

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

February 11, 2016

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

Agenda Item No.

MPC File No.

1. **ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**
- * 2. **APPROVAL OF FEBRUARY 11, 2016 AGENDA**
- * 3. **APPROVAL OF JANUARY 14, 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Items to be voted on to be Withdrawn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.

This meeting and all communications between members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code Ann § 8-44-101, et seq.

Ordinance Amendments:

None

Alley or Street Closures:

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- | | |
|---|---|
| <p>* 5. <u>700 BROADWAY</u>
Request closure of unnamed alley between N. Broadway and a distance of 88 feet along the northern property line of parcel 094DL02601, Council District 4.</p> <p>* 6. <u>SEAN THOMPSON</u>
Request closure of Fennel Rd between Elyria Drive and southeast terminus, Council District 5.</p> <p>* 7. <u>BENCHMARK ASSOCIATES, INC.</u>
Request closure of unnamed alley between Railroad R-O-W and Oswald St., Council District 5.</p> <p>* 8. <u>BENCHMARK ASSOCIATES, INC.</u>
Request closure of unnamed alley between northwest corner of parcel 069NE006 and northern terminus at current Huron St. right-of-way, Council District 5.</p> <p>* 9. <u>BENCHMARK ASSOCIATES, INC.</u>
Request closure of Huron St between northern property line of parcel 069NE022 and Oswald St., Council District 5.</p> | <p>2-A-16-AC</p> <p>2-A-16-SC</p> <p>2-B-16-AC</p> <p>2-C-16-AC</p> <p>2-B-16-SC</p> |
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Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | |
|---|---|
| <p>P 10. <u>EMORY OAKS - SCOTT DAVIS</u>
a. Concept Subdivision Plan
Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6.</p> <p>P b. USE ON REVIEW
Proposed use: Detached dwellings in PR (Planned Residential) District.</p> <p>11. <u>HIDDEN VALLEY FARMS - RUFUS H. SMITH</u>
a. Concept Subdivision Plan
Southeast side of Lovell Rd., southeast of Thompson Rd., Commission District 6.</p> <p> b. USE ON REVIEW
Proposed use: Detached dwellings in PR (Planned</p> | <p>12-SD-15-C</p> <p>12-F-15-UR</p> <p>1-SA-16-C</p> <p>1-E-16-UR</p> |
|---|---|

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Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay) District.

- 12. 3004 SOLWAY - IDEAL ENGINEERING SOLUTIONS**
a. Concept Subdivision Plan **2-SA-16-C**
Northeast side of Solway Rd., south of George Light Rd., Commission District 6.
- b. USE ON REVIEW** **2-D-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) TO (Technology Overlay) Pending District.
- * **13. PALMER SUBDIVISION** **2-SB-16-C**
Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.
- * **14. MASSEY CREEK - REVISED** **2-SC-16-C**
Northwest side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd., Commission District 6.
- * **15. BLACK ROAD SUBDIVISION - W. SCOTT WILLIAMS & ASSOCIATES**
a. Concept Subdivision Plan **2-SD-16-C**
South side of Black Rd., west of Snyder School Rd., Commission District 6.
- * **b. USE ON REVIEW** **2-I-16-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 16. BROOME ROAD SUBDIVISION** **2-SE-16-C**
Northwest side of Broome Rd., north of Chadwick Dr., Council District 2.

Final Subdivisions:

- * **17. BRANDYWINE AT CAMPBELL STATION ROAD** **1-SI-16-F**
North side of Campbell Station Road, east of Fretz Road, Commission District 6.
- P 18. CLEAR SPRINGS PLANTATION** **2-SA-16-F**
Southwest of Glen Creek Road on the south and north side of McCampbell Wells Way, Council District 4.

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- * **19. GRACE COMMUNITY CHURCH PROPERTY**
 South side of Maple Drive, North side of Highland Drive,
 Council District 5.

2-SB-16-F
- * **20. SEVIER HIGHLANDS RESUBDIVISION OF LOTS 3-5**
 Southeast quadrant of the intersection of Sevier Avenue,
 Sevierville Pike, and Lancaster Drive, Council District 1.

2-SC-16-F
- * **21. CHOTO MEADOWS**
 North of Choto Road, east of S. Northshore Drive,
 Commission District 5.

2-SD-16-F
- * **22. CENTRAL PARK WEST**
 Southeast side of Lonas Drive, southwest of Timber Pass,
 Council District 2.

2-SE-16-F
- P 23. ARMSTRONG AND HAYWORTHS ADDITION RESUB.
OF LOTS 26 & 29 AND LOTS 27-28**
 Northwest side of McKinley Street, north of Karnes Avenue,
 Council District 5.

2-SF-16-F
- * **24. MASSEY CREEK, PHASE I**
 Northwest side of Hardin Valley Road, northeast of Marietta
 Church Road, Commission District 6.

2-SG-16-F
- * **25. SHERLAKE CENTER RESUBDIVISION OF LOT 2R-2**
 Northeast side of Hayfield Road, southeast of Parkside
 Drive, Council District 2.

2-SH-16-F
- * **26. HATCHER HILL PROPERTY**
 At the northeast quadrant of intersection of S Gay Street
 and W Church Avenue, Council District 6.

2-SI-16-F

Rezoning and Plan Amendment/Rezoning:

- 27. CITY OF KNOXVILLE MAYOR MADELINE ROGERO**
 West side State St., south side W. Summit Hill Dr., Council
 District 6. Rezoning from C-2 (Central Business District) / D-
 1 (Downtown Design Overlay) to C-2 (Central Business
 District) / H-1 (Historic Overlay) and Design Guidelines.

1-F-16-RZ
- WITHDRAWN PRIOR TO PUBLICATION**

2-A-16-RZ
- * **28. FOUNTAIN CITY PARTNERS**
 West side Fountain Rd., north side Midlake Dr., Council
 District 4. Rezoning from R-2 (General Residential) to O-1
 (Office, Medical, and Related Services).

2-B-16-RZ

- * 29. MICHAEL POWERS**
West side Alcoa Hwy., south side Ginn Dr., Council District 1.
Rezoning from C-3 (General Commercial) to C-4 (Highway
and Arterial Commercial).

2-C-16-RZ
- * 30. DOLLAR & EWERS ARCHITECTURE BRIAN EWERS**
North side N. Ruggles Ferry Pike, east side Blake Ln.,
Commission District 8. Rezoning from RA (Low Density
Residential) to PR (Planned Residential).

2-D-16-RZ
- * 31. FACILITIES DEVELOPMENT GROUP**
Northwest side S. Northshore Dr., southwest of Holder Ln.,
Commission District 5. Rezoning from A (Agricultural) to RA
(Low Density Residential).

2-E-16-RZ
- W 32. ALEKSANDR BOTEZAT**
South side Woody Dr., east of Annadale Rd., Commission
District 5. Rezoning from A (Agricultural) to RA (Low Density
Residential).

2-F-16-RZ
- * 33. B & B BUILDERS**
Northeast side Dry Gap Pike, southeast of Autumn Path Ln.,
Commission District 7. Rezoning from A (Agricultural) to PR
(Planned Residential).

2-G-16-RZ
- * 34. TURNER CONSTRUCTION**
West side Ebenezer Rd., north of Bluegrass Rd., Commission
District 5. Rezoning from A (Agricultural) to PR (Planned
Residential).

2-H-16-RZ
- * 35. SAFE HARBOR DEVELOPMENT**
East side Sam Lee Rd., southwest of Solway Rd.,
Commission District 6.
a. Northwest County Sector Plan Amendment
From ROW (Right-of-Way) to MU-SD (Mixed Use Special
District) (NW-Co-7).

2-A-16-SP
- * b. Rezoning**
From OB (Office, Medical, and Related Services) / TO
(Technology Overlay) to PR (Planned Residential) / TO
(Technology Overlay).

2-I-16-RZ
- * 36. NINE YARDS LLC BY JOHN KING, ATTORNEY**
East side Stewart St., north of Gill Ave., Council District 4.
Rezoning from C-3 (General Commercial) to R-2 (General
Residential).

2-J-16-RZ

Uses on Review

- | | |
|--|---|
| <p>* 37. <u>ED CAMPBELL</u>
West side of Iron Gate Blvd., south of Hardin Valley Rd.
Proposed use: Self-service storage facility in PC (Planned Commercial) / TO (Technology Overlay) District.
Commission District 6.</p> <p>* 38. <u>JH STORAGE, LLC</u>
North side of Middlebrook Pike and west side Joe Hinton Rd.
Proposed use: Climate controlled storage facility in CA (General Business) District. Commission District 3.</p> <p>* 39. <u>DE'OSSIE DINGUS, SR.</u>
South side of Martin Luther King Jr. Ave., southwest side of Castle St. Proposed use: Office for non-profit community club in R-1 (Low Density Residential) District. Council District 6.</p> <p>P 40. <u>STUART ANDERSON GEORGE EWART ARCHITECT</u>
South side of Charlie Haun Dr., West of Washington Pike.
Proposed use: Retail in PC-1(k) (Retail and Office Park) District. Council District 4.</p> <p>* 41. <u>ROBYN MCADOO</u>
Southwest side of S. Northshore Dr., south of Erin Dr.
Proposed use: Addition of Columbarium and burial vaults (cemetery) as uses behind the proposed church in R-1 (Low Density Residential) & O-3 (Office Park) District. Council District 2.</p> <p>* 42. <u>ROBERT PHILLIPS</u>
Northwest side of Bent Ridge Ln., southwest of Fox Cove Rd. Proposed use: Reduction of the required front yard setback in RP-1 (Planned Residential) District. Council District 2.</p> <p>* 43. <u>MATTHEW YOUNG</u>
West side of North Hills Blvd., South of Fountain Park Blvd.
Proposed use: Demolition and rebuild of a new garage 37.5' x 24' in same location in R-1 (Low Density Residential) District. Council District 4.</p> | <p>8-B-15-UR</p> <p>1-J-16-UR</p> <p>2-A-16-UR</p> <p>2-B-16-UR</p> <p>2-C-16-UR</p> <p>2-E-16-UR</p> <p>2-F-16-UR</p> |
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P 44. DANIEL PARKER

2-G-16-UR

(4-14-16) Northeast side of S. Northshore Dr., south of Sandpiper Ln.
Proposed use: Duplexes on individual lots (8 dwellings total)
in PR (Planned Residential) District. Commission District 5.

*** 45. TONY NELSON NELSON CONSTRUCTION**

2-H-16-UR

South end of Annalee Way. West of Marlee Park Blvd.
Proposed use: Reduction of peripheral boundary setback
from 35' to 25' on Lot 23 in PR (Planned Residential)
District. Commission District 6.

Other Business:

**46. Presentation of draft amendments to the Knoxville-
Knox County Minimum Subdivision Regulations
that will be scheduled for public workshops.**

2-A-16-OB

Adjournment

Tabled Items (Actions to untangle 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.

METROPOLITAN PLANNING COMMISSION

6-A-10-SAP

Ft. Sanders Neighborhood District Long Range Planning
Implementation Strategy. Council District 1.

METROPOLITAN PLANNING COMMISSION

7-C-10-SP

Central City Sector Plan Amendment as recommended by the Ft.
Sanders Neighborhood District Long Range Planning
Implementation Strategy. Council District 1.

WILLOW FORK - GRAHAM CORPORATION

a. Concept Subdivision Plan

11-SJ-08-C

Agenda Item No.

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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.	
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
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.	
<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u>	
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.	
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	2-SO-09-F
Intersection of I-40 and McMillan Rd., Commission District 8.	
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u>	4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u>	5-SH-15-F
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	
<u>FAERBER PROPERTIES</u>	7-SL-15-F
Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.	
<u>HOOD PROPERTY</u>	7-SR-15-F
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.	9-SA-15-F
<u>CREEKHEAD CROSSING UNIT 2</u> Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.	10-SE-15-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>FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH</u> North side Westland Dr., east side I-140, Council District 2.	
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
<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
<u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> 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
<u>SOUTHLAND ENGINEERING</u> 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.	7-A-13-UR
<u>WORLEY BUILDERS, INC.</u> Southeast side of Creekhead Dr., directly southeast of Whitman Dr. Proposed use: Detached residences on	10-C-15-UR

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individual lots in RP-1 (Planned Residential) District.
Council District 3.