



MPC AGENDA

October 13, 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 OCTOBER 13, 2016 AGENDA**
- * 3. APPROVAL OF SEPTEMBER 8, 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Items to be voted on to be Withdrawn	(Indicated with a W)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>P 5. <u>METROPOLITAN PLANNING COMMISSION</u>
(11-10-16) 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.</p> | <p>10-A-15-OA</p> |
|---|--------------------------|

P 6. METROPOLITAN PLANNING COMMISSION

8-A-16-OA

(11-10-16) 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.

* **8. ORANGE KNOXVILLE CUMBERLAND, LLC**

10-B-16-AC

Request closure of unnamed alley between NE corner of parcel 108CC032 and SW terminus at railroad right-of-way, Council District 1.

* **9. CHRISTINE AND RICHARD DUNCAN**

10-A-16-SC

Request closure of Warrick Ave between northeast corner of parcel 094HB012 and Buick Street, Council District 3.

Street or Subdivision Name Changes:

* **10. ERIC MOSELEY**

10-A-16-SNC

Change Coyote Way to 'Elsie Lavell Way' between Letsinger Cove Lane and northeastern terminus, Commission District 6.

Plans, Studies, Reports:

None

Concepts/Uses On Review:

P 11. BENTLEY FIELDS (FKA BENTLEY ESTATES)

5-SE-16-C

(11-10-16) East side of Broome Rd., south of Chadwick Dr., Council District 2.

P 12. MILLSTONE - ERIC MOSELEY

8-SC-16-C

(11-10-16) **a. Concept Subdivision Plan**

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

P b. USE ON REVIEW

8-H-16-UR

(11-10-16) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

- * **13. LAKEVIEW LANDING SUBDIVISION (FKA STONEY POINT) - STONEY POINT SUBDIVISION**
 - a. Concept Subdivision Plan** **10-SA-16-C**
South side of S. Northshore Dr., south end of Nolina Rd.,
Commission District 4.
 - * **b. USE ON REVIEW** **10-B-16-UR**
Proposed use: Detached Residential Subdivision in A (Agricultural)
& PR (Planned Residential) District.

- 14. OAKLAND, LLC ON W. EMORY - OAKLAND, LLC**
 - a. Concept Subdivision Plan** **10-SB-16-C**
Northwest side of W. Emory Rd., southwest of Chartwell Rd.,
Commission District 6.
 - b. USE ON REVIEW** **10-K-16-UR**
Proposed use: Detached residential subdivision in PR (Planned
Residential) District.

- W 15. FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC**
 - a. Concept Subdivision Plan** **10-SC-16-C**
Northwest of Fountain head Ln., northwest of Tazewell Pk.,
Commission District 2.
 - W b. USE ON REVIEW** **10-F-16-UR**
Proposed use: Detached residential subdivision in PR (Planned
Residential) District.

- * **16. LAUREL RIDGE, PHASE TWO** **10-SD-16-C**
Northwest side of Hardin Valley Rd., west of Berrywood Dr.,
Commission District 6.

- 17. THE COVE AT KELLER BEND - MESANA INVESTMENTS, LLC**
 - a. Concept Subdivision Plan** **10-SE-16-C**
Southeast side of Keller Bend Rd., southwest of Tedford Ln.,
Commission District 4.
 - b. USE ON REVIEW** **10-J-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned
Residential) District.

Final Subdivisions:

- P 18. EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS 9R & 10R** **5-SI-16-F**
(11-10-16) Northwest side of E Emory Rd at the intersection of Blueberry Rd, Commission District 7.
- P 19. FIVE POINTS REDEVELOPMENT, PHASE 2** **6-SG-16-F**
(11-10-16) South side of Olive St, north side of intersection of McConnell St and Bethel Ave, to Martin Luther King Jr. Ave, Council District 6.
- * 20. CHAPMAN TRIANGLE** **9-SC-16-F**
E. Governor John Sevier Hwy & Chapman Hwy., Commission District 4.
- T 21. WILLIAM S. AND HANNA J. CUMMINGS PROPERTY** **9-SF-16-F**
Bob Cummings Rd due east of W. Marine Rd., Commission District 9.
- * 22. PROPERTY FOR CHRIS FORTUNE** **9-SJ-16-F**
East side of Wakefield Rd, due north of Victoria Dr., Commission District 5.
- * 23. SHERI M WALTON PROPERTY** **10-SA-16-F**
Northwest side of Atkins Rd, north of Carter Rd, Commission District 8.
- * 24. THE RANDY WINTER PROPERTY** **10-SB-16-F**
North side of Western Ave, east of Texas Ave, Council District 5.
- * 25. KENNETH EDWARD COKER SUBDIVISION** **10-SC-16-F**
Southwest side of the terminus of Valley View Ln, south of Ball Camp Pike, Commission District 3.
- * 26. CHARLES BENSON PROPERTY** **10-SD-16-F**
Northwest side of Henderson Lane, north of Emory Church Rd, Commission District 6.
- * 27. RUSHLAND PARK, RESUBDIVISION OF LOTS 92 & 94-99** **10-SE-16-F**
Northwest side of Hollow View Ln, east of Rushland Park Blvd., Commission District 8.
- * 28. CROZIER CREST ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 4-6 AND UNPLATTED PROPERTY** **10-SF-16-F**
South side of Hutchinson Ave, northeast of Glenview Dr, Council District 4.

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* 29.	<u>UNIVERSITY COMMONS, RESUBDIVISION OF LOT 1R</u> Southeast side of Cumberland Ave, east of Kingston Pike, Council District 1.	10-SG-16-F
* 30.	<u>HERMAN GODDARD PROPERTY, RESUBDIVISION OF LOTS 1R1 & 1R2</u> At the southwest intersection of Crenshaw Rd and W Martin Mill Pike, Commission District 9.	10-SH-16-F
* 31.	<u>ROLLINS PLACE RESUBDIVISION OF LOTS 1R & 4R</u> At the north intersection of Gillian Ln and Third St, Commission District 5.	10-SI-16-F
* 32.	<u>TINA MARIE FREEMAN LUSK RUTHERFORD PROPERTY, RESUBDIVISION OF LOT 2</u> Southeast side of Grove Rd, east of Mine Rd, Commission District 8.	10-SJ-16-F
* 33.	<u>MARIA'S MEADOW RESUBDIVISION OF LOTS 7-8 & 10-29</u> Both sides of Bethesda Springs Way at Fairview Rd, Commission District 8.	10-SK-16-F
* 34.	<u>TRINITY BAPTIST CHURCH</u> Southeast quadrant of Blacks Ferry Rd and Old Blacks Ferry Lane, Commission District 6.	10-SL-16-F
* 35.	<u>BEAU MONDE, PHASE 2, UNIT 4, RESUBDIVISION OF LOTS 93R, 94R, & 97RR</u> Southwest side of Clingmans Dome Dr, northwest of Thunderhead Rd, Council District 6.	10-SM-16-F
* 36.	<u>PARKER AND SCOTT PROPERTY</u> South side of Canton Hollow Rd, east of Woody Dr, Commission District 5.	10-SN-16-F
* 37.	<u>HATTIES PLACE, UNIT 2</u> West side of Lucky Clover Ln, north of Hatties Place Rd, Commission District 6.	10-SO-16-F
P 38.	<u>FIVE OAKS OUTLET CENTERS, INC.</u> (11-10-16) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.	10-SP-16-F

Rezoning and Plan Amendment/Rezoning:

- 39. 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).
- 40. HOLLY APODACA 9-F-16-RZ**
Northwest side Wallwood Rd., northeast of Clinton Hwy., Council District 5. Rezoning from O-1 (Office, Medical, and Related Services) to C-4 (Highway and Arterial Commercial).
- 41. RUFUS H. SMITH JR. & COMPANY**
Southeast side Deane Hill Dr., northeast side Winchester Dr., Council District 2.
- a. West City Sector Plan Amendment 10-A-16-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- b. One Year Plan Amendment 10-A-16-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- c. Rezoning 10-A-16-RZ**
From RP-1 (Planned Residential) at <6 du/ac to RP-1 (Planned Residential) @ <10 du/ac.
- P 42. TOM WEISS**
(11-10-16) 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).
- P b. One Year Plan Amendment 10-B-16-PA**
(11-10-16) From OS (Open Space) to GC (General Commercial).
- P c. Rezoning 10-B-16-RZ**
(11-10-16) From R-1 (Low Density Residential) to C-3 (General Commercial).
- * 43. 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).

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- * **44. PARKER PROPERTIES, INC.** **10-D-16-RZ**
Northwest side Sherrill Blvd., north of Park West Blvd., Commission District 3. Rezoning from PR (Planned Residential) & OS (Open Space) to PC (Planned Commercial).
- * **45. PARKER PROPERTIES, INC.** **10-E-16-RZ**
East and west sides Christian Academy Blvd., north side Sherrill Blvd., Council District 2. Rezoning from RP-1 (Planned Residential) @ 1-12 du/ac to PC-1 (Retail and Office Park).
- * **46. PARKER PROPERTIES, INC.** **10-F-16-RZ**
North side Sherrill Blvd., west of Christian Academy Blvd., Commission District 3. Rezoning from PR (Planned Residential) to PC (Planned Commercial).
- * **47. NORMAN DALE STEWART AND VALERIE TREECE STEWART**
Southwest end Gardenstone Way, southwest of Old Clinton Pike, Commission District 7.
 - a. North County Sector Plan Amendment** **10-C-16-SP**
From LDR (Low Density Residential) to GC (General Commercial).
 - * **b. Rezoning** **10-G-16-RZ**
From RA (Low Density Residential) and A (Agricultural) to CA (General Business).
- * **48. THE DEVELOPMENT CORPORATION OF KNOX COUNTY**
Northwest side Thorn Grove Pike, north of I-40, southwest of Midway Rd., Commission District 8.
 - a. East County Sector Plan Amendment** **10-D-16-SP**
From LDR (Low Density Residential) to BP-1 (Business Park Type 1).
 - * **b. Rezoning** **10-H-16-RZ**
From A (Agricultural) to EC (Employment Center).
- * **49. RUFUS H. SMITH JR. AND COMPANY**
Southwest side Whittle Springs Rd., southeast side Mineral Springs Ave., Council District 4.
 - a. East City Sector Plan Amendment** **10-E-16-SP**
From HDR (High Density Residential) to O (Office).
 - * **b. One Year Plan Amendment** **10-D-16-PA**
From HDR (High Density Residential) to O (Office).

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- * **c. Rezoning** **10-I-16-RZ**
From R-3 (High Density Residential) to O-1 (Office, Medical, and Related Services).

- 50. JEFFREY J. ALLEN**
North side Kingston Pike, west side Lindsay Place, Council District 2.
 - a. Central City Sector Plan Amendment** **10-F-16-SP**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential and Office).

 - b. One Year Plan Amendment** **10-E-16-PA**
From LDR (Low Density Residential) to MDR/O (Medium Density Residential and Office).

 - c. Rezoning** **10-J-16-RZ**
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

- P 51. TURNER HOMES LLC** **10-K-16-RZ**
(11-10-16) Northwest side Black Rd., north of Ridgeland Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

- 52. MPI BUSINESS SOLUTIONS, INC.**
East side Texas Ave., north side Heiskell Ave., Council District 5.
 - a. Central City Sector Plan Amendment** **10-G-16-SP**
From TDR (Traditional Neighborhood Residential) to GC (General Commercial).

 - b. One Year Plan Amendment** **10-F-16-PA**
From TDR (Traditional Neighborhood Residential) to GC (General Commercial).

 - c. Rezoning** **10-L-16-RZ**
From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).

Uses On Review:

- P 53. VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)** **9-B-16-UR**
(12-8-16) North side Holston Dr, southeast side Martin Luther King Jr. Ave, south side Asheville Hwy. Proposed use: Commercial Telecommunications Facilities in C-3 (General Commercial) District. Council District 6.

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- 54. NORTHWEST SIGNS (REVISED)** **9-C-16-UR**
Northeast side of N. Broadway, northwest side of Sanders Dr. Proposed use: Master Sign Plan - Development Directory Sign in C-3 (General Commercial) & O-1 (Office, Medical and Related Services) District. Council District 4.
- * **55. AUTUMN LEAVES OF KNOXVILLE** **10-A-16-UR**
Northwest side of Deane Hill Dr., east of Royal Crown Dr. Proposed use: Assisted living facility in O-1 (Office, Medical, and Related Services) District. Council District 2.
- 56. RSOLUTION SCOTT EUCKER** **10-C-16-UR**
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.
- * **57. URBAN ENGINEERING, INC.** **10-D-16-UR**
North side Oak Ridge Hwy, east of Beaver Ridge Rd. Proposed use: Expansion (2,835 sq. ft.) of existing vet clinic in CA (General Business) District. Commission District 6.
- * **58. DEWAYNE WITT** **10-E-16-UR**
East & West sides of Bethesda Springs Wy., West side of Fairview Rd. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 8.
- * **59. JAKE THOMAS** **10-G-16-UR**
South side of Kingston Pike, west of Moss Grove Blvd. Proposed use: Parking lot expansion in PC-1 (Retail and Office Park) (k) District. Council District 2.
- 60. CHRISTOPHER REILEY** **10-H-16-UR**
West side Wellington Dr., north of Cresthill Dr. Proposed use: Outpatient therapy with future use of residential. Pregnant women & new mothers in recovery in O-1 (Office, Medical, and Related Services) District. Council District 2.
- P 61. TAPESTRY TURKEY CREEK** **10-I-16-UR**
(11-10-16) 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.

Other Business:

None

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

<u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	12-B-13-OA
<u>TREVOR HILL</u> 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.	11-A-14-SC
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-SJ-08-C 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. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-SC-09-C 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. b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-SC-15-C 7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> 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>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.	

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MPC File No.

- 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
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

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

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