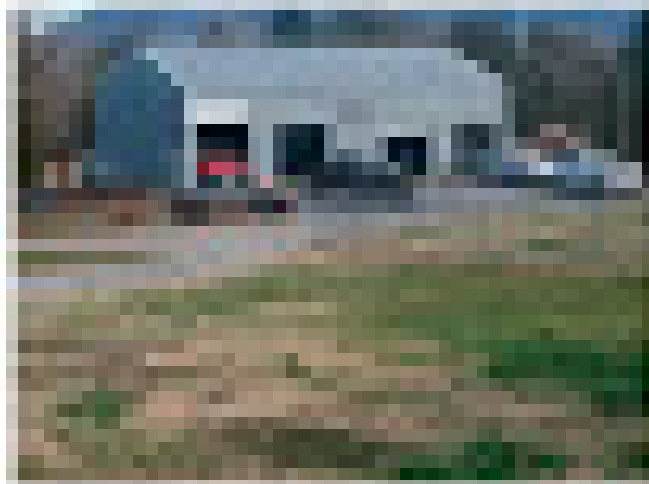
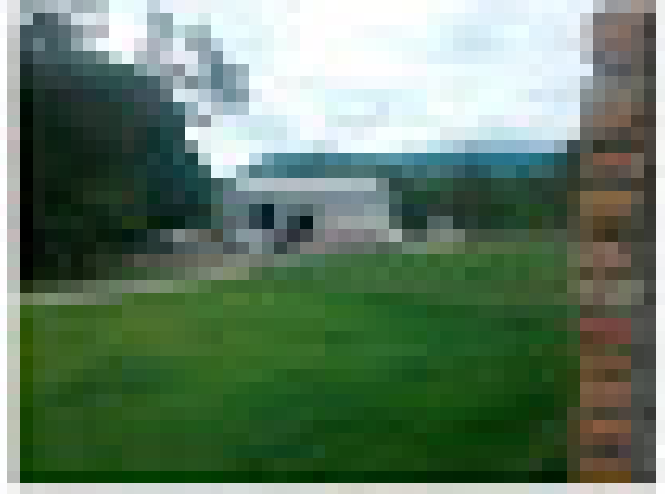
Norman E Trivette

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This message was directed to commission@knoxplanning.org




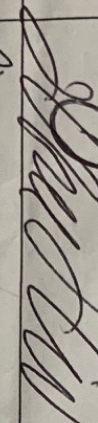
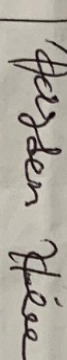
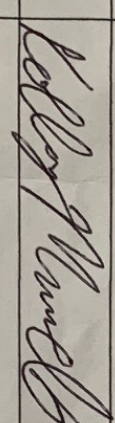
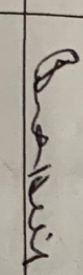
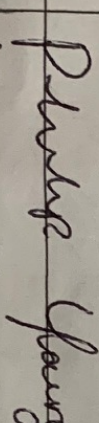
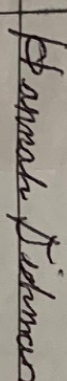
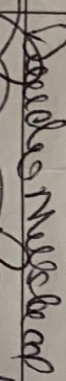
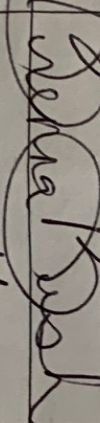
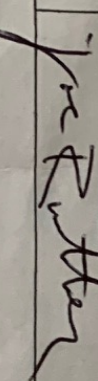
Picks for MPC2.jpg
412K



My name is Travis walker. I own powerhouse diesel. I want to say I am not a particularly good public speaker so I may ramble some. I started this company almost 3 years ago to better serve this community and all diesel enthusiasts. I wanted to provide a great price with great customer service and great parts. Since I have been in business, I have had the opportunity to help so many people and organizations. I help customers every chance I get. I sponsor sporting teams, race car drivers, races, and churches when given the opportunity. Last year I donated at least 5k to the surrounding community. It is not about the money to me. It is about me having the ability to do something that not everyone has the ability to do. PowerHouse Diesel provides income to myself and 3 other families. I sell a lot of parts out of state and deal with a lot of companies out of state that would be drastically affected by me not being in business anymore. I have 3 full time employees. 1 lives in LaFollette, 1 lives 100 yards away and 1 lives 15 minutes away. This is not an up and coming shop or a backyard shop. I am on track to do at least \$700,000 in sales this year. I have a local towing company (Hot Rods Towing) 10 mins away who does all my towing, roughly \$400-600 a week. I buy 8-10k a month with the local Advance Auto Parts. I work closely with Corryton Alignment and Miller Brothers in Corryton. I get all the diesel jobs they get, and I have them do my paint and body plus alignment work. All the shop employees get fuel locally, shop and get food/drink in the Corryton area. I have looked nearby for other commercial property for sale. I have not found any in the immediate area. If I must move, it will cost customers more money in fuel and time for travel. The community will lose most of the money I spend nearby. The biggest thing I am worried about are the customers possibly not having a good shop to repair their trucks. I work on strictly diesels. I work on mostly commercial use or farm use vehicles including garbage trucks, wreckers/rollbacks, landscapers vehicles, tractors and just everyday diesel trucks. If I am not in business, I will have to tell 3 employees that I failed to do what I promised them, which was a paycheck every week to support their families. I have included all the petitions people have signed. The people on this petition are a very small percentage of the people effected by my business. We are putting on a diesel race at Knoxville Dragway in October to help give the diesel community more events to go to. I am willing to alter the property if needed to better suit the area. I have done some research, and within 2 miles of the shop any direction, I counted 38 pieces of commercial property. I think Corryton is growing and the more growth means more demands such as banks, grocery stores, gas stations, repair shops and parts stores. A large subdivision just got approved in Gibbs area which means roughly another 2500 people which means more diesel trucks needing repaired. We keep very few trucks visible from Emory road. We keep it nice and neat with no sign. I do not want a business sign. I keep 3 guys busy just by word of mouth. I even have an entrance onto Emory road that's a 16' gate. I can utilize that to keep traffic off Idol In. I can answer any question you may have. I appreciate your time.

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
Action petitioned for	We, the undersigned, consent to the approval of this commercial rezoning as it was explained to us by the applicant or his representative for Powerhouse Diesel located at 7508 Idol Lane, Corryton, TN 37721.

Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Jennifer Buchanan		8238 Clapps Chapel Rd. Corryton TN. 37721	needs to STAY in that location was it started	6/14/20
Houston Hill		7541 Jeneverary circle Knoxville TN 37918	Business is in a great location and convenient	6/17/20
Hayden Hill		8238 Clapps Chapel Rd. Corryton TN 37918	Business DOES great work and great location.	6/12/20
Kolby Mundt		6015 Edmondson Ln Knoxville, TN 37918	Great work and great location	6/12/20
Brent Hill		8238 Clapps Chapel Rd Corryton 37721	Great Business Glad to see young man doing something with his life	6/13/20
Philp Young		8238 Clapps Chapel Rd	Great location and awesome work	6/14/20
Heather Dishman		8238 Clapps Chapel Rd	Nice work and great people	6/14/20
Deirdre Milsstead		7717 E. Emory Rd. 37721	good work/people	6-14-20
Brenna Bush		450 Ole edgemore lane 37849	Business is very convenient	6/14/2020
Joe Rutter		7541 Jeneverary circle Knoxville, TN 37918	convenient- Does great work on my Duramax.	6-14-2020

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
Action petitioned for	We, the undersigned, consent to the approval of this commercial rezoning as it was explained to us by the applicant or his representative for Powerhouse Diesel located at 7508 Idol Lane, Coryton, TN 37721

Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Kristi Walker	Kristi Walker	PO Box 18102 Knoxville TN 37902	I support the rezoning to commercial	10-18-20
Crist Falin	Crist Falin	1137 Harbin Ridge LN Knoxville TN 37909	I support the rezoning to commercial	10-18-20
Shirley Harrison	Shirley Harrison	1111 Embury Valley Cir	I support the rezoning to commercial	10-18-20
Shirley Harrison	Shirley Harrison	1921 Whitmer Dr Knoxville TN 37909	I support the commercial rezoning	10-19-20
Mary Matthews	Mary Matthews	2000 E. Emory Rd Knoxville TN 37919	I support the rezoning to commercial	10-19-20
Vicki Dale	Vicki Dale	6017 Whisper Rd Knoxville TN 37919	I support the rezoning to commercial	10-19-20
Susan King	Susan King	515 Reardon Rd Knoxville TN 37919	I support the rezoning to commercial	10-23-20
Betty Hensworth	Betty Hensworth	1915 Worn Street Knoxville TN 37919	I support the rezoning to commercial	10-24-20
Sarah Betty Perry	Sarah Betty Perry	Knoxville TN 37919	I support the rezoning	10-24-20
Shawn Roberts	Shawn Roberts	Williamsburg VA 23186	I support the rezoning	10-26-20

Printed Name	Signature	Address	Comment	Date
Elizabeth A. Copeland	Elizabeth A. Copeland	7423 Longview Rd. Kettled TN 37179		6-16-20
Elie Keck	Elie Keck	7408 Wood Rd. Apt. A		6-17-20
David Shupers	David Shupers	8009 Ridgeway Rd		6-17-20
James Nicely	James Nicely	7408 Wood Rd		6-17-20
Josiee Keck	Josiee Keck	71362 Wood Rd		6-17-20
Lisa Graybeal	Lisa Graybeal	8505 San Marcos Dr		6-17-20
Jewell Nicely	Jewell Nicely	7408 Wood Rd		6-17-20
Greg Campbell	Greg Campbell	Ashley Lane		6-17-20
Sonya Keck	Sonya Keck	7362 Wood Rd		6-17-20
James Nicely	James Nicely	7408 Wood Rd		6-18-20
Kenny Campbell	Kenny Campbell	8505 San Marcos R		6-18-20
Michael Branam	Michael Branam	6521 Cedarbridge Rd		6-18-20
Roglen King	Roglen King	8726 Andersonville Pk		6-19-20

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
Action petitioned for	We, the undersigned, consent to the approval of this commercial rezoning as it was explained to us by the applicant or his representative for Powerhouse Diesel located at 7508 Idol Lane, Corryton, TN 37721

Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Joe Kerk	[Signature]	7362 Wood Rd		6-16-20
✓ Jeff Campbell	[Signature]	312 Second St		6-16-20
Chris Worsman	[Signature]	132 Thomas Rd		6-16-20
Derek Burr	[Signature]	4727 Daystar Ln		6-16-20
Tina Bay	[Signature]	4727 Daystar Ln		6-16-20
Debra Houghton	[Signature]	Brown Gap		6-16-20
Brian Hatterson	[Signature]	7453 Davenport Ln	Not a Problem	6-16-20
Donald McRitt	[Signature]	Miller Road		6-16-20
Jeffrey B. Jarrigan	[Signature]	7733 Pump House Way Knoxville, TN 37938		6-16-20
Chris McR	[Signature]	7425 Rte 1 in Corryton TN 37721		6/16/20

July 9, 2020

1:30 P.M. | Telemeeting via ZOOM

The Planning Commission met in regular session on July 9, 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	Ms. Gayle Bustin	Mr. Louis Browning
Ms. Karyn Adams	A 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

13. TRAVIS WALKER

7508 Idol Lane / Parcel ID 14 031, Commission District 8.

A. NORTHEAST COUNTY SECTOR PLAN AMENDMENT

7-D-20-SP

From AG (Agricultural) to GC (General Commercial).

1. STAFF RECOMMENDATION

DENY the GC (General Commercial) designation since it does not meet the criteria for sector plan amendments, is not compatible with the area, and could cause adverse impacts for neighboring residential properties.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO DENY THE GC (GENERAL COMMERCIAL) DESIGNATION SINCE IT DOES NOT MEET THE CRITERIA FOR SECTOR PLAN AMENDMENTS, IS NOT COMPATIBLE WITH THE AREA, AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.

A roll call vote was taken.

Item No.

File No.

MOTION CARRIED 11-3 (BROWNING, GRAF, ROTH NO). DENIED

B. REZONING

7-F-20-RZ

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

1. STAFF RECOMMENDATION

DENY CA (General Business) zoning because it is not consistent with the Northeast County Sector Plan designation and could cause adverse impacts for neighboring residential properties.

2. MOTION (S. SMITH) AND SECOND (OOTEN) WERE MADE TO DENY CA (GENERAL BUSINESS) ZONING BECAUSE IT IS NOT CONSISTENT WITH THE NORTHEAST COUNTY SECTOR PLAN DESIGNATION AND COULD CAUSE ADVERSE IMPACTS FOR NEIGHBORING RESIDENTIAL PROPERTIES.

A roll call vote was taken.

MOTION CARRIED 11-3 (BROWNING, GRAF, ROTH NO). DENIED

Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

Travis Walker
Applicant Name

DWyer
Affiliation

5-22-20
Date Filed

7-9-20
Meeting Date (if applicable)

7-F-20-RZ / 7-D-20-SP
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Travis Walker
Name

Company

7508 Idol LN
Address

Corryton
City

TN
State

37721
Zip

8656402097
Phone

PatriotFootball@gmail.com
Email

CURRENT PROPERTY INFO

- Same -
Owner Name (if different)

Owner Address

Owner Phone

7508 Idol LN
Property Address

014 031
Parcel ID

N/S E Emory Rd, E/S Idol Ln
Emory Rd at Idol Ln
General Location

Northeast of Roberts Rd.

2.3
Tract Size

2.20 acres
approx

county commission 8
Jurisdiction (specify district above) ☐ City ☒ County

agricultural
Zoning District

Northeast county
Planning Sector

agricultural
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

Rural Residential classification;
used as single family residence
Existing Land Use

y
Septic (Y/N)

None
Sewer Provider

Northeast Knox
Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements _____

ZONING

☒ Zoning Change: CA COMMERCIAL CA (General Business Zone)
Proposed Zoning

☐ Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0326 1000.00

FEE 2:

0526 600.00

FEE 3:

TOTAL:

\$1600.00

AUTHORIZATION

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

Travis Walker
Applicant Signature

Travis Walker
Please Print

5-22-20
Date

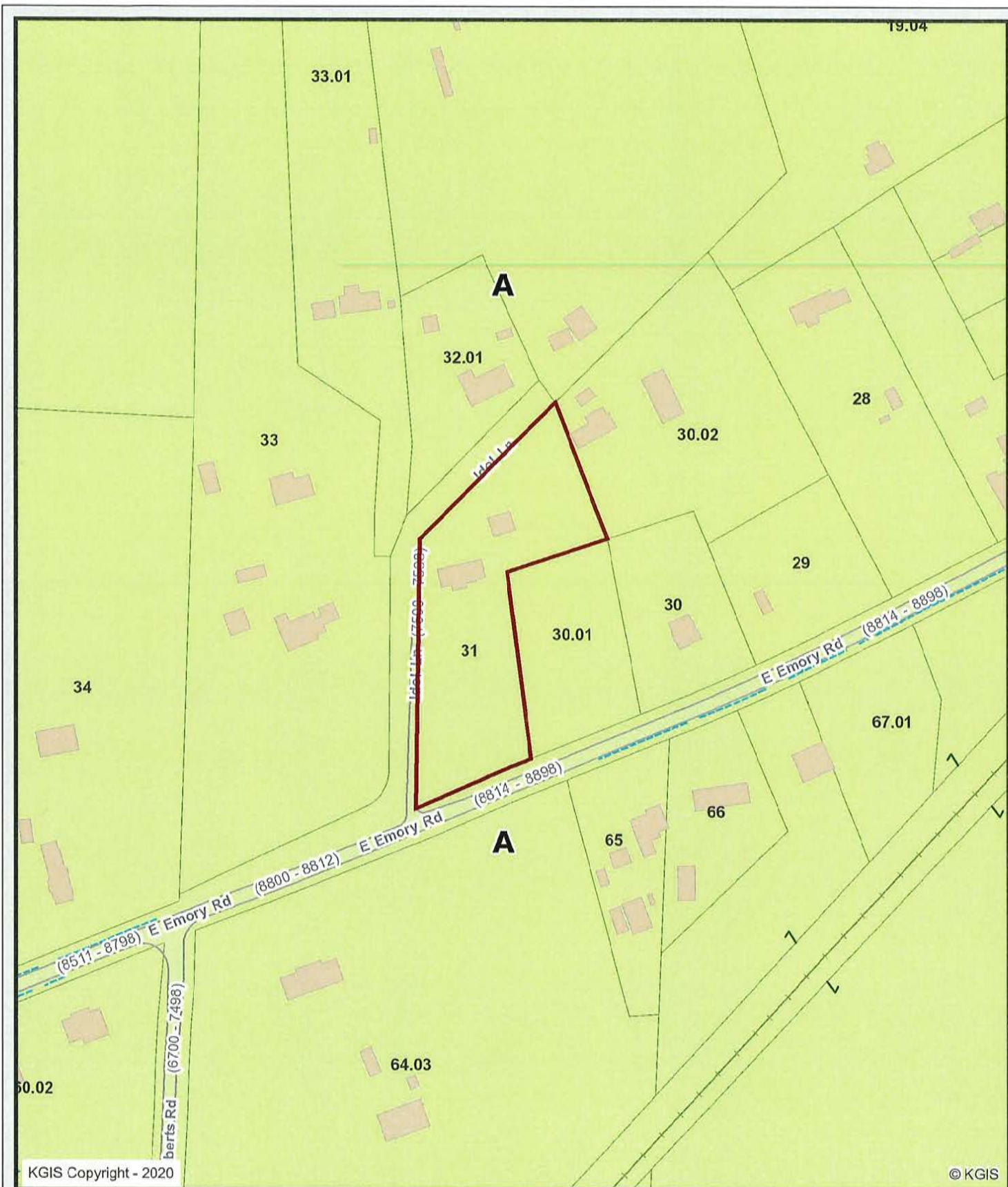
865-640-2097
Phone Number

PatriotFootballSL@gmail.com
Email

Michelle Portier
Staff Signature

Michelle Portier
Please Print

5/26/2020
Date

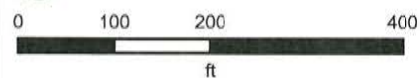


7508 Idol Ln.

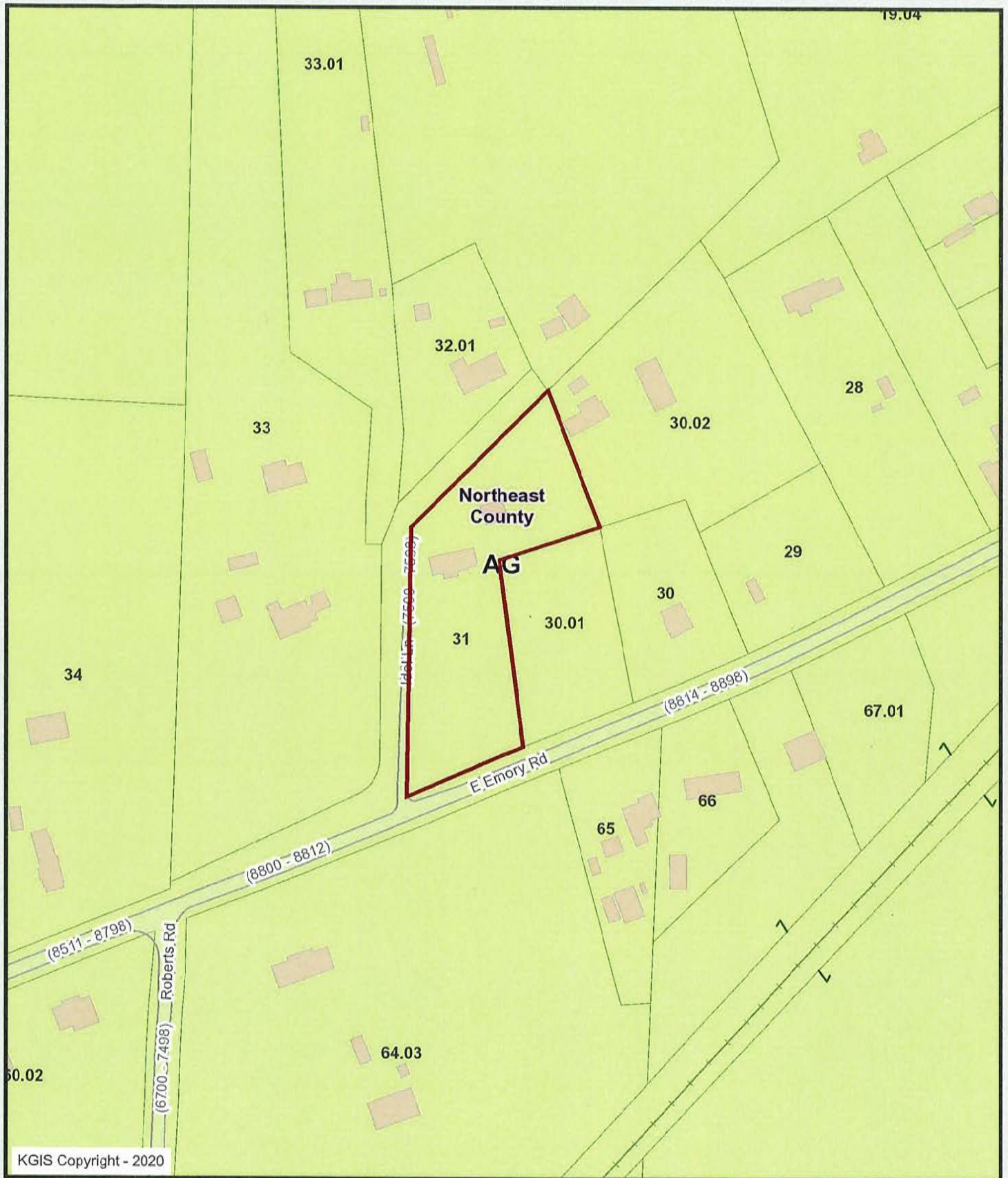
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 12:04:56 PM



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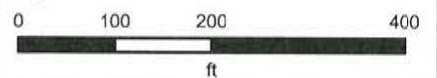
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7508 Idol Ln.

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400 W MAIN ST # 403
KNOXVILLE TN 37902--242

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
1317419	0004336531	\$345.60	\$0.00	\$345.60	Invoice	\$0.00	\$345.60

Sales Rep: mrome

Order Taker: mrome

Order Created 08/18/2020

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	08/21/2020	08/21/2020
KNS-Knoxville News Sentinel	1	08/21/2020	08/21/2020

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

PUBLIC NOTICE

The following items will be considered by the Board of County Commissioners on Monday, September 28, 2020 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at 215-2952 & we will be glad to work with you in obliging any reasonable request.

DUE TO THE CIRCUMSTANCES OF THE COVID-19 VIRUS, THIS MEETING MAY BE CONDUCTED BY ELECTRONIC MEANS. PLEASE VISIT THE KNOX COUNTY COMMISSION WEBSITE FREQUENTLY FOR UPDATES ON THIS PUBLIC MEETING.

REZONINGS/PLAN AMENDMENTS

BALL HOMES, LLC - 8935 W. Emory Road / Parcel ID 77 083 (part of). Rezoning from A (Agricultural) to PR (Planned Residential). Commission District 6, Northwest County Sector. Planning Commission Recommendation: Approve PR zoning up to 5 du/ac.

LETICIA HERNANDEZ - 6129 Babelay Road / Parcel ID 50 053. Rezoning from CB (Business and Manufacturing) to A (Agricultural). Commission District 8, Northeast County Sector. Planning Commission Recommendation: Approve A zoning.

EDDIE D & C INVESTMENTS, LLC - DOUGLAS L. EDDIE - 6721 Strawberry Plains Pike / Parcel ID 84 04901. Rezoning from A (Agricultural) to PR (Planned Residential). Commission District 8, East County Sector. Planning Commission Recommendation: Approve PR zoning up to 12 du/ac.

BOYS & GIRLS CLUB OF GREATER KNOXVILLE, INC. - 1819 Dry Gap Pike / Parcel ID 47 148. North County Sector Plan Amendment from CI (Civic / Institutional) to GC (General Commercial). Commission District 7, North County Sector. Planning Commission Action: Approve Sector Plan amendment to GC.

BOYS & GIRLS CLUB OF GREATER KNOXVILLE, INC. - 1819 Dry Gap Pike / Parcel ID 47 148. Rezoning from PR (Planned Residential) to PC (Planned Commercial). Commission District 7, North County Sector. Planning Commission Recommendation: Approve PC zoning.

FULTON PROPERTIES, LLC - 1740 Number Two Drive / Parcel ID 52 01802 (part of). Rezoning from I (Industrial) and A (Agricultural) to PR (Planned Residential). Commission District 8, Northeast County Sector. Planning Commission Recommendation: Approve PR zoning up to 5 du/ac.

I-40/75 BUSINESS PARK, LLC - 13206 & 0 Buttermilk Road, 0 Everett Road / Parcel ID 141 028, 02805, 02806 & 02802 (parts of). Northwest County Sector Plan Amendment from O (Office) & AG (Agricultural) to GC (General Commercial) & MDR (Medium Density Residential). Commission District 6, Northwest County Sector. Planning Commission Action: Approve Sector Plan Amendment to GC and MDR.

I-40/75 BUSINESS PARK, LLC - 13206 & 0 Buttermilk Road, 0 Everett Road / Parcel ID 141 028, 02805,

02806 & 02802 (parts of). Rezoning from PC (Planned Commercial) CA (General Business) & AG (Agricultural) to CB (Business and Manufacturing) & RB (General Residential). Commission District 6, Northwest County Sector. Planning Commission Recommendation: Approve CB and RB zoning.

P. LEEANNE KERSEY - 2650 Maloney Road / Parcel ID 135 02101. Rezoning from RAE (Exclusive Residential) to RA (Low Density Residential). Commission District 9, South County Sector. Planning Commission Recommendation: Approve RA zoning.

HOLSTON INVESTMENTS, LLC - 7632, 7636, 0 and 7640 Strawberry Plains Pike and 741. 745 and 0

Wooddale Church Road / Parcel ID 73 048, 04801, 04802, 04803, 052, JA013 and JA014. Rezoning from A (Agricultural) to RA (Low Density Residential). Commission District 8, East County Sector. Planning Commission Recommendation: Approve RA zoning.

JOHN WALLACE - 940 Sanctuary Lane / Parcel ID 118 07402. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay). Commission District 6, Northwest County Sector. Planning Commission Recommendation: Approve PC / TO zoning.

MARK MILLER/ REALTY TRUST GROUP,LLC - 7750 Dannaher Drive / Parcel ID 47 03329. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services). Commission District 7, North County Sector. Planning Commission Recommendation: Approve OB zoning.

Appeal of Decision

Appeal by Travis Walker, applicant, of Planning Commission's decision to deny the request for rezoning to CA (General Business). Property located at 7508 Idol Lane / Parcel ID 14 031, Commission District 8. Planning Commission Recommendation: Deny CA (General Business) zoning. PC File No. 7-F-20-RZ