

KNOXVILLE-KNOX COUNTY

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MPC AGENDA

April 14, 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 APRIL 14, 2016 AGENDA**
- * 3. **APPROVAL OF MARCH 10, 2016 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Items to be voted on to be Withdrawn	(Indicated with a W)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 the status of any agenda item, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

5. **CITY OF KNOXVILLE**

4-A-16-OA

Amendments to the City of Knoxville zoning ordinance defining Alternative Financial Services, identifying zoning districts in which they are permitted, and establishing standards for their location.

Alley or Street Closures:

- * **6. DYNAMIS, INC.** **4-A-16-SC**
Request closure of Unnamed street between Henson Road and southwest terminus, Council District 3.

Street or Subdivision Name Changes:

- 7. BRIAN WOODS** **4-A-16-SNC**
Change unnamed street to 'unnamed street' between Greenwell Drive and western terminus of private joint permanent easement, Commission District 7.
- * **8. REV. HAROLD MIDDLEBROOK** **4-B-16-SNC**
Change Milligan Street to 'Beal Bourne Street' between E. Magnolia Avenue and Martin Luther King Jr. Avenue, Council District 6.

Concepts/Uses On Review:

- P 9. EMORY OAKS - SCOTT DAVIS**
 - a. Concept Subdivision Plan** **12-SD-15-C**
Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6.
 - P b. USE ON REVIEW** **12-F-15-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.
- W 10. BROOME ROAD SUBDIVISION** **2-SE-16-C**
Northwest side of Broome Rd., north of Chadwick Dr., Council District 2.
- * **11. HICKORY VILLAGE - GBS ENGINEERING - MARK BIALIK**
 - a. Concept Subdivision Plan** **3-SB-16-C**
North and south side of Everett Rd., east and west side of Yarnell Rd., Commission District 6.

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- * **b. USE ON REVIEW** **3-A-16-UR**
Proposed use: Detached Residential Subdivision, 224 Apartments and 100 bed Assisted Living Facility in PR (Planned Residential) District.

- 12. LAUREL RIDGE - IDEAL ENGINEERING SOLUTIONS**
 - a. Concept Subdivision Plan** **4-SA-16-C**
Northwest side of Hardin Valley Rd., northeast of Brighton Farms Blvd., Commission District 6.

 - b. USE ON REVIEW** **4-D-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.

- * **13. AUTUMN WALK - B & B BUILDERS**
 - a. Concept Subdivision Plan** **4-SB-16-C**
Northeast side of Dry Gap Pk., southeast of Autumn Path Ln., Commission District 7.

 - * **b. USE ON REVIEW** **4-E-16-UR**
Proposed use: Attached residential subdivision in PR (Planned Residential) pending District.

- * **14. PRIMOS LAND DEVELOPMENT ON BALL ROAD - PRIMOS LAND CO., LLC**
 - a. Concept Subdivision Plan** **4-SC-16-C**
North side of Ball Rd., northeast of Ball Camp Pike., Commission District 6.

 - * **b. USE ON REVIEW** **4-F-16-UR**
Proposed use: Detached houses in PR (Planned Residential) pending District.

- P 15. GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN (7-14-16) 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.

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P b. USE ON REVIEW	4-I-16-UR
(7-14-16) Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	

Final Subdivisions:

- * **16. OLD KNOXVILLE HIGH SCHOOL**
4-SA-16-F
- At the northeast intersection of N Central Street and E Fifth Avenue, Council District 4.

- * **17. SOUTH TRADERS LANDING**
4-SB-16-F
- South side of Chapman Highway, west of W Governor John Sevier Highway, Council District 1.

- * **18. HERITAGE PARK**
4-SC-16-F
- South side of Valley View Drive, west side of Knox Lane, Council District 4.

- * **19. LOVE-LAND HEIGHTS RESUBDIVISION OF LOTS 1-6, BLOCK 7**
4-SD-16-F
- Intersection of Sinclair Drive and Roosevelt Road, Council District 4.

- * **20. HATCHER HILL PROPERTIES, LLC ON GAY STREET**
4-SE-16-F
- S. Gay Street between Wall Avenue and W Summit Hill Drive, Commission District 6.

- * **21. WAYLAND-GOODMAN PROPERTIES, L.P. CHAPMAN HWY. AT LIPPENCOTT ST.**
4-SF-16-F
- At the north east intersection of Chapman Hwy. and Lippencott Street, Council District 1.

- * **22. H W SWAN'S ADDITION RESUBDIVISION OF LOTS 6-20**
4-SG-16-F
- North side of Hannah Avenue, fronting on Heins Street, Tulip Avenue, and Ramsey Street., Council District 6.

- * **23. FREE SERVICE AUTO CENTER**
4-SH-16-F
- South side of Kingston Pike, at the south intersection of Westwood Road, Council District 2.

- * **24. EDWARDS PLACE, UNIT 4**
4-SI-16-F
- At the terminus of the platted right of way of Lawgiver Circle, northeast side of Edwards Place Blvd., Commission District 8.

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* 25. <u>GRANTHAM PLACE</u>	At the intersection of Mercury Drive and Yarnell Road, Commission District 6.	4-SJ-16-F
* 26. <u>CARIS HEALTHCARE COWARD MILL OFFICES</u>	Southwest side of Coward Mill Road, northeast side of Pellissippi Parkway, Commission District 6.	4-SK-16-F
* 27. <u>SNEED, KING & CO'S ADD. TO KNOXVILLE</u>	South intersection of W Magnolia Avenue and Ogden Street, Council District 6.	4-SL-16-F
* 28. <u>RUDDER VALLEY, RESUBDIVISION OF LOTS 3R3, 4, & 5</u>	At the terminus of Rudder Valley Lane, Commission District 4.	4-SM-16-F
* 29. <u>VANOSDALE GARDENS RESUBDIVISION OF LOT 3R1</u>	Southeast side of Westridge Drive, east of Vanosdale Road, Council District 2.	4-SN-16-F
* 30. <u>CENTRAL PARKING SYSTEM PARK LOT RESUBDIVISION</u>	Parking lot surrounded by W Church Street, S Gay Street, Cumberland Avenue, Market Street, Council District 6.	4-SO-16-F
* 31. <u>FRANK L DUNCAN JR. PROPERTY RESUBDIVISION OF LOT 5R</u>	South west side of intersection of Duncan Road and Badgett Road, Commission District 4.	4-SP-16-F

Rezoning and Plan Amendment/Rezoning:

32. <u>CITY OF KNOXVILLE MAYOR MADELINE ROGERO</u>	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
P 33. <u>KNOX COUNTY COMMISSION</u>	Southeast side W. Emory Rd., southwest of Central Avenue Pike Commission District 7. North County Sector Plan Amendment from MU-CC (Mixed Use Community Commercial), LDR (Low Density Residential) and Stream Protection to GC (General Commercial) and Stream Protection.	4-E-16-SP

34. JOHN SARASU

Southwest side Fennel Rd., southeast of Sylvia Dr., Council District 5.

a. North City Sector Plan Amendment

4-A-16-SP

From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. One Year Plan Amendment

4-A-16-PA

From LDR (Low Density Residential) to MDR (Medium Density Residential).

c. Rezoning

4-A-16-RZ

From R-1 (Low Density Residential) to R-2 (General Residential).

35. QUINT BOURGEOIS

West side Bruhin Rd., north of Dutch Valley Dr., Council District 5.

a. North City Sector Plan Amendment

4-B-16-SP

From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. One Year Plan Amendment

4-B-16-PA

From LDR (Low Density Residential) to MDR (Medium Density Residential).

c. Rezoning

4-B-16-RZ

From R-1A (Low Density Residential) to R-2 (General Residential).

* **36. BRIAN HANN**

4-C-16-RZ

South side of McCalla Ave., west side of Willow Ave., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-2 (Central Business District).

* **37. THE COURTLAND GROUP**

4-D-16-RZ

South side of W. Magnolia Ave., west of Ogden St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

38. FENTON NISSAN

South side Clinton Hwy., west of Tillery Rd., Council District 5.

a. One Year Plan Amendment

4-C-16-PA

From LDR (Low Density Residential) to GC (General Commercial).

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- b. Rezoning** **4-E-16-RZ**
From R-1 (Low Density Residential) to C-4 (Highway and Arterial Commercial).
- * **39. FARIS EID** **4-F-16-RZ**
North side of E. Jackson Ave., southwest of Morgan St., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
- 40. AMERICAN LEGION POST 2** **4-G-16-RZ**
Southeast side S. Ruggles Ferry Pike, south of Asheville Hwy., Council District 4. Rezoning from R-2 (General Residential) to C-3 (General Commercial).
- P 41. SAMUEL J. FURROW**
Southwest side Cogdill Rd., south of Parkside Dr., Council District 2.
- a. Southwest County Sector Plan Amendment** **4-C-16-SP**
From C (Commercial) and O (Office) to C (Commercial).
- P b. One Year Plan Amendment** **4-D-16-PA**
From GC (General Commercial) and O (Office) to GC (General Commercial).
- P c. Rezoning** **4-H-16-RZ**
From C-6 (General Commercial Park) (K) and O-1 (Office, Medical & Related Services) (K) to C-6 (General Commercial Park).
- * **42. UNIQUE BY NATURE** **4-I-16-RZ**
Northwest side Walker Springs Rd., west of N. Gallaher View Rd., Commission District 3. Rezoning from RA (Low Density Residential) and F (Floodway) to CA (General Business) and F (Floodway).
- * **43. FRANCOIS BOLDOC** **4-J-16-RZ**
West side Brandville Rd., south of Millertown Pike, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

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- * **44. VICTOR JERNIGAN** **4-K-16-RZ**
Southwest side Canton Hollow Rd., northwest of Alysun Nikole Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

- * **45. LONGBOAT LAND CO., LLC**
South side Clinton Hwy., west of W. Beaver Creek Dr., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **4-D-16-SP**
From MDR (Medium Density Residential) to C (Commercial).

 - * **b. Rezoning** **4-L-16-RZ**
From CA (General Business) to CB (Business and Manufacturing).

- * **46. KAWALJIT SAWHNEY** **4-M-16-RZ**
Northwest side Chambliss Ave., west of Lebanon St., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

- P 47. WALKER TRUCKING CONTRACTORS, INC.** **4-N-16-RZ**
North side of Rutledge Pike, east of Woods Creek Rd., Commission District 8. Rezoning from PC (Planned Commercial) k & CA (General Business) to CB (Business and Manufacturing).

- * **48. CITY OF KNOXVILLE COMMUNITY DEVELOPMENT KEN MCMAHON** **4-O-16-RZ**
South side Baker Ave., west side E. Moody Ave., Council District 1. Rezoning from OS-2 (Park and Open Space) to OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines.

- * **49. HARDIN VALLEY LAND PARTNERS, LLC** **4-P-16-RZ**
Southeast side Hardin Valley Rd., southwest of Valley Vista Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

Uses On Review:

Agenda Item No.

MPC File No.

- P 50. DANIEL PARKER 2-G-16-UR**
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.
- * **51. STORE SAFE STORAGE, LLC 4-A-16-UR**
West side of Maynardville Pike, south side of Mynatt Rd., north side of Rifle Range Rd. Proposed use: Self storage facility in CA (General Business) and CB (Business and Manufacturing) District. Commission District 7.
- * **52. CHILD CREATIONS 4-B-16-UR**
Southeast side of W. Copeland Dr., south side of Heiskell Rd.
Proposed use: Day care center expansion in CA (General Business) & A (Agricultural) District. Commission District 7.
- * **53. CHRISTOPHER SAAH 4-C-16-UR**
Northwest side of Lonas Dr., east of Frank Watt Rd. Proposed use: Duplex in RP-1 (Planned Residential) District. Council District 6.
- * **54. W. SCOTT WILLIAMS 4-G-16-UR**
Northeast side of Haynes Sterchi Rd., east of Dry Gap Pike.
Proposed use: 130 Unit Apartment Development in RP-1 (Planned Residential) District. Council District 5.
- * **55. RANDOLPH ARCHITECTURE 4-H-16-UR**
Northwest side of E. Hendron Chapel Rd, northeast of Chapman Hwy. Proposed use: Self storage facility in PC (Planned Commercial) and CA (General Business) District. Commission District 9.
- * **56. STERCHI HILLS 4-J-16-UR**
Southeast side of Dry Gap Pike, southeast end of Jim Sterchi Rd.
Proposed use: New access driveway in RP-1 (Planned Residential) District. Council District 5.

Other Business:

- * **57. Consideration of one year extension of concept plan for the Village at Shannon Valley Farms - 5-SB-12-C. 4-A-16-OB**

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* 58. Consideration of Historic Preservation Annual Report 2015.	4-B-16-OB
* 59. Consideration of two year extension of concept plan for Century Park at Pellissippi - 2-SB-14-C.	4-C-16-OB
P 60. Consideration of City of Knoxville FY 2017-2022 Capital Improvements Program.	4-D-16-OB

Adjournment

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

<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.	12-B-13-OA
<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.	11-A-14-SC
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	6-A-10-SAP
<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.	7-C-10-SP
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR

<u>Agenda Item No.</u>	MPC File No.
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
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>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.	2-SO-09-F
<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>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 Drive, 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 Avenue and the east side of Ellis Street, Council District 1.	9-SA-15-F
U <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>Agenda Item No.</u>	MPC File No.
<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 <u>WORLEY BUILDERS, INC.</u> 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.	10-C-15-UR