



MPC AGENDA

December 13, 2018

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 13, 2018 AGENDA
- * 3. APPROVAL OF NOVEMBER 8, 2018 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> 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Items to be voted on to be Withdrawn	(Indicated with a W)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 any agenda item, please visit our web site at <https://www.knoxmpc.org/agenda>.

Ordinance Amendments:

- | | |
|---|-------------------|
| 5. <u>METROPOLITAN PLANNING COMMISSION</u>
Consideration of the comprehensive update of the City of Knoxville Zoning Ordinance. | 11-A-18-OA |
|---|-------------------|

6. METROPOLITAN PLANNING COMMISSION**12-A-18-OA**

Consideration of an amendment to the Knox County Zoning Ordinance addressing the minimum lot area for hotels and motels.

Alley or Street Closures:**7. WILSON RITCHIE****3-F-10-SC**

Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

P 8. UNIVERSITY OF TENNESSEE**12-A-18-SC**

(2-14-19) Request closure of Volunteer Blvd between Intersection of UT Dr. and Todd Helton Dr. and W. Cumberland Ave., Council District 1.

P 9. UNIVERSITY OF TENNESSEE**12-B-18-SC**

(2-14-19) Request closure of Todd Helton Dr. between intersections of Chamique Holdsclaw Dr. & Pat Head Summit St. and Volunteer Blvd., Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts / Uses On Review:*** 10. OCTOBER PARK - VERTEX DEVELOPMENT, LLC****9-SD-18-C****a. Concept Subdivision Plan**

North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.

b. USE ON REVIEW**9-F-18-UR**

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

**W 11. BRIAR ROCK PARTNERS ON NORTHSHORE DRIVE - BRIAR)
ROCK PARTNERS, LLC****10-SE-18-C****a. Concept Subdivision Plan**

Southeast side of S Northshore Dr., Southwest of Dunwoody Blvd, Commission District 4.

- b. USE ON REVIEW** **10-E-18-UR**
Proposed use: Detached Residential Subdivision in A (Agricultural) District.
- W 12. COMMON GROUND SENIOR COHOUSING - TAMBARK DEVELOPMENT, LLC**
- a. Concept Subdivision Plan** **10-SG-18-C**
West side of Tambark Dr., north of Valley View Dr., Council District 4.
- b. USE ON REVIEW** **10-J-18-UR**
Proposed use: Senior Cohousing, 32 attached units on individual lots in RP-1 (Planned Residential) District.
- * 13. OSPREY POINT – OSPREY LANDING, LLC**
- a. Concept Subdivision Plan** **12-SA-18-C**
South side of Osprey Point Ln, southeast of S. Northshore Dr., Commission District 4.
- b. USE ON REVIEW** **12-G-18-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- * 14. GRAY BELL SPRINGS - JIM SULLIVAN**
- a. Concept Subdivision Plan** **12-SB-18-C**
North side of Gray Rd., east of McCloud Rd., Commission District 8.
- b. USE ON REVIEW** **12-I-18-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 15. SPRING LAKE FARMS - JIM SULLIVAN**
- (1-10-19) **a. Concept Subdivision Plan** **12-SC-18-C**
Northeast side of Bradley Lake Ln., southeast side of Ball Camp Pike., Commission District 3.
- P** **b. USE ON REVIEW** **12-J-18-UR**
(1-10-19) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- P 16. HERITAGE WOODS - JIM SULLIVAN**
- (1-10-19) **a. Concept Subdivision Plan** **12-SD-18-C**
South end of Heritage Lake Blvd., south of Westland Dr., Commission District 5.

- | | | |
|-----------|--|-------------------|
| P | b. USE ON REVIEW | 12-L-18-UR |
| (1-10-19) | Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. | |

Final Subdivisions:

- | | | |
|-----------|---|-------------------|
| * | 17. <u>TARYN'S NEST</u> | 2-SG-17-F |
| | East side of Cate Road at the intersection Cateland Lane, Commission District 6. | |
| * | 18. <u>THE GLEN AT WEST VALLEY</u> | 10-SH-18-F |
| | At the intersection of Millstone Ln and George Williams Rd, Commission District 5. | |
| * | 19. <u>BRANSON PROPERTY</u> | 12-SA-18-F |
| | Southeast side of Lovelace Rd., southwest of Stubbs Bluff Rd., Commission District 6. | |
| * | 20. <u>LUNDY ESTATE</u> | 12-SB-18-F |
| | Intersection of Rocky Ln & Wise Springs Rd, Commission District 8. | |
| P | 21. <u>COTTINGTON COURT RESUBDIVISION OF LOT 25</u> | 12-SC-18-F |
| (1-10-19) | North side of S Northshore Dr. southwest side of Cottingham Ct., Commission District 4. | |
| T | 22. <u>ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY</u> | 12-SD-18-F |
| | North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9. | |
| * | 23. <u>GEORGE & LAURA BREWER ESTATE RESUB OF LOT 1 AND LYNN AND EMILY UNDERWOOD PROPERTY</u> | 12-SE-18-F |
| | North side of Cannon Ln., east of S. Carter School Rd., Commission District 8. | |
| * | 24. <u>RONNIE D. SEAGLE PROPERTY RESUB. OF LOT 4R</u> | 12-SF-18-F |
| | West side of Mission Springs Ln., at intersection of Holly Hills Ln, Commission District 8. | |
| * | 25. <u>CHARLES J CRAVEN PROPERTY</u> | 12-SG-18-F |
| | Northwest side of Montlake Dr., north of Maloney Rd, Commission District 9. | |
| * | 26. <u>FINAL PLAT OF THE PROPERTY OF DONALD J ROBERTS</u> | 12-SH-18-F |
| | Northwest side of Buffet Mill Rd., northeast of Hale Rd, Council District 4. | |

- * 27. PROPERTY OF T. J. & ETHEL D. DILLS**
North of Meadow Ridges Ln., west of River Crest dr., Commission District 5.

12-SI-18-F
- * 28. JANES PLACE**
North side of Ball Camp Pk southeast side of Gatekeeper Way, Commission District 6.

12-SJ-18-F
- * 29. CLAYTON HC, INC. TRACT VIII AND LOVELAND, UNIT 2**
Northwest side of Monte Vista Rd., east side of Starbuck Ln., Council District 4.

12-SK-18-F
- * 30. LAUREL RIDGE, PHASE II**
South of Sam Lee Rd. north of Hardin Valley Rd, Commission District 6.

12-SL-18-F
- * 31. THE BROOKE AT HARDIN VALLEY**
North side of Hardin Valley Rd., west of n Campbell Station Rd, Commission District 6.

12-SM-18-F
- * 32. CHURCHILL DOWNS ADDITION, PHASE I**
At the intersection of Bob Kirby Rd and Secretariat Blvd., Commission District 6.

12-SN-18-F
- * 33. KOTZ ESTATE PROPERTY**
Southwest side of Brown Gap Rd., south of E Emory Rd, Commission District 6.

12-SO-18-F
- * 34. STRATFORD PARK UNIT 5**
West side of Jim Sterchi Rd. at Dry Gap Pk., Council District 5.

12-SP-18-F
- * 35. STRATFORD PARK, RESUBDIVISION OF THE PRATT PROPERTY**
Northeast side of Stratford Park Blvd. northwest of Nature Ln, Council District 5.

12-SQ-18-F

Rezoning and Plan Amendment/Rezoning:

- W 36. BRIAR ROCK PARTNERS, LLC**
Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

9-F-18-RZ

- 37. LAURENCE EATON** **11-F-18-RZ**
South side of E. Scott Ave., west of Harvey St, Council District 4.
Rezoning from R-1A (Low Density Residential) / H-1 (Historic Overlay) to RP-1 (Planned Residential) / H-1 (Historic Overlay).
- * **38. JACKIE A. STANLEY**
East end of Valgro Rd., east of Sevierville Pike, Commission District 9.
- a. South County Sector Plan Amendment** **12-A-18-SP**
From AG (Agricultural) to LI (Light Industrial).
- b. Rezoning** **12-A-18-RZ**
From A (Agricultural) to LI (Light Industrial).
- * **39. STEVE YOUNG** **12-B-18-RZ**
Southwest corner of Pleasant Ridge Rd. and Sycamore Dr. West of West Industrial Parkway., Council District 3. Rezoning from I-1 (Planned Industrial Park) to I-2 (Restricted Manufacturing and Warehousing).
- * **40. SMITHBILT HOMES LLC**
Northeast side of Karns Valley Dr, north of Byington Solway Rd, south of Oak Ridge Hwy, Commission District 6.
- a. Northwest County Sector Plan Amendment** **12-B-18-SP**
From BP-1 (Business Park Type 1) and STPA (Stream Protection Area) to LDR (Low Density Residential) and STPA (Stream Protection Area).
- b. Rezoning** **12-C-18-RZ**
From A (Agricultural) and F (Floodway) to PR (Planned Residential).
- 41. HMH DEVELOPMENT INC.**
East side of Marietta Church Road, north of Buttermilk Road, south of Hardin Valley Road, Commission District 6.
- a. Northwest County Sector Plan Amendment** **12-C-18-SP**
From AG (Agricultural) to RR (Rural Residential).
- b. Rezoning** **12-D-18-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **42. MARK YAMBERT AND CYNTHIA MCREYNOLDS** **12-E-18-RZ**
East side of Dry Gap Pike, south of Beaver Creek Drive, north of Branch Field Lane., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

- * **43. LUKE BOZEMAN** **12-F-18-RZ**
 North of Hillside Ave., west of Wyrick Rudder Dr., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).
- WITHDRAWN PRIOR TO PUBLIC NOTICE** **12-D-18-SP**
- WITHDRAWN PRIOR TO PUBLIC NOTICE** **12-G-18-RZ**
- * **44. QB REALTY TEAM LLC** **12-H-18-RZ**
 South of Westland Dr., west of Heritage Lake Blvd., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **45. NEYLAND BRYANT ONE, LLC** **12-I-18-RZ**
 On the southeast corner of E. Woodland Ave. and Kenyon St. intersection., Council District 4. Rezoning from R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay).

Uses On Review:

- * **46. RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE** **2-B-17-UR**
 East side of Cate Rd., directly east of Cateland Ln. Proposed use: 3 duplexes (6 dwelling units) in RA (Low Density Residential) District. Commission District 6.
- W 47. JIM ODLE** **6-I-18-UR**
 West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.
- W 48. WOODS-SMITH MARKET & DELI** **7-H-18-UR**
 North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.
- 49. ECG ACQUISITIONS, LLC** **10-H-18-UR**
 Northwest side of E Young High Pike, east side of Chapman Hwy
 Proposed use: 158 unit multi-dwelling development in RP-2 (Planned Residential) District. Council District 1.
- WITHDRAWN PRIOR TO PUBLIC NOTICE** **12-A-18-UR**

- * **50. FURROW WEST PARTNERSHIP** **12-B-18-UR**
 Southwest side of I-40 / I-75 off ramp (exit 376B), northeast of Parkside Dr. Proposed use: Vehicle parking in PC-2 (Retail and Distribution Park) District. Council District 2.
- P 51. DEBRA G. DAUGHERTY** **12-C-18-UR**
 (1-10-19) Southeast side of Lovell Rd., southwest of Thompson Rd. Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.
- * **52. RJR PROPERTIES, G.P.** **12-D-18-UR**
 South side of E. Norton Rd., west side of Arthur Harmon Rd. Proposed use: 20 attached residential dwelling units in PR (Planned Residential) District. Commission District 9.
- P 53. MICHAEL BRADY INC.** **12-E-18-UR**
 (1-10-19) Northwest side of S. Northshore Dr., southwest side of Cottingham Ln. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.
- 54. SECURITY CENTRAL STORAGE** **12-F-18-UR**
 Southeast side of Westland Dr., northeast of I-140. Proposed use: Self Service Storage Facility in CA General Business), OA (Office Park) & A (Agricultural) District. Commission District 5.
- * **55. MINI STORAGE DEPOT ON CHAPMAN** **12-H-18-UR**
 Southwest side of Chapman Hwy, southwest of Gwinfield Dr. Proposed use: 3-story self-storage facility in C-4 (Highway and Arterial Commercial) District. Council District 1.
- P 56. CANTRELL ENGINEERING & SURVEYING LLC** **12-K-18-UR**
 (2-14-19) Northwest side of Black Oak Dr., west end of Third Ln. Proposed use: Church Parking Lot Expansion in R-1 (Low Density Residential) District. Council District 5.
- * **57. CAMERON BOLIN SANDERS PACE ARCHITECTURE** **12-M-18-UR**
 South side of Repass Dr., east of Candora Rd. Proposed use: Artist studios as accessory use to the residential use in RP-1 (Planned Residential) District. Council District 1.

Other Business:

- 58. Consideration of Election of MPC Officers for Calendar Year 2019 will be conducted at the December 13, 2018 meeting.** **12-A-18-OB**

Adjournment:

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

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. (Tabled date 4/12/2018)
- b. USE ON REVIEW 4-I-16-UR
Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District. (Tabled date 4/12/2018)

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

- a. Concept Subdivision Plan 1-SF-17-C
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6. (Tabled date 4/12/2018)
- b. USE ON REVIEW 1-J-17-UR
Proposed use: Detached residential in PR (Planned Residential) District. (Tabled date 4/12/2018)

BULLARD FARM - EAGLE CDI, INC.

- a. Concept Subdivision Plan 5-SA-18-C
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
- b. USE ON REVIEW 5-B-18-UR
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018)

KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

- a. Concept Subdivision Plan 7-SA-18-C
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6. (Tabled date 8/9/2018)
- b. USE ON REVIEW 7-C-18-UR
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. (Tabled date 8/9/2018)

DOMINION DEVELOPMENT GROUP

- 4-G-18-UR
Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd
Proposed use: Assisted Living Facility / Senior Living in PC (Planned

Commercial) / TO (Technology Overlay) District. Commission District 6.
(Tabled date 5/10/2018)

GORDON SMITH

8-B-18-AC

Request closure of Unnamed alley between Nineteenth Street and
northeast corner of parcel 094NP027, Council District 1.
(Tabled date 10/11/2018)

WHITE'S ADDITION

10-SC-18-F

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council
District 1.
(Tabled date 11/8/2018)