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# *PLANNING & ZONING COMMISSION MINUTES January 11, 2022*

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The meeting was called to order at 5:31 pm by Chairperson Willie Swayne and on roll call the following members were present:

Mike Cox  
Kirsten Meyers  
Willie Swayne  
Lucas Young

Members not present: Mike Conner Jr. and Jacob Vander Ecken

Staff Present: Heather Ussery, City Manager and Nathan Parch, Planning & Zoning Administrator

Public Present: Eric Berkey, Berkey Home Builders

The minutes of the December 14, 2021 meeting were approved as amended on a motion by Lucas Young and seconded by Mike Cox. On voice vote: 4 ayes; 0 nays; 2 absent.

New Business:

**Consider a subdivision request from Berkey Home Builders for a Preliminary Plat at 710 W Main Street, Knoxville. This is the city block bounded by W. Main, S. Fremont, W. Robinson, and S. Iowa Streets.**

Nathan Parch reported that Eric Berkey of Berkey Home Builders in Altoona requests approval of a Preliminary Plat for the Wright Street Development Subdivision in order to subdivide the 1.48-acre property into six (6) lots for multi-family residential development.

The subject property was rezoned to R-3 PUD, Multi-Family Residential Planned Unit Development, in October 2019. A master plan for the property was approved at that time that proposed a mix of uses on six lots - one (1) duplex (existing), three (3) new townhouses, and two (2) new apartment buildings, each including 12 units.

Mr. Parch reported that the preliminary plat under consideration is consistent with the PUD master plan from 2019 in terms of the: (1) number and size of lots; (2) building lines; (3) access to/from the property; and (4) general layout of buildings, parking areas, and open space. Mr. Parch recommended approval of the preliminary plat as presented.



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Lucas Young questioned what benefit the City was receiving in exchange for rezoning this property to a PUD, which allows greater density than what would otherwise be permitted. Mr. Young noted higher-level architecture and/or building materials as examples of benefits. Mr. Parch responded that, while he wasn't on staff at the time of rezoning, he assumed the mix of new construction, multi-family units as one possible benefit.

Mr. Parch noted that the applicant would return to a future Planning & Zoning Commission meeting for site plan review and final plat approval, which would complete the development review process.

Motion was made by Lucas Young to approve the Preliminary Plat for the city block bounded by W. Main, S. Fremont, W. Robinson, and S. Iowa Streets (locally known as 710 W Main Street). The motion was seconded by Mike Cox. On roll call vote: 4 ayes; 0 nays; 2 absent. Motion approved.

It was moved by Mike Cox and seconded by Kirsten Meyers to adjourn the meeting.

Meeting adjourned at 5:50 pm.

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Willie Swayne, Chairperson

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Nathan Parch, P&Z Administrator