



PLANNING & ZONING COMMISSION MINUTES February 22, 2022

The meeting was called to order at 5:35 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: Nathan Parch, Planning & Zoning Administrator

Public Present: Brian Ridge and Jeff Ketels, Ridge Development

The minutes of the January 11, 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 Site Plan from Ridge Development LLC for two adjacent parcels on W. Bell Avenue, Knoxville:

- (i) East Parcel (Parcel ID: 1070800620) for new construction of a private auto shop; and**
- (ii) West Parcel (Parcel ID: 1070800625) for new construction of a contractor condo warehouse building.**

Nathan Parch reported that Brian Ridge, Ridge Development, of Hiawathia, Iowa requests site plan approval for two adjacent parcels on W. Bell Avenue located immediately west of Raceway Tire & Exhaust (neither of which has been assigned an address). Both properties are zoned M-1, Service Commercial/Limited Industrial District, and the uses proposed for both are permitted in the zoning district.

The east parcel would include development of an 8,640 square foot private auto shop leased to Knoxville based Sprint Car team RSR Motorsports. The west parcel would include development of a 13,440 square foot contractor condo warehouse building with nine individual spaces of 1,500 square feet for contractors' offices and interior material storage.

Mr. Parch reviewed the February 22nd Planning & Zoning Commission staff report, specifically items A through M regarding information required to be included on a site plan for proposed development. Mr. Parch specifically highlighted items A, G, I, J, and L



***PLANNING & ZONING COMMISSION
MINUTES
February 22, 2022***

because each included an action item requesting additional explanation, clarification, or documentation.

Members of the Commission were supportive of the proposals for both parcels. Some discussion occurred regarding the existing gravel surface of Bell Avenue adjacent to the subject properties and whether new development should prompt an upgrade to match the paved surface to the east. It was noted such upgrades were required as conditions of previous developments.

It was moved and seconded to recommend approval of the Site Plans for the W. Bell Avenue properties – East Parcel (Parcel ID: 1070800620) and West Parcel (Parcel ID: 1070800625) with the following two conditions:

- 1) Action items 1 thru 5 noted in the 2-22-22 Staff Report are addressed by the applicant and approved by staff; and
- 2) The existing cross section of W. Bell Avenue at this location (rural with granular surfacing) is considered by City Council for improvement to a paved roadway.

On roll call vote: 4 ayes; 0 nays; 2 absent. Motion approved.

It was moved by Lucas Young and seconded by Mike Cox to adjourn the meeting.

Meeting adjourned at 6:00 pm.

Willie Swayne, Chairperson

Nathan Parch, P&Z Administrator