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# MPC AGENDA

## July 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 JULY 14, 2016 AGENDA**
- \* 3. APPROVAL OF JUNE 9, 2016 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

|   |  |
|---|--|
| Items to be <i>automatically</i> Postponed    | (Indicated with an underlined <b>P</b> ) |
| Items to be voted on to be Postponed          | (Indicated with a <b>P</b> )             |
| Items to be voted on to be Withdrawn          | (Indicated with a <b>W</b> )             |
| Items to be voted on to be Tabled             | (Indicated with a <b>T</b> )             |
| Items to be voted on to be Untabled           | (Indicated with a <b>U</b> )             |
| Items to be heard on Consent requiring a vote | (Indicated with <b>*</b> )               |

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:**

- P 5. METROPOLITAN PLANNING COMMISSION **5-A-16-OA****  
Draft amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

**Plans, Studies, Reports:**

- \* **6. METROPOLITAN PLANNING COMMISSION** **6-A-16-SP**  
Northwest County Sector Plan Update. Commission Districts 3, 4, 5,  
& 6. Council Districts 2 & 3.

**Concepts/Uses On Review:**

- T 7. 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.
  - b. USE ON REVIEW** **4-I-16-UR**  
Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.
- P 8. BENTLEY ESTATES** **5-SE-16-C**  
East side of Broome Rd., south of Chadwick Dr., Council District 2.
- P 9. THE HIGHLANDS AT HARDIN VALLEY - IDEAL ENGINEERING SOLUTIONS**
  - a. Concept Subdivision Plan** **6-SC-16-C**  
Northwest side of N. Campbell Station Rd., south of Hardin Valley Rd., Commission District 6.
  - b. USE ON REVIEW** **6-J-16-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
  - Withdrawn Prior to Publication **7-SA-16-C**
- 10. WELLS CREEK - RUFUS H. SMITH & CO.**
  - a. Concept Subdivision Plan** **7-SB-16-C**  
South side of W. Governor John Sevier Hwy., east side of Winkle Ln. north of Tipton Station Rd., Commission District 9.
  - b. USE ON REVIEW** **7-E-16-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**Final Subdivisions:**

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- P 11. EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS 9R & 10R** **5-SI-16-F**  
Northwest side of E Emory Road at the intersection of Blueberry Road, Commission District 7.
- P 12. GIDEONS LANDING** **6-SC-16-F**  
South side of Tipton Station Road, east side of Dempster Lane, Commission District 9.
- T 13. FIVE POINTS REDEVELOPMENT, PHASE 2** **6-SG-16-F**  
South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue, Council District 6.
- \* 14. BLACK OAK HILLS, RESUBDIVISION OF LOTS 4 & 5** **7-SA-16-F**  
East side of Ridgedale Road, north of Western Avenue, Council District 3.
- \* 15. FINAL PLAT OF THE COMMERCIAL BANK, INC. PROPERTIES** **7-SB-16-F**  
At the southwest intersection of Bearden Place and N Broadway, Council District 4.
- \* 16. CASCADE VILLAS, PHASE 2** **7-SC-16-F**  
At the intersection of Gatekeeper Way and Spice Tree Way, Commission District 6.
- \* 17. RESUBDIVISION OF LKM PROPERTIES HARDIN VALLEY RD & PELLISSIPPI PKWY AND PELLISSIPPI CORP CENTER** **7-SD-16-F**  
North side of Hardin Valley Rd, at Chaulexiox Rd to the west and Cherahala Blvd to the east, Commission District 6.
- \* 18. LKM PROPERTIES AT W EMORY & CLINTON HWY.** **7-SE-16-F**  
At the southeast intersection of W Emory Rd and Clinton Hwy, Commission District 6.
- \* 19. MANGAN PROPERTY** **7-SF-16-F**  
Northwest side of Piney Grove Church Road, southeast side of Chukar Road, Council District 3.
- P 20. REEDER CHEVROLET** **7-SG-16-F**  
South side of Clinton Hwy, west of I-75, Council District 5.

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- \* **21. SUPREME COURT REDEVELOPMENT SITE** **7-SH-16-F**  
 Entire block from Cumberland Avenue to the south and W Church Avenue on the north, and Locust Street on the east and Henley Street on the west., Council District 6.
- \* **22. RIVER MEADOWS** **7-SI-16-F**  
 West side of Bluebonnet Drive, south of Mine Road, Commission District 8.
- \* **23. BLACKSTONE** **7-SJ-16-F**  
 South side of Black Road, west of Snyder Road, Commission District 6.
- \* **24. RONALD & REBA KENNEDY PROPERTY** **7-SK-16-F**  
 Southwest side of Cooper Street, north of W Fifth Avenue, Council District 6.
- \* **25. OAKHURST RESUBDIVISION OF LOT 46 AND COMMON AREA 1** **7-SL-16-F**  
 At the intersection of W Beaver Creek Road and Jackson Morgan Lane, Commission District 7.
- \* **26. RUSHLAND PARK, PHAVE IV, UNIT 2** **7-SM-16-F**  
 At the terminus of Hollow View Lane, northeast of Rushland Park Blvd., Commission District 8.
- \* **26.0 ARTISAN ROW** **7-SN-16-F**  
 North side of Westland Drive, southwest of Sherwood Drive, Council District 2.  
 (Added to the agenda)

**Rezoning and Plan Amendment/Rezoning:**

- 27. AMERICAN LEGION POST 2 (REFERRED BACK TO MPC BY CITY COUNCIL)** **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-4 (Highway and Arterial Commercial).
- 28. JEDI PHILLIPS**  
 West side N. Gallaher View Rd., south side Manor View Dr., Council District 2.

  - a. Northwest County Sector Plan Amendment** **7-A-16-SP**  
 From LDR (Low Density Residential) and STPA (Stream Protection Area) to C (Commercial) and STPA (Stream Protection Area).

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- b. One Year Plan Amendment** **7-A-16-PA**  
From OS (Open Space) and F (Floodway) to GC (General Commercial) and F (Floodway).
  - c. Rezoning** **7-A-16-RZ**  
From A-1 (General Agricultural) to C-3 (General Commercial).
- 29. ED SMITH - PRATT PARTNERS, LLC (Revised)**  
Northeast side Pratt Rd., northwest of Cedar Ln., Council District 5.
  - a. North City Sector Plan Amendment** **7-B-16-SP**  
From LDR (Low Density Residential) to O (Office).
  - b. One Year Plan Amendment** **7-B-16-PA**  
From LDR (Low Density Residential) to O (Office).
  - c. Rezoning** **7-B-16-RZ**  
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).
- \* **30. BENCHMARK ASSOCIATES, INC.** **7-C-16-RZ**  
Northeast side Schaeffer Rd., southeast of Harrison Springs Ln., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to RA (Low Density Residential) / TO (Technology Overlay).
- 31. S & E PROPERTIES** **7-D-16-RZ**  
Southeast side Millstone Ln., west side Freels Ln., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- 32. TRINTY BUSINESS GROUP, LLC**  
Northwest side North Ave., northwest of Cornelia St., Council District 5.
  - a. Central City Sector Plan Amendment** **7-C-16-SP**  
From LI (Light Industrial) to HI (Heavy Industrial).
  - b. One Year Plan Amendment** **7-C-16-PA**  
From LI (Light Industrial) to HI (Heavy Industrial).
  - c. Rezoning** **7-E-16-RZ**  
From I-3 (General Industrial) to I-4 (Heavy Industrial).
- 33. NORVELL & POE ENGINEERS** **7-F-16-RZ**  
East side Coatney Rd., south of W. Governor John Sevier Hwy., Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

- 34. DAVID KERNS**  
Southwest side Palmer St., southeast of Hawthorne Ave., Council District 1.
- a. South City Sector Plan Amendment** **7-D-16-SP**  
From LDR (Low Density Residential) to MU-SD (MU-SC4 - Chapman Hwy mixed use district).
- b. One Year Plan Amendment** **7-D-16-PA**  
From SWMUD-2 (South Waterfront Mixed Use District II) to MU-SD (MU-SC4 - Chapman Hwy mixed use district).
- c. Rezoning** **7-G-16-RZ**  
From R-2 (General Residential) to C-3 (General Commercial).
- \* **35. LA CORONA FINE PROPERTIES INC.** **7-H-16-RZ**  
Southwest side of S. Central St., north of Cumberland Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
- \* **36. BRETT HONEYCUTT** **7-I-16-RZ**  
West side of N. Broadway, south side of Bearden Pl., Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).
- P 37. HOMESTEAD LAND HOLDINGS, LLC**  
Southwest side of Hardin Valley Rd., east of Marietta Church Rd., Commission District 6.
- a. Northwest County Sector Plan Amendment** **7-E-16-SP**  
From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).
- P b. Rezoning** **7-J-16-RZ**  
From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.
- 38. NOLAN HOPPER**
- Northwest side Callahan Dr., north of Clinton Hwy., Council District 3.
- a. Northwest City Sector Plan Amendment** **7-F-16-SP**  
From MDR/O (Medium Density Residential and Office) to GC (General Commercial).
- b. Rezoning** **7-K-16-RZ**  
From O-1 (Office, Medical, and Related Services) to C-4 (Highway and Arterial Commercial).

- P 39. VINTAGE NORTSHORE TOWN CENTER, LLC**  
East side Thunderhead Rd., north side Boardwalk Blvd., Council District 2.
- a. Southwest County Sector Plan Amendment** **7-G-16-SP**  
From MU (Mixed Use) to HDR (High Density Residential).
- P b. One Year Plan Amendment** **7-E-16-PA**  
From MU (Mixed Use) to HDR (High Density Residential).
- P c. Rezoning** **7-L-16-RZ**  
From TC-1 (Town Center) and PC-1 (Retail & Office Park) to RP-2 (Planned Residential).
- Withdrawn Prior to Publication **7-M-16-RZ**
- 40. MESANA INVESTMENTS, LLC** **7-N-16-RZ**  
Northwest side Ball Rd., southwest of Zion Ln., Commission District 6. Rezoning from RB (General Residential) to PR (Planned Residential).
- 41. RAJ SOOD** **7-O-16-RZ**  
West side N. Broadway, north of Rider Ave., Council District 5. Rezoning from F-1 (Floodway) to C-4 (Highway & Arterial Commercial) / F-1 (Floodway).

**Uses On Review:**

- WITHDRAWN PRIOR TO PUBLICATION** **7-A-16-UR**
- \* **42. USPG PORTFOLIO FIVE, LLC** **7-B-16-UR**  
Northeast side of Norris Freeway, and Southeast side of E. Emory Rd. Proposed use: Revised development plan in SC (Shopping Center) District. Commission District 7.
- \* **43. BALL HOMES, LLC** **7-C-16-UR**  
South side of Hardin Valley Rd., southern end of Westcott Blvd. Proposed use: 252 Apartment Units in PR (Planned Residential) District. Commission District 6.
- \* **44. JAKE THOMAS** **7-D-16-UR**  
South side of Kingston Pike, west of Moss Grove Blvd. Proposed use: Restaurant and retail space in PC-1 (Retail and Office Park) District. Council District 2.

**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.

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.

WILLOW FORK - GRAHAM CORPORATION  
a. Concept Subdivision Plan 11-SJ-08-C  
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.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT  
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.

VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC  
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>Agenda Item No.</u>  | <u>MPC File No.</u> |
|---|---------------------|
| <u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u><br>Intersection of I-40 and McMillan Rd., Commission District 8.  | 2-SO-09-F           |
| <u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u><br>North side of West Gallaher Ferry Dr, west of Hardin Valley Rd,<br>Commission District 6.  | 12-SJ-13-F          |
| <u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u><br>North side of N. Ruggles Ferry Pike, on a private right of way<br>known as Rugby Lane, Commission District 8.  | 4-SE-14-F           |
| <u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u><br>Northwest side of Asheville Hwy., north east of Macedonia Lane,<br>Council District 6.  | 5-SH-15-F           |
| <u>FAERBER PROPERTIES</u><br>Southeast side of Westland Drive, south of Pellissippi Parkway,<br>Commission District 5.  | 7-SL-15-F           |
| <u>HOOD PROPERTY</u><br>North side of Rhea Rd, southwest of Spangler Rd, Commission<br>District 9.  | 7-SR-15-F           |
| <u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u><br>At the terminus of Goldfinch Avenue and the east side of Ellis<br>Street, Council District 1.  | 9-SA-15-F           |
| <u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND<br/>ADDITIONAL ACREAGE</u><br>Northeast side of Clingmans Dome Drive, northwest side of<br>Chimney Top Lane, Council District 6.   | 6-SF-16-F           |
| <u>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u><br>Southeast side Merchant Dr., east of Wilkerson Rd., Council District<br>5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood<br>Commercial) to RP-1 (Planned Residential). | 4-J-14-RZ           |
| <u>FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO<br/>WESTLAKE BAPTIST CHURCH</u><br>North side Westland Dr., east side I-140, Council District 2.  |                     |
| a. Southwest County Sector Plan Amendment<br>From PI (Public Institutional) & SLPA (Slope Protection Area) to C<br>(Commercial) & SLPA (Slope Protection Area).   | 7-D-15-SP           |
| b. One Year Plan Amendment<br>From P (Public Institution) to GC (General Commercial).   | 7-C-15-PA           |
| 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.