

MPC AGENDA

March 10, 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 MARCH 10, 2016 AGENDA**
- * 3. **APPROVAL OF FEBRUARY 11, 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- P 5. METROPOLITAN PLANNING COMMISSION 10-A-15-OA**
 (5-12-16) Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.

Alley Closures:

- | | | |
|-------------|---|-------------------------|
| <p>* 6.</p> | <p><u>DAVID C. KERNS</u></p> <p>Request closure of unnamed alley between southwest corner of parcel 109HA011 and southeast corner of parcel 109HA013, Council District 1.</p> | <p>3-A-16-AC</p> |
| <p>* 7.</p> | <p><u>835 N. CENTRAL LLC</u></p> <p>Request closure of unnamed alley between N. Central St. and southwest property lines of parcels 094DQ032 and 094DQ035, Council District 4.</p> | <p>3-B-16-AC</p> |

Plan Amendments:

- 8. METROPOLITAN PLANNING COMMISSION** **3-A-16-OYP**
2016 Update to the One Year Plan.

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.
- * 10. HIDDEN VIEW FARMS (FORMERLY KNOWN AS HIDDEN VALLEY FARMS) - RUFUS H. SMITH**
- a. Concept Subdivision Plan** **1-SA-16-C**
- Southeast side of Lovell Rd., southeast of Thompson Rd., Commission District 6.
- * b. USE ON REVIEW** **1-E-16-UR**
- Proposed use: Detached dwellings in PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay) District.

P 11. BROOME ROAD SUBDIVISION 2-SE-16-C

Northwest side of Broome Rd., north of Chadwick Dr., Council District 2.

*** 12. ELY PARK, PHASE 2, ENTRANCE 3-SA-16-C**

South side of Millertown Pk., east of Ely Park Ln., Commission District 8.

P 13. HICKORY VILLAGE - GBS ENGINEERING - MARK BIALIK 3-SB-16-C
a. Concept Subdivision Plan

North and south side of Everett Rd., east and west side of Yarnell Rd., Commission District 6.

P 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.

*** 14. HIGHBURY PARK - TURNER HOMES, LLC 3-SC-16-C**
a. Concept Subdivision Plan

West side of Ebenezer Rd., north of Bluegrass Rd., Commission District 5.

*** b. USE ON REVIEW 3-B-16-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.

*** 15. GIDEONS LANDINGS 3-SD-16-C**

South side of Tipton Station Rd., southeast of Trailhead Cir., Commission District 9.

*** 16. DORCHESTER - MESANA INVESTMENTS SCOTT DAVIS 3-SE-16-C**
a. Concept Subdivision Plan

West side of Carpenter Rd., north of Patriot Way., Commission District 6.

*** b. USE ON REVIEW 3-D-16-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

Final Subdivisions:

- * **17. 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.
- * **18. ARMSTRONG AND HAYWORTHS ADDITION RESUB. OF LOTS 26 & 29 AND LOTS 27&28** **2-SF-16-F**
Northwest side of McKinley St, north of Karnes Ave, Council District 5.
- * **19. RIVERFRONT STATION** **3-SA-16-F**
W. Blount Ave. at the intersection of Henley St, Council District 1.
- * **20. CUMBERLAND VIEW HEIGHTS** **3-SB-16-F**
Southeast side of Kingston Pike, northwest side of Farlow Dr, Commission District 5.
- * **21. LYONS CROSSING UNIT VI** **3-SC-16-F**
Northwest corner of Northshore Dr. and Knights Bridge, Commission District 4.
- * **22. COURTLAND GROUP N SIXTH AVENUE PROPERTY** **3-SD-16-F**
East side of N Sixth Ave, south of McKenzie Place, Council District 4.
- * **23. THE SUMMIT AT ROCKY HILL, RESUBDIVISION OF LOTS 14-16 AND COMMON AREAS 1 & 4** **3-SE-16-F**
Northeast side of LeConte Vista Way, south of S. Northshore Dr, Commission District 4.
- * **24. BAKERTOWN CROSSING** **3-SF-16-F**
South side of Bakertown Rd. at the intersection of Ball Camp Pike, Commission District 6.

- * **25. THOMAS & SUSAN BLACKSTOCK PROPERTY AND SOLWAY UNITED METHODIST CHURCH PROPERTY** **3-SG-16-F**

Northwest intersection of Old Solway Rd. and Guinn Rd, Commission District 6.

Withdrawn Prior to Publication

3-SH-16-F

Rezoning and Plan Amendment/Rezoning:

- * **26. CALLOWAY HUNT REAL ESTATE LLC**
Northeast side of Old Clinton Hwy, southeast of W. Beaver Creek Dr., Commission District 6.

a. Northwest County Sector Plan Amendment **3-A-16-SP**
From MDR (Medium Density Residential) to C (Commercial).

- * **b. Rezoning** **3-A-16-RZ**
From RB (General Residential) to CA (General Business).

- 27. ESTATE OF RONALD E. BEVERLY (EXECUTRIX - LINDA E. BEVERLY)**

West side of Farlow Dr., south of Kingston Pike., Commission District 5.

a. Southwest County Sector Plan Amendment **3-B-16-SP**
From LDR (Low Density Residential) to C (Commercial).

b. Rezoning **3-B-16-RZ**
From OB (Office, Medical, and Related Services) to CA (General Business).

- 28. DANNY HEIDLE**

North side of Washington Pike, east side of Maloneyville Rd., Commission District 8.

a. Northeast County Sector Plan Amendment **3-C-16-SP**
From AG (Agricultural) to RC (Rural Commercial).

b. Rezoning **3-C-16-RZ**
From A (Agricultural) to CR (Rural Commercial).

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- * **29. RICHARD DEFRANCISCO**
West side Lovell Rd., south of Yarnell Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **3-D-16-SP**
From LDR (Low Density Residential) to C (Commercial).
 - * **b. Rezoning** **3-D-16-RZ**
From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).

- * **30. DR. KERRI BENTLEY**
South side Choto Rd., east side S. Northshore Dr., Commission District 5.
 - a. Southwest County Sector Plan Amendment** **3-E-16-SP**
From LDR (Low Density Residential) to O (Office).
 - * **b. Rezoning** **3-E-16-RZ**
From A (Agricultural) to OA (Office Park).

- * **31. IDEAL ENGINEERING** **3-F-16-RZ**
Northwest side Hardin Valley Rd., southwest of Conners Creek Cir., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

- 32. S & E PROPERTIES**
Northeast side Everett Rd., east of Yarnell Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **3-F-16-SP**
From Ag/RR (Agricultural/Rural Residential) and SLPA (Slope Protection Area) to LDR (Low Density Residential) and SLPA (Slope Protection Area).
 - b. Rezoning** **3-G-16-RZ**
From A (Agricultural) and PR (Planned Residential) to PR (Planned Residential).

- * **33. PRIMOS LAND CO. LLC** **3-H-16-RZ**
Northwest side Ball Rd., northeast of Fitzgerald Rd. and Ball Camp Pike, Commission District 6. Rezoning from RA (Low Density Residential), A (Agricultural) & I (Industrial) to PR (Planned Residential).

Uses on Review:

- 34. STUART ANDERSON - GEORGE EWART ARCHITECT (Revised) 2-B-16-UR**
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.
- * **35. PARK WEST CHURCH JOE PIERCE 3-C-16-UR**
North side of Middlebrook Pike, south side of Piney Grove Church Rd., and west side of Adell Ree Park Ln. Proposed use: Church Parking Lot in R-1 (Low Density Residential) District. Council District 3.
- * **36. GRANT R. ASFOUR 3-E-16-UR**
Northwest side of Maryville Pk., northeast of Edington Rd. Proposed use: Revision to approved plan for a restaurant in the C-1 (Neighborhood Commercial) & I-4 (Heavy Industrial) District. Council District 1.

Other Business:

None

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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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>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>	7-SL-15-F

<u>Agenda Item No.</u>	<u>MPC File No.</u>
Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.	
<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>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

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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.