

# MPC AGENDA

## May 12, 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 MAY 12, 2016 AGENDA
- \* 3. APPROVAL OF APRIL 14, 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Items to be voted on to be Withdrawn	(Indicated with a 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 *)
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. **METROPOLITAN PLANNING COMMISSION** **10-A-15-OA**  
 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.

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

### **Alley or Street Closures:**

- 7. DWIGHT GUINN AND BARBARA SIMPSON 5-A-16-AC**  
Request closure of unnamed alley between Camp Avenue and TDOT interstate right-of-way, Council District 4.

### **Street or Subdivision Name Changes:**

None

### **Concepts/Uses On Review:**

- W 8. EMORY OAKS - SCOTT DAVIS**  
**a. Concept Subdivision Plan 12-SD-15-C**  
Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6.
- W b. USE ON REVIEW 12-F-15-UR**  
Proposed use: Detached dwellings in PR (Planned Residential) District.
- 9. TOWERING OAKS VILLAGE, PHASE 1 - NEW DESTINY 2 LLC**  
**a. Concept Subdivision Plan 5-SA-16-C**  
North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.
- b. USE ON REVIEW 5-D-16-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 10. ARCADIA - BEACON PARK, LLC**  
**a. Concept Subdivision Plan 5-SB-16-C**  
Southwest end of Arcadia Peninsula Wy., southwest of Stoppard View Wy., Commission District 5.
- b. USE ON REVIEW 5-E-16-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

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**11. 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.

**12. FIVE POINTS PHASE 2 INFRASTRUCTURE IMPROVEMENTS**

**5-SD-16-C**

East side of McConnell St., North and South side of Bethel Ave.,  
South and North side of S. Olive St., and East side of Martin  
Luther King Jr. Ave., Council District 6.

**P 13. BENTLEY ESTATES**

**5-SE-16-C**

East side of Broome Rd., south of Chadwick Dr., Council District 2.

**Final Subdivisions:**

**W 14. CREEKHEAD CROSSING UNIT 2**

**10-SE-15-F**

Southeast side of Creekhead Drive, at the southeast intersection of  
Whitman Drive, Council District 3.

**15. HENRY T DAVENPORT PROPERTY RESUBDIVISION OF LOT 1**

**5-SA-16-F**

Northeast side of Medlin Heights Road, north of Ridgecrest Drive,  
Council District 4.

**16. MIDDLEBROOK HEIGHTS CO., RESUBDIVISION OF PARTS OF  
LOTS 3-4 & 13**

**5-SB-16-F**

Northwest side of Lonas Drive, southwest of Frank Watts Road,  
Council District 6.

**17. SUTTON PLACE, RESUBDIVISION OF LOTS 10-12, & 24-28**

**5-SC-16-F**

South side of Deane Hill Drive, located on both sides of Stone Pony  
Lane, Council District 2.

**18. SOUTH HIGH SCHOOL**

**5-SD-16-F**

North side of Tipton Avenue, west side of E Moody Avenue, south of  
Baker Avenue, Council District 1.

**19. ELMWOOD ADDITION, RESUBDIVISION OF LOTS 7-9**

**5-SE-16-F**

Northwest side of E Magnolia Avenue. East side of Jessamine Street,  
Council District 6.

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|---|------------------|
| <b>20. <u>PARK REALITY &amp; TRUST COMPANY ADDITION<br/>RESUBDIVISION OF LOTS 44-45</u></b>               | <b>5-SF-16-F</b> |
| <p>At the northwest intersection of Northshore Drive and Baum Drive,<br/>Council District 2.</p>          |                  |
| <b>21. <u>BEAU MONDE PHASE 1, UNIT 4, RESUBDIVISION OF LOTS<br/>93-99</u></b>                             | <b>5-SG-16-F</b> |
| <p>Southwest side of Clingmans Dome Drive, northeast of Rainbow<br/>Falls Road, Council District 2.</p>   |                  |
| <b>22. <u>BLUESTONE MANOR</u></b>   | <b>5-SH-16-F</b> |
| <p>East side of Ebenezer Road at the intersection of Highbridge Drive,<br/>Commission District 4.</p>     |                  |
| <b>P 23. <u>W M BRAGG RESUBDIVISION OF LOTS 9R &amp; 10R</u></b>  | <b>5-SI-16-F</b> |
| <p>Northwest side of E Emory Road at the intersection of Blueberry<br/>Road, Commission District 7.</p>   |                  |
| <b>24. <u>WINDCREST LOT 5</u></b>   | <b>5-SJ-16-F</b> |
| <p>At the terminus of Tempest Lane cul de sac, Commission District 6.</p>                                 |                  |
| <b>25. <u>CENTURIANS II AND UNPLATTED PROPERTY</u></b>  | <b>5-SK-16-F</b> |
| <p>At the south eastern intersection of Cross Park Drive and Directors<br/>Drive, Council District 2.</p> |                  |
| <b>26. <u>FOX CREEK S/D, UNIT 3</u></b>   | <b>5-SL-16-F</b> |
| <p>At the terminus of Fox Cove Road, west of Fox Road, Council<br/>District 2.</p>                        |                  |
| <b>27. <u>RIDGE AT HARDIN VALLEY</u></b>  | <b>5-SM-16-F</b> |
| <p>South side of Hardin Valley Road, east of Southern Shade Blvd.,<br/>Commission District 6.</p>         |                  |
| <b>28. <u>BROOME ROAD S/D</u></b>   | <b>5-SN-16-F</b> |
| <p>Northwest side of Broome Road, west of Corteland Drive, Council<br/>District 2.</p>                    |                  |

### **Rezoning and Plan Amendment/Rezoning:**

- |   |                  |
|---|------------------|
| <b>29. <u>KNOX COUNTY COMMISSION</u></b>  | <b>4-E-16-SP</b> |
| <p>Southeast side W. Emory Rd., southwest of Central Avenue Pike<br/>Commission District 7. North County Sector Plan Amendment from<br/>MU-CC (Mixed Use Community Commercial), LDR (Low Density<br/>Residential) and Stream Protection to GC (General Commercial) and<br/>Stream Protection.</p> |                  |

**30. 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).

**b. One Year Plan Amendment**

**4-D-16-PA**

From GC (General Commercial) and O (Office) to GC (General Commercial).

**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).

**31. 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).

**32. FRANCES L. WADDELL**

West side Clinton Hwy., north of Rhealand Ln., Commission District 6.

**a. Northwest County Sector Plan Amendment**

**5-A-16-SP**

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

**b. Rezoning**

**5-A-16-RZ**

From PC (Planned Commercial) and RB (General Residential) to CA (General Business).

**33. RUFUS H. SMITH & CO.**

**5-B-16-RZ**

Northwest side Ball Rd., northeast of Fitzgerald Rd., Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

**34. HEALY HOMES**

**5-C-16-RZ**

Northwest side N. Campbell Station Rd., northeast of El Rancho Trail, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

**35. FIRAS MISHU**

South side Oak Ridge Hwy., east side Byington Solway Rd., Commission District 6.

Agenda Item No.

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- a. Northwest County Sector Plan Amendment** **5-B-16-SP**  
From LDR (Low Density Residential) & SLPA (Slope Protection Area)  
to C (Commercial) & SLPA (Slope Protection Area).
- b. Rezoning** **5-D-16-RZ**  
From A (Agricultural) to CA (General Business).
- 36. RUFUS H. SMITH & CO.** **5-E-16-RZ**  
South side W. Emory Rd., southeast of Cate Rd., Commission  
District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 37. GREG MANGAN** **5-F-16-RZ**  
Northwest side Piney Grove Church Rd., west side Patel Way,  
Council District 3. Rezoning from A-1 (General Agricultural) to R-1  
(Low Density Residential).
- 38. PHE GASKETS, LLC** **5-G-16-RZ**  
Northeast side Karnes Ave., northwest side McKinley St., Council  
District 5. Rezoning from C-3 (General Commercial) to C-6 (General  
Commercial Park).
- 39. CITY OF KNOXVILLE** **5-H-16-RZ**  
North side Howard Baker Jr. Ave., east of Hall of Fame Dr., Council  
District 6. Rezoning from O-1 (Office, Medical, and Related Services)  
and R-3 (High Density Residential) to O-2 (Civic and Institutional).

**Uses On Review:**

- W 40. 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.
- P 41. 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.
- 42. KRISTIE C. CAVIN** **5-A-16-UR**  
West side of Tice Ln., south of Neal Dr. Proposed use: Contractor's  
storage yard in PC (Planned Commercial) District. Commission  
District 7.

- 43. DENNIS ANDERSON** **5-B-16-UR**  
Northwest side of Carson Ave., southwest side of Gale St. Proposed use: Accessory structure in R-1A (Low Density Residential) District. Council District 4.
- P 44. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**  
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.
- 45. LAND DEVELOPMENT SOLUTIONS** **5-G-16-UR**  
South side of Cross Park Dr., east of Cross Creek Rd. Proposed use: Parking Lot Expansion in PC-1 (Retail and Office Park) District. Council District 2.
- 46. BEEHIVE HOMES - POWELL** **5-H-16-UR**  
North side of W. Beaver Creek Dr., North of Oakmeade Rd. Proposed use: Assisted living facility in PR (Planned Residential) less than 4 du/ac District. Commission District 7.
- 47. HR ACQUISITIONS, L.L.C. G. MARSHALL HART, JR.** **5-I-16-UR**  
East side of Gallaher View Rd., South side of Middlebrook Pike, and North side of Mars Hill Rd. Proposed use: 38,000 square-foot Memory Care of Knoxville Assisted Living Facility in RP-1 (Planned Residential) up to 1 du/ac District. Council District 2.
- 48. BURR, LLC** **5-J-16-UR**  
Northwest side of Hardin Valley Rd., northeast of Greenland Way. Proposed use: Shopping Center in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

**Other Business:**

- 49. Consideration of City of Knoxville FY 2017-2022 Capital Improvements Program.** **4-D-16-OB**
- 50. Consideration of a two-year extension of the concept plan for Monterey Oaks - 1-SB-14-C.** **5-A-16-OB**
- 51. Consideration of Appeal by Deborah Thomas, William Hutton and Emily Ellis, neighborhood residents and members Oakwood Lincoln Park Neighborhood Association, of Infill Housing Design Review Committee approval of** **5-B-16-OB**

**certificate of appropriateness for Danniell Mitchell, Knoxville  
Habitat for Humanity. Property located 431 E Springdale  
Ave. Council District 5. File No. 3-A-16-IH.**

## 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.

**U & W** **METROPOLITAN PLANNING COMMISSION** **6-A-10-SAP**  
Ft. Sanders Neighborhood District Long Range Planning  
Implementation Strategy. Council District 1.

**U & W** **METROPOLITAN PLANNING COMMISSION** **7-C-10-SP**  
Central City Sector Plan Amendment as recommended by the Ft.  
Sanders Neighborhood District Long Range Planning  
Implementation Strategy. Council District 1.

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.



<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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>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	7-C-15-PA

<u>Agenda Item No.</u>	<u>MPC File No.</u>
From P (Public Institution) to GC (General Commercial). 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 &amp; 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