



MPC AGENDA

September 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 SEPTEMBER 13, 2018 AGENDA**
- * 3. APPROVAL OF AUGUST 9, 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Items to be voted on to be Withdrawn	(Indicated with a W)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 <http://www.knoxmpc.org/agenda>.

Ordinance Amendments:

- * 5. CITY OF KNOXVILLE LAW DEPARTMENT **8-B-18-OA****
 Amendment to the South Waterfront Form District to allow more flexibility regarding the dedication of right-of-way.

- * **6. KNOX COUNTY COMMISSION** **9-A-18-OA**
 Amendments to the Knox County Zoning Ordinance regarding standards for indoor storage facilities.

Alley or Street Closures:

- 7. WILSON RITCHIE** **3-F-10-SC**
 Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.
- P 8. GORDON SMITH** **8-B-18-AC**
 (10-11-18) Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.
- * **9. MICHAEL BRADY, INC.** **9-A-18-AC**
 Request closure of Unnamed alley between E. Depot Avenue and northwest property lines of parcels 094EE007 and 008, Council District 6.
- * **10. KAREN MASSEY** **9-A-18-SC**
 Request closure of Ambrose St between Texas Avenue and western property lines of parcels 081IC013 and 014, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **11. METROPOLITAN PLANNING COMMISSION** **9-A-18-CP**
 2018 Update to the Knoxville-Knox County Major Road Plan. (Formerly 7-B-18-OB)

Concepts / Uses On Review:

- * **12. AUTUMN WALK, PHASE 5 - B & B BUILDERS**
- a. Concept Subdivision Plan** **7-SD-18-C**
 East end of Rocky Plains Ln., east of Dry Gap Pike, Commission District 7.
- b. USE ON REVIEW** **7-E-18-UR**
 Proposed use: Attached Residential Subdivision in PR (Planned Residential) pending District.

- 13. POST OAK BEND - POST OAK BEND, LLC**
- a. Concept Subdivision Plan** **8-SA-18-C**
Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr., Commission District 4.
- b. USE ON REVIEW** **8-A-18-UR**
Proposed use: Detached and attached residential lots and multi-dwelling development in PR (Planned Residential) District.
- * **14. PLEASANT RIDGE STABLES RUTHERFORD DEVELOPMENT, LLC**
- a. Concept Subdivision Plan** **9-SA-18-C**
West side of Pleasant Ridge Rd, southeast side of I-75 / I-640, Council District 3.
- b. USE ON REVIEW** **9-B-18-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned Residential) District.
- W 15. THE COVE IN WEST HILLS - SBL INVESTMENT PROPERTIES**
- a. Concept Subdivision Plan** **9-SB-18-C**
Southeast side of Broome Rd., south of Middlebrook Pike., Council District 2.
- W b. USE ON REVIEW** **9-E-18-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned Residential) District.
- * **16. CASCADE VILLAS - GOUGE PROPERTY - CASCADE FALLS, LLC**
- a. Concept Subdivision Plan** **9-SC-18-C**
Northwest side of Ball Camp Pike, southwest of Beacon Light Way., Commission District 6.
- b. USE ON REVIEW** **9-J-18-UR**
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District.
- P 17. OCTOBER PARK - VERTEX DEVELOPMENT, LLC**
- (11/8/18) **a. Concept Subdivision Plan** **9-SD-18-C**
North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.
- P b. USE ON REVIEW** **9-F-18-UR**
(11/8/18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

- 18. THE HIGHLANDS AT CLEAR SPRINGS - TRANS-SOUTH PROPERTIES GP**
- a. Concept Subdivision Plan** **9-SE-18-C**
North and south side of Glen Creek Rd., south of Millertown Pike.,
Council District 4.
- b. USE ON REVIEW** **9-G-18-UR**
Proposed use: Detached Residential Subdivision in RP-1 (Planned
Residential) District.
- P 19. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC** **9-SF-18-C**
(10-11-18) **a. Concept Subdivision Plan**
Southwest side of Bryant Ln., north of Hardin Valley Rd.,
Commission District 6.
- P** **b. USE ON REVIEW** **9-H-18-UR**
(10-11-18) Proposed use: Detached Residential Subdivision in PR (Planned
Residential) / TO (Technology Overlay) District.
- * 20. TIPPIT VILLAGE, UNIT 2 - SITES TO SEE, INC.** **9-SG-18-C**
- a. Concept Subdivision Plan**
Northeast side of Andes Rd., northwest end of Gisele Way.,
Commission District 6.
- b. USE ON REVIEW** **9-I-18-UR**
Proposed use: Attached Residential Subdivision in PR (Planned
Residential) District.

Final Subdivisions:

- * 21. JOSEPH CHURCH PROPERTY** **8-SF-18-F**
Northwest side of Murray Drive, southwest of Keck Road, Commission
District 7.
- P 22. 3222 ON THE PIKE** **9-SA-18-F**
(10-11-18) South side of Kingston Pk, east of Cherokee Blvd., Council District 2.
- * 23. NELLIE MAY ATCHLEY ESTATE PROPERTY** **9-SB-18-F**
North side of Grant Rd, west of Rutledge Pk, Commission District 8.
- W 24. KIRKLAND'S KINGSTON PIKE ADDITION LOT 11R** **9-SC-18-F**
Northeast side of Westwood Rd, north side of Kingston Pk, Council
District 2.
- * 25. CHEROKEE LANDING, PHASE II** **9-SD-18-F**
East side of Coatney Rd, south of W Governor John Sevier Hwy,
Commission District 9.

- * **26. ARCADIA PHASE 1C** **9-SE-18-F**
Southwest end of Arcadia Peninsula Way, south of Rogers Island Rd,
Commission District 5.
- * **27. VILLAGE AT SADDLEBROOKE, RESUBDIVISION OF LOTS 42-44** **9-SF-18-F**
At the intersection of Saddlebrooke Dr and Windmead Ln,
Commission District 7.
- * **28. HIGH MEADOW, RESUBDIVISION OF LOTS 1-2** **9-SG-18-F**
At the intersection of Lovell Rd and High Meadow Dr, Commission
District 6.
- * **29. CARL BANDY PROPERTY** **9-SH-18-F**
North side of Lusk Rd, northwest of Andrew Johnson Hwy,
Commission District 8.
- * **30. CHEROKEE LANDING PHASE 3** **9-SI-18-F**
East side of Coatney Rd, north of Tipton Station Rd, Commission
District 9.
- 31. SHARP PROPERTY ON TAZEWELL PIKE** **9-SJ-18-F**
Northwest side of Tazewell Pk, north of Fountainhead Ln, Commission
District 2.
- * **32. VINING MILLS, UNIT II** **9-SK-18-F**
South side of Hardin Valley Rd, east of Marietta Church Rd,
Commission District 6.
- * **33. MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R3R, 1R4R,
& 1R1R3R** **9-SL-18-F**
S Northshore Drat intersection of Choto markets Way, Commission
District 4.
- * **34. TIPPIT VILLAGE, UNIT 2 & RESUBDIVISION OF LOTS 68-69** **9-SM-18-F**
Northeast side of Andes Rd, north of David Tippit Way, Commission
District 6.

Rezoning and Plan Amendment/Rezoning:

- * **35. FORT SANDERS PARTNERS** **2-D-18-RZ**
Northwest side N. Broadway, south of Curtis Ln., Council District 4.
Rezoning from C-6 (General Commercial Park) with conditions to C-6
(General Commercial Park) with no or revised conditions.

- 36. KEN GILREATH (REVISED)**
 South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.
- a. East County Sector Plan Amendment** **6-A-18-SP**
 From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).
- b. Rezoning** **6-C-18-RZ**
 From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).
- * **37. SCOTT MCPHERSON** **9-A-18-RZ**
 Southeast side Starkey Ln., northeast of Cogdill Rd., Commission District 6. Rezoning from OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay).
- * **38. DAVID ROBERTS / AMANDA WEBB** **9-B-18-RZ**
 South side Edmondson Ln., east of Happy Acres Rd., Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).
- * **39. FENNEL PARK, LLC** **9-C-18-RZ**
 Northeast side Fennel Rd., northeast of Elyria Rd., Council District 5. Rezoning from I-3 (General Industrial) with conditions to I-2 (Restricted Manufacturing and Warehousing).
- 40. AHIMSA ASSETS, LLC** **9-D-18-RZ**
 East side S. David Ln., southeast of Grovedale Dr., Commission District 5.
 Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential).
- * **41. RICK WEBSTER** **9-E-18-RZ**
 Northwest side Maryville Pike, southwest of Woodson Dr., Commission District 9. Rezoning from RA (Low Density Residential) to CA (General Business).
- P 42. BRIAR ROCK PARTNERS, LLC** **9-F-18-RZ**
 (10-11-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

- P 43. 191 IV TIMBERLINE COMMONS, VENTURE LLC 9-G-18-RZ**
 (10-11-18) Southwest side Twelfth St., northwest of Highland Ave., Council District 1. Rezoning from R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) to C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay).
- * **44. DAMON A. FALCONNIER 9-H-18-RZ**
 North end of Rudy St., north of Dinwiddie St., Council District 5. Rezoning from I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay) and R-1A (Low Density Residential) / IH-1 to I-3 (General Industrial) / IH-1 (Infill Housing Overlay).
- * **45. RON MORTON**
 East side E. Gov. John Sevier Hwy., north of Hammer Rd., Commission District 8.
a. East County Sector Plan Amendment 9-B-18-SP
 From LDR (Low Density Residential) to GC (General Commercial).
b. Rezoning 9-I-18-RZ
 From A (Agricultural) to PC (Planned Commercial).
- P 46. LAND DEVELOPMENT SOLUTIONS**
 (10-11-18) South side Strawberry Plains Pike, east side Huckleberry Ln., Commission District 8.
a. East County Sector Plan Amendment 9-C-18-SP
 From MDR/O (Medium Density Residential and Office) and LDR (Low Density Residential) to GC (General Commercial).
b. Rezoning 9-J-18-RZ
 (10-11-18) From A (Agricultural) to CA (General Business).
- * **47. METROPOLITAN PLANNING COMMISSION 9-A-18-SP**
 West side Central Avenue Pike, northwest of Callahan Drive Council District 5. North County Sector Plan Amendment from MDR/O (Medium Density Residential and Office) to GC (General Commercial).

Uses On Review:

- P 48. TERRY ROMANS - ROMANS ENGINEERING 2-E-18-UR**
 (10-11-18) South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike. Proposed use: Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k) District. Council District 4.
- 49. HELEN ROSS MCNABB CENTER 6-F-18-UR**
 Southeast side of Mineral Springs Ave., east of Whittle Springs Rd. Proposed use: Senior Living Apartments in O-1 (Office, Medical, and Related Services) District. Council District 4.

- P 50. FELLOWSHIP CHURCH** **6-H-18-UR**
(10-11-18) South side of Middlebrook Pike, west side of Broome Rd. Proposed use: Expansion of church in R-1 (Low Density Residential) District. Council District 2.
- P 51. JIM ODLE** **6-I-18-UR**
(10-11-18) 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.
- 52. CRESCENT BEND DEVELOPMENT, LLC** **7-G-18-UR**
Southeast side of Westland Dr., east of Ebenezer Rd. Proposed use: Apartments and Assisted Living / Independent Living Facility in PR (Planned Residential) District. Commission District 5.
- P 53. WOODS-SMITH MARKET & DELI** **7-H-18-UR**
(10-11-18) 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.
- * 54. FALCONNIER DESIGN CO.** **9-A-18-UR**
East side of Gap Rd., south side of Cassell Dr. Proposed use: Adult day care in O-1 (Office, Medical, and Related Services) pending District. Council District 5.
- P 55. SHANNA MASSOUH** **9-C-18-UR**
(10-11-18) West side of Luttrell St., north of Gill Ave. Proposed use: Bed and Breakfast with 2 rental rooms. in R-1A (Low Density Residential) / H-1 (Historic Overlay) District. Council District 4.
- * 56. JENNIFER MCKINNEY** **9-D-18-UR**
South side of E. Hendron Chapel Rd, west side of E. Circle Dr. Proposed use: Dog kennel in CA (General Business) & A (Agricultural) District. Commission District 9.

Other Business:

- P 57. Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats.** **6-B-18-OB**
(11-8-18)
- W 58. Consideration of Supplemental Employee Compensation** **9-A-18-OB**
- * 59. Consideration of Purchase of Computers for MPC.** **9-B-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)

U/W CREEKSTONE - RUFUS H. SMITH, JR. & CO.

a. **Concept Subdivision Plan** 1-SA-17-C
North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8. (Tabled date 4/12/2018)

U/W b. **USE ON REVIEW** 1-B-17-UR
Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) 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)

TARYN'S NEST

2-SG-17-F

East side of Cate Rd at the intersection Cateland Ln, Commission District 6. (Tabled date 4/12/2018)

CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R

5-SH-18-F

Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. (Tabled date 5/10/2018)

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. (Tabled date 4/12/2018)

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)