

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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MPC AGENDA

November 10, 2016

1:30 P.M. ♦ Main Assembly Room ♦ City County Building

Agenda Item No.

MPC File No.

- 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**
- * 2. APPROVAL OF NOVEMBER 10, 2016 AGENDA**
- * 3. APPROVAL OF OCTOBER 13, 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Items to be voted on to be Withdrawn	(Indicated with a W)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**
(12-8-16) 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.

Agenda Item No.

MPC File No.

P 6. METROPOLITAN PLANNING COMMISSION

8-A-16-OA

(12-8-16) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

Alley or Street Closures:

7. STARBOARD PROPERTIES IV, LLC

10-A-16-AC

Request closure of unnamed alley between Twenty Second Street and S. Twenty First Street, Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

8. BENTLEY FIELDS (FKA BENTLEY ESTATES)

5-SE-16-C

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

9. MILLSTONE - ERIC MOSELEY

8-SC-16-C

a. Concept Subdivision Plan

Southeast side of Millstone Ln., southeast of George Williams Rd., Commission District 5.

b. USE ON REVIEW

8-H-16-UR

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

Final Subdivisions:

P 10. EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS 9R & 10R

5-SI-16-F

(12-8-16) Northwest side of E Emory Rd at the intersection of Blueberry Rd, Commission District 7.

*** 11. FIVE POINTS REDEVELOPMENT, PHASE 2**

6-SG-16-F

South side of Olive St, north side of intersection of McConnell St and Bethel Ave, to Martin Luther King Jr. Ave, Council District 6.

P 12. FIVE OAKS OUTLET CENTERS, INC.

10-SP-16-F

(12-8-16) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 13.	<u>POTOMAC PLACE, RESUBDIVISION OF LOTS 14R, 15, & 16</u> West side of Cherry Grove Road, north of Beaver Ridge Road, Commission District 6.	11-SA-16-F
* 14.	<u>ROY BOWMAN FAMILY PROPERTY</u> Southwest side of Frazier Road, south of Kodak Road, Commission District 8.	11-SB-16-F
* 15.	<u>HIDDEN VIEW FARMS, UNIT 1</u> Southeast side of Lovell Road, northeast of Pellissippi Parkway, Commission District 6.	11-SC-16-F
* 16.	<u>B H SPRANKLE'S SOUTH SIDE ADDITION RESUBDIVISION OF LOTS 5-8, BLOCK E</u> At the southeast intersection of Pedigo Street and Lincoln Street, Council District 1.	11-SD-16-F
* 17.	<u>PROPERTY OF RON BREAZEALE, TERRY MOLNAR, & HOWARD SENTELL III</u> The corner of Charles Place and Commerce Ave., Council District 6.	11-SE-16-F
P 18. (12-8-16)	<u>FORT SANDERS ADDITION, BLOCK A, RESUBDIVISION OF LOTS 1-4, 8R, 13-16</u> North side of Cumberland Avenue, south side of White Avenue, at the intersection of Twenty Second Street, Council District 1.	11-SF-16-F
* 19.	<u>CAPSTONE COLLEGIATE COMMUNITIES</u> Northeast quadrant of Lake Avenue at S Twenty First Street, Council District 1.	11-SG-16-F
P 20. (12-8-16)	<u>DUTCHTOWN WOODS</u> North side of Dutchtown Road, west of Renboro Road, Commission District 3.	11-SH-16-F
* 21.	<u>VERDEAUX INVESTMENTS, LLC PROPERTY</u> Southeast quadrant of intersection of Summerhill Drive and Bluegrass Road, Commission District 4.	11-SI-16-F
P 22. (12-8-16)	<u>HICKORY CREST, PHASE I</u> North side of Hickory Creek Road at the intersection of Lovelace Road, Commission District 6.	11-SJ-16-F

Agenda Item No.

MPC File No.

- * **23. HARDIN BUSINESS PARK, RESUBDIVISION OF PART OF LOT 1** **11-SK-16-F**
Northeast side of Reagan Road, north of Hardin Valley Road, Commission District 6.
- * **24. BRANDYWINE AT TURKEY CREEK, UNIT 4** **11-SL-16-F**
At the terminus of Woodhollow Lane, west of Fretz Road, Commission District 6.
- * **25. PROPERTY OF MIDAS CORPORATION** **11-SM-16-F**
At the intersection of Orchid Drive and Clinton Highway, Council District 5.

Rezoning and Plan Amendment/Rezoning:

- 26. 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).
- P 27. VINTAGE NORTSHORE TOWN CENTER, LLC**
(1-12-17) 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**
(1-12-17) From MU (Mixed Use) to HDR (High Density Residential).
 - P c. Rezoning** **7-L-16-RZ**
(1-12-17) From TC-1 (Town Center) and PC-1 (Retail & Office Park) to RP-2 (Planned Residential).
- * **28. TOM WEISS**
Northwest and southeast sides Sevier Heights Rd., south side Wallace Dr., east side Lancaster Dr., Council District 1.
 - a. South City Sector Plan Amendment** **10-B-16-SP**
From OS (Open Space) to GC (General Commercial).
 - * **b. One Year Plan Amendment** **10-B-16-PA**
From OS (Open Space) to GC (General Commercial).
 - * **c. Rezoning** **10-B-16-RZ**
From R-1 (Low Density Residential) to C-3 (General Commercial).

Agenda Item No.

MPC File No.

- 29. USA COMPOUND, INC.** **10-C-16-RZ**
Northwest side E. Magnolia Ave., northeast of N. Olive St., Council District 6. Rezoning from C-3 (General Commercial) to RP-2 (Planned Residential).
- * **30. TURNER HOMES LLC** **10-K-16-RZ**
Northwest side Black Rd., north of Ridgeland Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **31. DANIEL AND GRACE E. CASS LIVING TRUST**
Southeast side Millertown Pike, northeast side Ellistown Rd., Commission District 8.
a. Northeast County Sector Plan Amendment **11-A-16-SP**
From LDR (Low Density Residential) to RC (Rural Commercial).
- * **b. Rezoning** **11-B-16-RZ**
From A (Agricultural) & RA (Low Density Residential) to CR (Rural Commercial).
- * **32. HUTCHINS ASSOCIATES, P.C.** **11-C-16-RZ**
North side Gray Hendrix Rd., west of Tsawasi Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 33. MESANA INVESTMENTS LLC** **11-D-16-RZ**
South side Westland Dr., west of Highland Lake Blvd., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses On Review:

- P 34. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**
(1-12-17) 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.
- P 35. RSOLUTION SCOTT EUCKER** **10-C-16-UR**
(12-8-16) Southwest side Loves Creek Rd., northwest side Millertown Pk. Proposed use: Hardee's restaurant in SC-3 (Regional Shopping Center) & F-1 (Floodway) District. Council District 4.
- * **36. TAPESTRY TURKEY CREEK** **10-I-16-UR**
East side Snyder Rd., north side Outlet Dr. Proposed use: Multi-dwelling development with 220 units in PR (Planned Residential) up to 18 du/ac District. Commission District 6.

Agenda Item No.

MPC File No.

- * **37. URBAN ENGINEERING, INC.** **11-A-16-UR**
Northwest side of Sutherland Ave., southwest side of N. Concord St. Proposed use: Multi-dwelling development in O-1 (Office, Medical, and Related Services) District. Council District 6.
- * **38. CARL MICHAEL JACKSON** **11-B-16-UR**
East side of Alcoa Hwy and Dozer Ln., south of Power Dr. Proposed use: Self-service storage facility in C-4 (Highway and Arterial Commercial) District. Council District 1.
- P 39. TURNER HOMES, LLC** **11-C-16-UR**
(12/8/16) Northwest side of Black Rd., northeast of Ridgeland Dr. Proposed use: Detached residential development in PR (Planned Residential) & PR (Planned Residential) pending District. Commission District 6.
- 40. KISHOR TAILOR** **11-D-16-UR**
North side Asheville Hwy, west of Carta Rd. Proposed use: Multi-dwelling development in O-1 (Office, Medical, and Related Services) District. Council District 6.
- * **41. JAMES PHILLIPS** **11-E-16-UR**
East side N Gallaher View Rd, east of Walker Springs Rd. Proposed use: Coffee shop in C-3(k) (General Commercial) District. Council District 2.
- P 42. BAKER CREEK BOTTOMS, LLC** **11-F-16-UR**
(12/8/16) Southeast and northwest sides Sevier Heights Rd, and south side Wallace Dr. Proposed use: Use on Review for mixed commercial development (restaurant, craft brewery, office) and Special Exception for residential uses in C-3 (General Commercial) pending District. Council District 1.
- 43. CHILD CREATIONS** **11-G-16-UR**
Southeast side of W. Copeland Dr., south side of Heiskell Rd. Proposed use: Child day care center expansion in CA (General Business) & A (Agricultural) District. Commission District 7.

Other Business:

- P 44. Consideration of Staff Report for Plans of Service.** **11-A-16-OB**
(12-8-16)
- 45. Consideration of Nomination of Officers for CY 2017.** **11-B-16-OB**
- * **46. Consideration of Amendments to MPC's Administrative Rules and Procedures regarding procedures for special exceptions.** **11-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.

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.

GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY
a. Concept Subdivision Plan 4-SD-16-C

<u>Agenda Item No.</u>	MPC File No.
South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-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 Dr, 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 Ave and the east side of Ellis Street, Council District 1.	9-SA-15-F
<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Lane, Council District 6.	6-SF-16-F
<u>WILLIAM S. AND HANNA J. CUMMINGS PROPERTY</u> Bob Cummings Rd due east of W. Marine Rd., Commission District 9.	9-SF-16-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

Agenda Item No.

MPC File No.

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
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

GUSTO DEVELOPMENT, LLC

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

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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**

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