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MPC AGENDA

December 8, 2016

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

Agenda Item No.

MPC File No.

- 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE
- * 2. APPROVAL OF DECEMBER 8, 2016 AGENDA
- * 3. APPROVAL OF NOVEMBER 10, 2016 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be *automatically* Postponed (Indicated with an underlined **P**)
 Items to be voted on to be Postponed (Indicated with a **P**)
 Items to be voted on to be Withdrawn (Indicated with a **W**)
 Items to be voted on to be Tabled (Indicated with a **T**)
 Items to be voted on to be Untabled (Indicated with a **U**)
 Items to be heard on Consent requiring a vote (Indicated with *****)
 A list of Tabled items may be seen at the end of this Agenda.

Items recommended for approval on consent are marked with (*) 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 (*), approach the podium after the entire consent list is read and request that it be removed from the consent list.

For information regarding the status of any agenda item, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

- P 5. METROPOLITAN PLANNING COMMISSION** **8-A-16-OA**
(1-12-17) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

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- P 6. METROPOLITAN PLANNING COMMISSION** **9-A-16-OA**
(1-12-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.
- T 7. METROPOLITAN PLANNING COMMISSION** **10-A-15-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.
- P 8. METROPOLITAN PLANNING COMMISSION** **12-A-16-OA**
(1-12-17) Amendments to City of Knoxville Zoning Ordinance regarding auction houses.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- 9. MILLSTONE - ERIC MOSELEY** **8-SC-16-C**
a. Concept Subdivision Plan
Southeast side of Millstone Ln., southeast of George Williams Rd., Commission District 5.
- b. USE ON REVIEW** **8-H-16-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- P 10. CHEROKEE LANDING - PERRY SMITH DEVELOPMENT, LLC** **12-SA-16-C**
(1-12-17) **a. Concept Subdivision Plan**
East side of Coatney Rd., south of W Governor John Sevier Hwy., Commission District 9.
- P b. USE ON REVIEW** **12-G-16-UR**
(1-12-17) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- W 11. LKM PROPERTIES - CLINTON HIGHWAY** **12-SB-16-C**
Southwest side of Clinton Hwy., southeast side of W. Emory Rd, Commission District 6.

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- * **12. WOODSON TRAIL** **12-SC-16-C**
Southeast terminus of Briar Rock Ln., southeast of Woodson Dr.,
Council District 1.

Final Subdivisions:

- * **13. EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS 9R & 10R** **5-SI-16-F**
Northwest side of E Emory Rd at the intersection of Blueberry Rd,
Commission District 7.
- * **14. MAPLEHURST PARK, RESUB. OF LOT 2** **8-SH-16-F**
South side of W Hill Ave southwest of Henley St, Council District 6.
- P 15. FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**
(1-12-17) At the northern intersection of N Broadway and Tazewell Pike, Council
District 4.
- * **16. FORT SANDERS ADDITION, BLOCK A, RESUBDIVISION OF LOTS 1-4, 8R, 13-16** **11-SF-16-F**
North side of Cumberland Ave, south side of White Ave, at the
intersection of Twenty Second Street, Council District 1.
- * **17. DUTCHTOWN WOODS** **11-SH-16-F**
North side of Dutchtown Rd, west of Renboro Rd, Commission
District 3.
- * **18. HICKORY CREST, PHASE I** **11-SJ-16-F**
North side of Hickory Creek Rd at the intersection of Lovelace Rd,
Commission District 6.
- * **19. GRAND ON GAY DEVELOPMENT PROJECT** **12-SA-16-F**
Northeast side of S Gay St, at Wall Ave intersection, Commission
District 6.
- P 20. EDITH'S PLACE** **12-SB-16-F**
(1-12-17) At the intersection of Murray Dr and Wilkerson Rd, Council District 3.
- * **21. JAMES ROY COLLIER S/D, RESUBDIVISION OF LOT 1** **12-SC-16-F**
North side Gamble Dr, south side Elkins Rd, Commission District 7.
- * **22. BLACKSTONE, UNIT 2** **12-SD-16-F**
South side of Black Road, southwest of Snyder Road, Commission
District 6.

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- * **23. AUTUMN WALK, UNIT 1, PHASE III** **12-SE-16-F**
Northeast side of Dry Gap Pike, southeast of Autumn Path Lane,
Commission District 6.
- * **24. MIKELS PROPERTY S/D** **12-SF-16-F**
Southwest side of Spangler Rd, northwest of Tarklin Valley Rd,
Commission District 9.
- * **25. LONSDALE LAND COMPANY, RESUBDIVISION OF LOTS,
12-16 BLOCK 4** **12-SG-16-F**
South side of Thomas St, northwest of Ohio Ave, Council District 5.

Rezoning and Plan Amendment/Rezoning:

- W 26. VINTAGE NORTSHORE TOWN CENTER, LLC**
East side Thunderhead Rd., north side Boardwalk Blvd., Council District
2.
 - a. Southwest County Sector Plan Amendment** **7-G-16-SP**
From MU (Mixed Use) to HDR (High Density Residential).
 - W b. One Year Plan Amendment** **7-E-16-PA**
From MU (Mixed Use) to HDR (High Density Residential).
 - W c. Rezoning** **7-L-16-RZ**
From TC-1 (Town Center) and PC-1 (Retail & Office Park) to RP-2
(Planned Residential).
- * **27. RUFUS H. SMITH & COMPANY** **12-A-16-RZ**
North side Strawberry Plains Pike, west of S. Molly Bright Rd.,
Commission District 8. Rezoning from RA (Low Density Residential) to
PR (Planned Residential).
- * **28. HOMESTEAD LAND HOLDINGS, LLC**
North side N. Campbell Station Rd., west side Newcomb Ln.,
Commission District 6.
 - a. Northwest County Sector Plan Amendment** **12-A-16-SP**
From AG (Agricultural) to LDR (Low Density Residential).
 - * **b. Rezoning** **12-B-16-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **29. CHRISTINE DUNCAN** **12-C-16-RZ**
Northwest side Richmond Ave., northeast of Buick St., Council District
3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned
Residential).

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- * **30. VERTEX DEVELOPMENT, LLC** **12-D-16-RZ**
Northwest side Hardin Valley Rd., southwest of Conners Creek Cir., Commission District 6. Rezoning from A (Agricultural) and PR (Planned Residential) @ 1-3 du/ac to PR (Planned Residential) @ up to 4 du/ac.

Uses On Review:

- P 31. SOUTHLAND ENGINEERING** **7-A-13-UR**
(1-12-17) South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 2.
- P 32. VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)** **9-B-16-UR**
(1-12-17) North side Holston Dr, southeast side Martin Luther King Jr. Ave, south side Asheville Hwy. Proposed use: Commercial Telecommunications Facilities in C-3 (General Commercial) District. Council District 6.
- P 33. RSOLUTION SCOTT EUCKER** **10-C-16-UR**
(1-12-17) Southwest side Loves Creek Rd., northwest side Millertown Pk. Proposed use: Hardee's restaurant in SC-3 (Regional Shopping Center) & F-1 (Floodway) District. Council District 4.
- 34. URBAN ENGINEERING, INC.** **11-A-16-UR**
Northwest side of Sutherland Ave., southwest side of N. Concord St. Proposed use: Multi-dwelling development in O-1 (Office, Medical, and Related Services) District. Council District 6.
- * **35. TURNER HOMES, LLC** **11-C-16-UR**
Northwest side of Black Rd., northeast of Ridgeland Dr. Proposed use: Detached residential development in PR (Planned Residential) & PR (Planned Residential) pending District. Commission District 6.
- W 36. KISHOR TAILOR** **11-D-16-UR**
North side Asheville Hwy, west of Carta Rd. Proposed use: Multi-dwelling development in O-1 (Office, Medical, and Related Services) District. Council District 6.
- * **37. BAKER CREEK BOTTOMS, LLC** **11-F-16-UR**
Southeast and northwest sides Sevier Heights Rd, and south side Wallace Dr. Proposed use: Use on Review for mixed commercial development (restaurant, craft brewery, office) and Special Exception for residential uses in C-3 (General Commercial) pending District. Council District 1.

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- * **38. SMITH-LINDSEY DEVELOPMENT LLC** **12-A-16-UR**
East side N Broadway, south side Gibbs Dr. Proposed use: Sleep Outfitters store in C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services) District. Council District 4.

- 39. JESSICA AND CHAD FARLEY** **12-B-16-UR**
North side of Barbados Ln., west side of Saint Lucia Ln. Proposed use: Reduction of front yard setback to 17 feet along Barbados Ln. in RP-1 (Planned Residential) District. Council District 3.

- * **40. GIFFIN SENIOR COMMUNITY PARTNERS LLC DAVID COCKRILL** **12-C-16-UR**
East side Beech St., south of Lenland Ave. Proposed use: Senior Residential Community in R-2 (General Residential) District. Council District 1.

- * **41. BRETT HONEYCUTT** **12-D-16-UR**
North side W. Jackson Ave, east of N. Gay St. Proposed use: Distillery in I-3 (General Industrial) / D-1 (Downtown Design Overlay) District. Council District 6.

- * **42. KNOXVILLE MONTESSORI ASSOCIATION** **12-E-16-UR**
North side of Kingston Pike, north side of the intersection of Towanda Trail and Kingston Pike. Proposed use: Expansion of Existing School in R-1 (Low Density Residential) District. Council District 2.

- 43. TURNER HOMES, LLC** **12-F-16-UR**
Southwest side of Joe Hinton Rd., northwest of Middlebrook Pike. Proposed use: Duplex Units in RA (Low Density Residential) District. Commission District 3.

- * **44. R2R STUDIO LLC** **12-H-16-UR**
Southeast side of E. Emory Rd., northeast of Central Avenue Pike. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 5.

Other Business:

- * **45. Consideration of Staff Report for Plans of Service.** **11-A-16-OB**

- 46. Consideration of Election of MPC Officers for Calendar Year 2017.** **12-A-16-OB**

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

KNOXVILLE CITY COUNCIL (REVISED) 12-B-13-OA
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.

TREVOR HILL 11-A-14-SC
Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.

WILSON RITCHIE 3-F-10-SC
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.

WILLOW FORK - GRAHAM CORPORATION
a. Concept Subdivision Plan 11-SJ-08-C
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
b. Use on Review 11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT
a. Concept Subdivision Plan 4-SC-09-C
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.
b. Use On Review 4-D-09-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.

VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC
a. Concept Subdivision Plan 7-SC-15-C
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.
b. USE ON REVIEW 7-H-15-UR
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY
a. Concept Subdivision Plan 4-SD-16-C
South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.
b. USE ON REVIEW 4-I-16-UR

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Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1 2-SO-09-F
Intersection of I-40 and McMillan Rd., Commission District 8.

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 12-SJ-13-F
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.

RESUBDIVISION OF GEORGE HOSKINS PROPERTY 4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.

CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1 5-SH-15-F
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.

FAERBER PROPERTIES 7-SL-15-F
Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.

HOOD PROPERTY 7-SR-15-F
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.

FINAL PLAT OF THE JERRY SHARP PROPERTY 9-SA-15-F
At the terminus of Goldfinch Ave and the east side of Ellis Street, Council District 1.

BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE 6-SF-16-F
Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Lane, Council District 6.

WILLIAM S. AND HANNA J. CUMMINGS PROPERTY 9-SF-16-F
Bob Cummings Rd due east of W. Marine Rd., Commission District 9.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED) 4-J-14-RZ
Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).

FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH
North side Westland Dr., east side I-140, Council District 2.

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- a. Southwest County Sector Plan Amendment
From PI (Public Institutional) & SLPA (Slope Protection Area) to C
(Commercial) & SLPA (Slope Protection Area). 7-D-15-SP
- b. One Year Plan Amendment
From P (Public Institution) to GC (General Commercial). 7-C-15-PA
- c. Rezoning
From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping
Center). 7-G-15-RZ

GUSTO DEVELOPMENT, LLC

Southeast side Ball Camp Pike, northeast of Middlebrook Pike,
Commission District 6.

- a. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to C (Commercial). 10-F-15-SP
- b. Rezoning
From A (Agricultural) to CA (General Business). 10-Q-15-RZ

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

South side of Buffat Mill Rd., north side of McIntyre Rd., Council
District 4. Proposed use: Detached dwellings in RP-1 (Planned
Residential) District (part pending). 4-B-10-UR