

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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MPC AGENDA

January 11, 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 JANUARY 11, 2018 AGENDA**
- * 3. **APPROVAL OF DECEMBER 14, 2017 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Items to be voted on to be Withdrawn	(Indicated with a W)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 <http://www.knoxmpc.org/agenda>.

Ordinance Amendments:

None

Alley or Street Closures:

Agenda Item No.

MPC File No.

- * **5. GARY KOONTZ** **1-A-18-SC**
Request closure of Rickard Dr between southwest corner of parcel 081AA006 and intersection with Hero Rd., Council District 5.
- * **6. GARY KOONTZ** **1-B-18-SC**
Request closure of Hero Rd between intersection with Rickard Drive and northern terminus, Council District 5.
- * **7. SITE INC.** **1-C-18-SC**
Request closure of Piney Grove Church Rd between 87.6 feet southwest of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd. and 119.6 feet northeast of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd., Council District 3.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- P 8. RIVER MEADOWS, UNIT TWO** **11-SC-17-C**
(2-8-18) West side of Saylor's Ford Rd., south end of River Poppy Rd., Commission District 8.
- 9. HICKORY CREEK FARMS - JIM SULLIVAN**
 - a. Concept Subdivision Plan** **12-SE-17-C**
Both side Nora Mae Ln, north side Hickory Creek Rd., Commission District 6.
 - b. USE ON REVIEW** **12-I-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 10. CRIPPEN ROAD DEVELOPMENT - PRIMOS LAND CO. LLC**
 - a. Concept Subdivision Plan** **1-SA-18-C**
North side Crippen Rd, west side Recreation Ln., Commission District 7.
 - b. USE ON REVIEW** **1-E-18-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 11.	<u>HENRY B. DUNCAN ESTATE</u> Southwest end of Duncan Farm Way, southwest of Duncan Rd., Commission District 4.	1-SB-18-C
12.	<u>BOULDER POINT, FUTURE PHASES - MJM DEVELOPMENT, INC.</u> a. Concept Subdivision Plan Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln., Commission District 6.	1-SC-18-C
	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-F-18-UR
* 13.	<u>FRETZ ROAD SUBDIVISION - SCOTT WILLIAMS</u> a. Concept Subdivision Plan West side of Fretz Rd., north side of Hatmaker Rd., Commission District 6.	1-SD-18-C
*	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.	1-G-18-UR
P 14. (2-8-18)	<u>RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER</u> East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.	1-SE-18-C
15.	<u>THE COVE IN WEST HILLS - JIM SULLIVAN</u> a. Concept Subdivision Plan Southeast side Broome Rd., northeast of Marlboro Rd., Council District 2.	1-SF-18-C
	b. USE ON REVIEW Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.	1-I-18-UR
16.	<u>HARPERS COVE - JIM SULLIVAN</u> a. Concept Subdivision Plan Northwest side of S. Northshore Dr., northeast of Charlottesville Blvd., Commission District 5.	1-SG-18-C
	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.	1-J-18-UR

Final Subdivisions:

- * **17. KILMORE PROPERTIES** **8-SJ-17-F**
South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.
- P 18. KNOX RAIL SALVAGE** **12-SB-17-F**
(2-8-18) South side of Greenway Drive, east of Beverly Road, Council District 4.
- * **19. CHESTNUT HILL REPLAT OF LOT 65** **1-SA-18-F**
Southeast side of Birch Run Lane, north of White Ash Lane intersection, Commission District 4.
- * **20. MARY CAROLYN ARNOLD PROPERTY** **1-SB-18-F**
South side of E Copeland Drive at the intersection of Foxworth Trail, Commission District 6.
- * **21. BAKERTOWN STATION PUD, PHASE III** **1-SC-18-F**
East side of Bakertown Station Way, south of Ball Camp Pike, Commission District 3.
- * **22. MAITLAND MEADOWS RESUBDIVISION OF LOTS 101 & 102 AND MAITLAND MEADOWS LOT 159** **1-SD-18-F**
South side of Maitland View Land, north side of Ancient Oak Lane, Council District 3.
- * **23. MAITLAND MEADOWS RESUBDIVISION OF LOTS 81 & 82 AND MAITLAND WOODS LOT 77** **1-SE-18-F**
North side on Altacrest Lane, south side of Ancient Oak Lane, Commission District 3.
- * **24. GENEVA GENERICS RESUBDIVISION OF LOT 20R** **1-SF-18-F**
South side of Sycamore Drive, east of E Industrial Parkway, Council District 3.
- * **25. SOUTHSIDE FLATS** **1-SG-18-F**
Intersection of E Martin Mill Pike and Lippencott Street, Council District 1.
- * **26. KNOXVILLE PRESERVATION AND DEVELOPMENT LLC PROPERTY** **1-SH-18-F**
Intersection of N Central Street and W Oklahoma Avenue, Council District 4.
- T 27. SHIPES ADDTION TO MASCOT RESUBDIVISION OF LOTS 13-16** **1-SI-18-F**
Intersection of Shipetown Road and C Drive, Commission District 8.

Agenda Item No.

MPC File No.

- * **28. MARK P & MONA DIETTE CROCKETT PROPERTY** **1-SJ-18-F**
West and east side of Kodak Road east of Voltz Lane, Commission District 8.
- * **29. REPLAT OF COTTAGES AT GOVERNORS LANDING** **1-SK-18-F**
West side of E Governor John Sevier Hwy., south of Holbert Lane, Commission District 8.
- * **30. GOODISON PARK, PHASE I** **1-SL-18-F**
North of George Light Road, east of Pellissippi Parkway, Commission District 6.

Rezoning and Plan Amendments:

- * **31. MIKE FRAZIER** **1-A-18-RZ**
Northwest side E. Depot Ave., northeast of N. Central St., Council District 6. Rezoning from C-3 (General Commercial) to I-3 (General Industrial).
- * **32. ROBERT A. MAPLES**
Southeast side Three Points Rd., southwest of Mascot Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **1-A-18-SP**
From O (Office) to LDR (Low Density Residential).
 - * **b. Rezoning** **1-B-18-RZ**
From OA (Office Park) to RA (Low Density Residential).
- * **33. ALEKSANDR BOTEZAT** **1-C-18-RZ**
North side Cain Rd., northeast of Amherst Rd., Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **34. JOHN HENSLEY** **1-D-18-RZ**
Northwest side Woods-Smith Rd., southwest of John May Dr., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- 35. HUBER PROPERTIES** **1-E-18-RZ**
Southeast side S. Northshore Dr., northeast of Choto Rd., Commission District 5. Rezoning from CN (Neighborhood Commercial) with conditions to CN (Neighborhood Commercial).
- * **36. VERTEX DEVELOPMENT** **1-F-18-RZ**
Northeast side Harvey Rd., north of Mallard Bay Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

<u>Agenda Item No.</u>		MPC File No.
* 37.	<u>LDS CHURCH</u> East side Kendall Rd., south side Gleason Dr., Council District 2. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).	1-G-18-RZ
* 38.	<u>CHRISTINA BOULER</u> Southeast side Hinton Ave., southwest of N. Central St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-4 (Residential).	1-H-18-RZ
* 39.	<u>MICHAEL BRADY INC.</u> East side Patton St., north of E. Summit Hill Dr., Council District 6. Rezoning from C-1 (Neighborhood Commercial) to C-3 (General Commercial).	1-I-18-RZ
* 40.	<u>JEFF CASTOR</u> South side Deane Hill Dr., south of Gerald R. Ford St., Council District 2. a. West City Sector Plan Amendment From O (Office) to GC (General Commercial).	1-B-18-SP
*	b. Rezoning From C-3 (General Commercial) to C-6 (General Commercial Park).	1-J-18-RZ

Uses on Review:

P 41. (2-8-18)	<u>HUBER PROPERTIES</u> Southeast side of S. Northshore Dr., northeast of Choto Rd. Proposed use: Self Service Storage Facility in CN (Neighborhood Commercial) (k) District. Commission District 5.	12-C-17-UR
42.	<u>GBS ENGINEERING</u> North side Hardin Valley Rd, east of Westcott Blvd. Proposed use: Hardware store in PC (Planned Commercial) District. Commission District 6.	12-H-17-UR
P 43. (2-8-18)	<u>HARBWHITE PROPERTIES</u> Southwest side of Bridgewater Rd., north side of I40/I75. Proposed use: Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) in PC-1 (Retail and Office Park) District. Council District 2.	1-A-18-UR
* 44.	<u>CROWN CASTLE USA (BOONETIME BAY, LLC)</u> Southwest side of Park 40 North Blvd., south of Sherrill Blvd. Proposed use: Commercial Telecommunications Tower in OB Office, Medical, and Related Services) District. Commission District 3.	1-B-18-UR

Agenda Item No.

MPC File No.

- * **45. MIKE STEVENS HOMES** **1-C-18-UR**
North terminus of Thunderhead Rd, west of Pellissippi Pkwy Proposed use: Amendment to the Development Plan and Standards for Northshore Town Center, for Single-Family Type I, Single-Family Type II and Townhouse development in TC-1 (Town Center) District. Council District 2.

- * **46. LEESMAN ENGINEERING TIM DWYER** **1-D-18-UR**
East side of Moss Grove Blvd., south of Kingston Pike. Proposed use: Retail Tire Store and Service in C-6 (General Commercial Park) pending District. Council District 2.

- P 47. KENTON YEAGER** **1-H-18-UR**
(2-8-18) East side Bella Vista Ln, north of Kodak Rd. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.

Other Business:

None

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.

- 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.

- 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.

- HARRISON SPRINGS - EAGLE BEND DEVELOPMENT **4-SC-09-C**
 - a. Concept Subdivision Plan
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

<u>Agenda Item No.</u>	MPC File No.
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u>	
a. Concept Subdivision Plan Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.	7-SC-15-C
b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u>	
a. Concept Subdivision Plan South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.	4-SD-16-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u>	
a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	1-SA-17-C
b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-B-17-UR
<u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u>	
a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	1-SD-17-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-17-UR
<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u>	
a. Concept Subdivision Plan Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.	1-SF-17-C
b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-J-17-UR
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F

<u>Agenda Item No.</u>	MPC File No.
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u> North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	5-SH-15-F
<u>FAERBER PROPERTIES</u> Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F
<u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F
<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	9-SA-15-F
<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.	6-SF-16-F
<u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
<u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-F
<u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 5.	9-SD-17-F
<u>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u> 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).	4-J-14-RZ
<u>GUSTO DEVELOPMENT, LLC</u> 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

Agenda Item No.

MPC File No.

SOUTHEAST COMMERCIAL, LLC

Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

2-A-17-SP

From LDR (Low Density Residential) to O (Office).

b. Rezoning

2-A-17-RZ

From PR (Planned Residential) to OB (Office, Medical, and Related Services).

SHADY GLEN LLC

3-G-17-RZ

Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

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).

VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)

9-B-16-UR

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.

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

2-B-17-UR

East side of Cate Rd., directly east of Cateland Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.

MAC TOBLER

5-A-17-UR

South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.

G.M. PROPERTIES

6-H-17-UR

Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.

AARON PENNINGTON

8-E-17-UR

Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.