

# AGENDA

## December 10, 2015

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 10, 2015 AGENDA**
- \* 3. APPROVAL OF NOVEMBER 12, 2015 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 Items to be voted on to be Withdrawn (Indicated with a **W**)  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:**

- \* 5. PACKERS SOUTH USA, LLC **12-A-15-AC****  
Request closure of unnamed alley between northwest corner of parcel 082HG025 and southern terminus, Council District 4.

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- \* **6. KENYON PATTERSON**  
Request closure of Gale St between Cecil Avenue and southern terminus, Council District 4.

**12-A-15-SC**

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

- \* **7. METROPOLITAN PLANNING COMMISSION**  
Northeast County Sector Plan Update. Commission Districts 1, 7, & 8. Council District 4.

**12-A-15-SP**

**Concepts/Uses on Review:**

- P 8. CLEAR SPRINGS PLANTATION**  
North and south sides of McCampbell Wells Way, west of Glen Creek Rd., Council District 4.

**11-SB-15-C**

- 9. WHELAHAN FARM, UNIT 2**  
Southwest end of Whelahan Farm Rd., south of Babelay Dr., Commission District 8.

**12-SA-15-C**

- P 10. WESTLAND OAKS - MESANA INVESTMENTS, LLC**
  - a. Concept Subdivision Plan**  
Southeast side of Westland Dr., northwest side of Nubbin Ridge Rd., Commission District 5.

**12-SB-15-C**

- P b. USE ON REVIEW**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**12-G-15-UR**

- \* **11. HARRISON SPRINGS - EAGLE BEND DEVELOPMENT**
  - a. Concept Subdivision Plan**  
North side of Boulder Springs Ln., east of Schaffer Rd., Commission District 6.

**12-SC-15-C**

- \* **b. USE ON REVIEW**  
Proposed use: Detached dwellings in PR (Planned Residential) pending District.

**12-E-15-UR**

- P 12. EMORY OAKS - SCOTT DAVIS**
  - a. Concept Subdivision Plan**  
Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6.

**12-SD-15-C**

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- P**      **b. USE ON REVIEW**      **12-F-15-UR**  
Proposed use: Detached dwellings in PR (Planned Residential)  
pending District.
- \* **13. ARTISAN ROW**      **12-SE-15-C**  
Northwest side of Westland Dr., west of Craig Rd., Council District 2.

**Final Subdivisions:**

- \* **14. WILLOW POINTE PHASE II**      **10-SO-15-F**  
Southeast side of Buttermilk Rd, southwest of Graybeal Rd,  
Commission District 6.
- P 15. FAITH WAY S/D**      **11-SA-15-F**  
Northwest side of W Emory Rd, east of Oak Ridge Highway,  
Commission District 6.
- \* **16. EFFICIENT ENERGY OF TENNESSEE & CALLAHAN BUSINESS  
PARK RESUB OF LOT 1**      **11-SH-15-F**  
At the intersection of Old Callahan Dr and Callahan Dr, Council District  
3.
- \* **17. THE HERRELL PROPERTY**      **12-SA-15-F**  
North side of Beaver Ridge Rd, east of Windcrest Rd, Commission  
District 6.
- \* **18. ROBERTS AND METZ PROPERTY**      **12-SB-15-F**  
West side of McCarty Rd, north of Thorn Grove Pike, Commission  
District 8.
- \* **19. EARL FOX PROPERTY RESUBDIVISION**      **12-SC-15-F**  
West side of Piney Grove Church Rd, north of Middlebrook Pike,  
Council District 3.
- \* **20. LAKESIDE PARK RESUB. OF LOTS 22 & 32, SOUTH POINTE  
RESUB OF LOT 41**      **12-SD-15-F**  
West side of Stock Creek Rd, east side of Lake Bluff Court, Commission  
District 9.
- \* **21. DAVID C KERNS PROPERTY**      **12-SE-15-F**  
At the west intersection of Palmer Street and Fort Avenue, Council  
District 6.
- \* **22. VILLA GARDENS RESUB. OF LOTS 341-342**      **12-SF-15-F**  
West side of Morning Dove Circle, northeast of Villa Rd, Council District 4.

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* <b>23. <u>R O DEADERICK ESTATE RESUB. OF PART OF LOT 2</u></b> Southwest side of Old French Rd, west of E Gov. John Sevier Hwy., Commission District 9.	<b>12-SG-15-F</b>
* <b>24. <u>THE RIVER CLUB RESUB. OF LOT 10-R</u></b> At the terminus of Captains Way, east of Tooles Bend Rd, Commission District 4.	<b>12-SH-15-F</b>
* <b>25. <u>THUNDERCHASE FARMS</u></b> South side of W Beaver Creek Drive, northeast of Harrell Rd, Commission District 6.	<b>12-SI-15-F</b>
* <b>26. <u>RUGGLES FERRY, PHASE 3</u></b> North side of Pleasant Hill Rd, west of Molly Bright Rd, Commission District 8.	<b>12-SJ-15-F</b>
* <b>27. <u>VILLAGE AT SADDLEBROOKE, PHASE 3</u></b> At the north terminus of Saddlebrooke Drive, north of E Emory Rd, Commission District 7.	<b>12-SK-15-F</b>
* <b>28. <u>JOHNNY F LEACH PROPERTY RESUB. OF LOTS 1 &amp; 2R</u></b> Southwest side of High School Rd, northwest of Glenoaks Drive, Council District 5.	<b>12-SL-15-F</b>
* <b>29. <u>SHADY GLEN</u></b> South side of S Northshore Drive, northeast of Harvey Rd, Commission District 5.	<b>12-SM-15-F</b>
* <b>30. <u>FINAL PLAT OF THE 411 GAY STREET, LLC PROPERTY</u></b> West of S Gay Street, south of Wall Avenue, Council District 6.	<b>12-SN-15-F</b>

**Rezoning and Plan Amendment/Rezoning:**

- P 31. JAMES STERNBERG (REVISED)**  
Southeast side W. Emory Rd., southwest of Central Avenue Pike,  
Commission District 7.
- a. North County Sector Plan Amendment** **10-B-15-SP**  
From LDR (Low Density Residential), MU-CC (Mixed Use - Community  
Commercial) with SP (Stream Protection) & HP (Hillside Protection) to  
GC (General Commercial) with SP (Stream Protection) & HP (Hillside  
Protection).
- P b. Rezoning** **10-B-15-RZ**  
From A (Agricultural), TC (Town Center), TC (Town Center) / HZ  
(Historic Overlay) & F (Floodway) to CA (General Business), CA  
(General Business) / HZ (Historic Overlay) & F (Floodway).

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p><b>32. <u>SCOTT DAVIS</u></b> Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	<b>11-C-15-RZ</b>
<p>* <b>33. <u>JANET DEBUSK HENSLEY</u></b> South side Osprey Point Ln., southeast of S. Northshore Dr., Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).</p>	<b>12-A-15-RZ</b>
<p><b>34. <u>CHAMPION CONSTRUCTION, LLC</u></b> Northeast side Solway Rd., southeast of George Light Rd., Commission District 6.</p> <p><b>a. Northwest County Sector Plan Amendment</b> From ROW (Right-of-Way) &amp; MU-SD (Mixed Use Special District) - (NW-Co-7) to LDR (Low Density Residential).</p>	<b>12-B-15-SP</b>
<p><b>b. Rezoning</b> From BP (Business and Technology Park) / TO (Technology Overlay) and F (Floodway) / TO to PR (Planned Residential) / TO (Technology Overlay) and F (Floodway) / TO.</p>	<b>12-B-15-RZ</b>
<p>* <b>35. <u>LAND DEVELOPMENT SOLUTIONS</u></b> Northwest side of W. Depot Ave, southwest side of Williams St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).</p>	<b>12-C-15-RZ</b>
<p><b>36. <u>TIM AND KIM WEBB</u></b> Southeast side Tazewell Pike, northeast of Ridgeview Rd., Commission District 8.</p> <p><b>a. Northeast County Sector Plan Amendment</b> From AG/RR (Agricultural/Rural Residential) &amp; SLPA (Slope Protection Area) to GC (General Commercial) &amp; SLPA (Slope Protection Area).</p>	<b>12-C-15-SP</b>
<p><b>b. Rezoning</b> From A (Agricultural) to CA (General Business).</p>	<b>12-D-15-RZ</b>
<p>* <b>37. <u>SADDLEBROOK PROPERTIES, LLC</u></b> West side Harvey Rd., south side Tanglewood Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	<b>12-E-15-RZ</b>
<p>* <b>38. <u>RUFUS H. SMITH &amp; COMPANY</u></b> Southeast side Lovell Rd., northeast of Thompson Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	<b>12-F-15-RZ</b>
<p>* <b>39. <u>RUFUS H. SMITH &amp; COMPANY</u></b> Southeast side Lovell Rd., southwest of Thompson Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	<b>12-G-15-RZ</b>

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- 12-H-15-RZ**
- Withdrawn Prior to Publication
- \* **40. MARILYN LYLE** **12-I-15-RZ**  
Northwest side W. Beaver Creek Dr., southwest of Old Clinton Pike, Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- \* **41. SERTOMA CENTER** **12-J-15-RZ**  
South side Boyds Bridge Pike, west of Delrose Dr., Council District 6. Rezoning from O-3 (Office Park) & R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) & R-1A.

**Uses on Review**

- P 42. ED CAMPBELL** **8-B-15-UR**  
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.
- W 43. MERCHANTS RETAIL PARTNERS** **9-D-15-UR**  
Northeast side of Cherahala Blvd., north of Hardin Valley Rd. Proposed use: Self-service storage facility in CA (General Business) / TO (Technology Overlay) District. Commission District 6.
- P 44. ANDREW STEWART MELLISA STEWART** **12-A-15-UR**  
South side of E. Emory Rd., west of Mayes Chapel Rd. Proposed use: Two duplexes on individual lots. in RA (Low Density Residential) - pending District. Commission District 7.
- \* **45. RICHARD MEADOR** **12-B-15-UR**  
West side of September Ln., south of Rutledge Pk. Proposed use: Reduction of peripheral boundary setback from 35' to 23'-9" in PR (Planned Residential) District. Commission District 8.
- 46. WALDEN POND SENIOR VILLAGE** **12-C-15-UR**  
Northwest side of McKamey Rd., southwest of Brierley Dr. Proposed use: Independent senior living units and assisted living in PR (Planned Residential) pending District. Commission District 3.
- 47. KING PROPERTIES AND DEVELOPMENT** **12-D-15-UR**  
South side of Bob Kirby Rd., west of Middlebrook Pike. Proposed use: Attached residential development in PR (Planned Residential) District. Commission District 6.

**Other Business:**

- 48. Consideration of Election of Calendar Year 2016 MPC Officers.** **12-A-15-OB**

## Adjournment

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

<p><u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.</p>	<p>12-B-13-OA</p>
<p><u>TREVOR HILL</u> 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.</p>	<p>11-A-14-SC</p>
<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>7-C-10-SP</p>
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) &amp; F (Floodway) District.</p>	<p>11-SJ-08-C  11-H-08-UR</p>
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-SC-09-C  4-D-09-UR</p>
<p><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. b. USE ON REVIEW</p>	<p>7-SC-15-C  7-H-15-UR</p>

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Proposed use: Detached residential subdivision in PR (Planned Residential) pending 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.

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 Avenue and the east side of Ellis Street, Council District 1.

CREEKHEAD CROSSING UNIT 2 10-SE-15-F  
Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.

**U** **HOLSTON BEND DRIVE EXTENSION** **11-SE-15-F**  
At the terminus of Holston Bend Drive, Commission District 8.

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

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From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).

GUSTO DEVELOPMENT, LLC

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

a. Northwest County Sector Plan Amendment

10-F-15-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

10-Q-15-RZ

From A (Agricultural) to CA (General Business).

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).

SOUTHLAND ENGINEERING

7-A-13-UR

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.

WORLEY BUILDERS, INC.

10-C-15-UR

Southeast side of Creekhead Dr., directly southeast of Whitman Dr. Proposed use: Detached residences on individual lots in RP-1 (Planned Residential) District. Council District 3.