



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

MPC AGENDA

June 9, 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 JUNE 9, 2016 AGENDA**
- * 3. APPROVAL OF MAY 12, 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

None

Alley or Street Closures:

Agenda Item No.

MPC File No.

- * **5. BJ & L ENTERPRISES** **6-A-16-SC**
Request closure of Hellerd Place between northeast right-of-way line of Cornelia Street and northeast terminus at northwest corner of parcel 081MD016, Commission District 4.

- * **6. STAN L. WOLAK** **6-B-16-SC**
Request closure of McCormick St between northwest corner of parcel 109BD003 and southeast corner of parcel 095OH016, Council District 1.

Plans, Studies, Reports:

- 7. 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:

- 8. EDITH'S PLACE - TEKCO, LLC**
 - a. Concept Subdivision Plan** **5-SC-16-C**
Southeast side of Murray Dr. & Northeast side of Wilkerson Rd., Council District 3.

 - b. USE ON REVIEW** **5-F-16-UR**
Proposed use: Detached residential development in RP-1 (Planned Residential) District.

- P 9. BENTLEY ESTATES** **5-SE-16-C**
(7-14-16) East side of Broome Rd., south of Chadwick Dr., Council District 2.

- 10. HATTIES PLACE - RUFUS H. SMITH & CO.**
 - a. Concept Subdivision Plan** **6-SA-16-C**
Northwest side of Ball Rd., East of Hatties Place Rd., Commission District 6.

 - b. USE ON REVIEW** **6-B-16-UR**
Proposed use: Subdivision with detached houses in PR (Planned Residential) pending District.

Agenda Item No.

MPC File No.

- 11. BEAVER VIEW FARMS - RUFUS H. SMITH, JR.**
- a. Concept Subdivision Plan** **6-SB-16-C**
South side of W. Emory Rd., south end of Cate Rd., Commission District 6.
- b. USE ON REVIEW** **6-C-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.
- P 12. THE HIGHLANDS AT HARDIN VALLEY - IDEAL ENGINEERING SOLUTIONS**
(7-14-16)
- a. Concept Subdivision Plan** **6-SC-16-C**
Northwest side of N. Campbell Station Rd., south of Hardin Valley Rd., Commission District 6.
- P b. USE ON REVIEW** **6-J-16-UR**
(7-14-16) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 13. ASHTON GROVE – DANIEL PARKER**
- a. Concept Subdivision Plan** **6-SD-16-C**
Northeast side of S. Northshore Dr., south of Sandpiper Ln., Commission District 5.
- b. USE ON REVIEW** **2-G-16-UR**
Proposed use: Duplexes on individual lots (8 dwellings total) in PR (Planned Residential) District. Commission District 5.

Final Subdivisions:

- P 14. W M BRAGG RESUBDIVISION OF LOTS 9R & 10R** **5-SI-16-F**
(7-14-16) Northwest side of E Emory Road at the intersection of Blueberry Road, Commission District 7.
- * 15. FOUNTAIN CITY ADDITION, RESUBDIVISION OF LOTS 1 & 2R** **6-SA-16-F**
Northwest corner of Midlake Drive and Fountain Road, Council District 4.

Agenda Item No.

MPC File No.

- * **16. RUGGLES FERRY, PHASE 4** **6-SB-16-F**
South side of Ruggles Ferry Road, east of Pleasant Hill Road, Commission District 8.
- P 17. GIDEONS LANDING** **6-SC-16-F**
(7-14-16) South side of Tipton Station Road, east side of Dempster Lane, Commission District 9.
- * **18. HAYDEN HILL, PHASE 1** **6-SD-16-F**
Southeast side of Sam Lee Road, southwest of Solway Road, Commission District 6.

Withdrawn Prior to Publication **6-SE-16-F**
- T 19. BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE** **6-SF-16-F**
Northeast side of Clingmans Dome Drive, northwest side of Chimney Top Lane, Council District 6.
- P 20. FIVE POINTS REDEVELOPMENT, PHASE 2** **6-SG-16-F**
(7-14-16) South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue, Council District 6.
- * **21. WHITE PARKS PLACE, REPLAT OF LOTS 35-37** **6-SH-16-F**
North side of Lake Avenue, southwest of 18th Street, Council District 1.
- * **22. WHITE PARKS PLACE RESUBDIVISION OF LOTS 4 & 6R** **6-SI-16-F**
South side of Cumberland Avenue, between 18th Street and 19th Street, Council District 1.
- * **23. WILLIAM EUGENE MONDAY, III PROPERTY** **6-SJ-16-F**
Northwest side of N. Broadway, southwest of Old Broadway, Council District 5.
- * **24. HOLY GHOST CATHOLIC CHURCH** **6-SK-16-F**
At the northwest quadrant of intersection of N Central Street and Hinton Avenue, Council District 4.

Agenda Item No.

MPC File No.

- * **25. A D WHITE'S REVISION RESUBDIVISION OF LOTS 19-20** **6-SL-16-F**
Intersection of Circle Lane and Westfield Road, Council District 2.
- * **26. W PLUMMER SR. PROPERTY, RESUBDIVISION OF LOT 2** **6-SM-16-F**
At the northeast intersection of Graves Road and Shackelford Lane, Commission District 8.
- * **27. COOK, PARKER, & HICKS PROPERTY** **6-SN-16-F**
East side of Dodson Road, south of Hodges Ferry Road, Commission District 9.

Rezoning and Plan Amendment/Rezoning:

- 28. 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).
- * **29. ERIC MOSELEY** **6-A-16-RZ**
North side Yarnell Rd., east of Armiger Ln., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).
- * **30. SHIRLEY M. SMITH** **6-B-16-RZ**
Southeast side Irwin Dr., southeast of Beelertown Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **31. PEOPLE'S DEVELOPMENT COMPANY, INC.** **6-C-16-RZ**
Southeast side Homberg Dr., southwest of S. Mohican St., Council District 2. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- * **32. VICTOR JERNIGAN** **6-D-16-RZ**
Southwest side Canton Hollow Rd., southeast of Woody Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses On Review:

Agenda Item No.

MPC File No.

- P 33. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**
(8-11-16) North and south side of Momentum Way, west of Accelerator Way. Proposed use: Amendments to the Cherokee Farm Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.
- * **34. RANDALL & DEBRA MOORE** **6-A-16-UR**
Southwest side of Pedigo Rd., Southeast side of Cherish Grace Way. Proposed use: Reduction of periphery boundary setback from 35' to 15' on NW and SE sides in PR (Planned Residential District at 1-3 dwelling units per acre. Commission District 7.
- * **35. ANTHONY MARTIN** **6-D-16-UR**
Northeast side of Ridgefield Rd., northwest side of Merchant Dr. Proposed use: Parking lot expansion in O-1 (Office, Medical, and Related Services) & C-3 (General Commercial) District. Council District 5.
- * **36. CROWNE CAMPUS POINTE ASSOCIATES, LIMITED PARTNERSHIP** **6-E-16-UR**
North side of Grand Ave., North of Twenty First St. Proposed use: Additional parking within railroad right-of-way in RP-3 (Planned Residential) District at 24-60 dwelling units per acre. Council District 1.
- W 37. MARK HAWKINS** **6-F-16-UR**
Southwest side of Old Clinton Pike, northwest side of Tilbury Way. Proposed use: Mobile Home Park in RB (General Residential) District. Commission District 6.
- * **38. SOREY CONSTRUCTION, LLC** **6-G-16-UR**
Northeast side of Stone Harbor Way, northeast of Hart Rd, Proposed use: Reduction of required peripheral boundary setback from 35' to 25' in PR (Planned Residential) District. Commission District 4.
- * **39. BRIAN HANN** **6-H-16-UR**
South side of Sevierville Pike, east side of Lancaster Dr. Proposed use: Restaurant in C-1 (Neighborhood Commercial) District. Council District 1.

Agenda Item No.

MPC File No.

- * **40. BRETT HONEYCUTT** **6-I-16-UR**
North side of E. Fifth Ave., East side of Lamar St. Proposed use: Craft brewery in portion of existing building in C-3 (General Commercial) and C-3 (General Commercial) / H-1 (Historic Overlay District) District. Council District 4.

Other Business:

- * **41. Consideration of MPC's 2016-2017 Revenue and Expenditure Budget.** **6-A-16-OB**
- * **42. Consideration of purchase of replacement laptop and desktop computers under Knox County Dell bid.** **6-B-16-OB**
- 43. Consideration of election of MPC Vice Chair.** **6-C-16-OB**

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.

Agenda Item No.

MPC File No.

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.

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.

FAERBER PROPERTIES 7-SL-15-F
Southeast side of Westland Drive, south of Pellissippi Parkway,
Commission District 5.

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.

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
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.