



MPC AGENDA

September 8, 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 SEPTEMBER 8, 2016 AGENDA**
- * 3. **APPROVAL OF AUGUST 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Items to be voted on to be Withdrawn	(Indicated with a W)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****
 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.

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- 6. METROPOLITAN PLANNING COMMISSION** **5-A-16-OA**
Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.
- P 7. METROPOLITAN PLANNING COMMISSION** **8-A-16-OA**
(10-13-16) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.
- 8. METROPOLITAN PLANNING COMMISSION** **9-A-16-OA**
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

Plans, Studies, Reports:

- 9. METROPOLITAN PLANNING COMMISSION** **9-C-16-SP**
2016 Southwest County Sector Plan Update. Commission Districts 3, 4 & 5. Council District 2.

Concepts/Uses On Review:

- P 10. BENTLEY FIELDS (FKA BENTLEY ESTATES)** **5-SE-16-C**
(10-13-16) East side of Broome Rd., south of Chadwick Dr., Council District 2.
- P 11. MILLSTONE - ERIC MOSELEY** **8-SC-16-C**
(10-13-16) **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**
(10-13-16) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- * 12. HM PROPERTIES ON HARVEY ROAD - HM PROPERTIES** **9-SA-16-C**
a. Concept Subdivision Plan
Northeast side of Harvey Rd., southeast of Boyd Station Rd., and north of Mallard Bay Dr., Commission District 5.
- * b. USE ON REVIEW** **9-D-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) & F (Floodway) pending District.

- 13. MIDWAY BUSINESS PARK - THE DEVELOPMENT CORPORATION OF KNOX COUNTY**
- a. Concept Subdivision Plan** **9-SB-16-C**
Northwest and southeast side of Thorn Grove Pike, north side of Worthington Ln. at the northwest quadrant of the I-40 and Midway Rd. interchange, Commission District 8.
- b. USE ON REVIEW** **9-E-16-UR**
Proposed use: Business Park in EC (Employment Center) & A (Agricultural) District.
- * **14. STEELE ROAD SUBDIVISION** **9-SC-16-C**
Southeast side of Hardin Valley Rd., southeast end of Steele Rd, Commission District 6.

Final Subdivisions:

- P 15. EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS** **5-SI-16-F**
(10/13/16) **9R & 10R**
Northwest side of E Emory Road at the intersection of Blueberry Road, Commission District 7.
- * **16. REEDER CHEVROLET** **7-SG-16-F**
South side of Clinton Hwy, west of I-75, Council District 5.
- * **17. WOOTEN AND MASON 2ND ADDITION, RESUB. OF LOT 7 & PART OF LOT 8** **8-SG-16-F**
South side of Tillery Road, southeast of Paris Road, Council District 5.
- * **18. WESTWOOD** **9-SA-16-F**
East of Greenbriar Dr, south side Woodburn Dr., Council District 2.
- * **19. ELY PARK** **9-SB-16-F**
On Millertown Pike & Cambridge Reserve Dr., Commission District 8.
- P 20. CHAPMAN TRIANGLE** **9-SC-16-F**
(10/13/16) E. Governor John Sevier Hwy & Chapman Hwy., Commission District 4.
- * **21. CASCADE VILLAS** **9-SD-16-F**
Northside Tumbled Stone Way, north of Gatekeeper Way, Commission District 6.
- * **22. HAYDEN HILLS** **9-SE-16-F**
On south side of Sam Lee Rd., Commission District 6.

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- P 23. WILLIAM S. AND HANNA J. CUMMINGS PROPERTY** **9-SF-16-F**
(10/13/16) Bob Cummings Rd due east of W. Marine Rd., Commission District 9.
- * **24. CLEAR SPRINGS PLANTATION** **9-SG-16-F**
Southeast side of Laurell Creek Way and southwest of McCampbell Wells Way., Commission District 8.
- * **25. ARCADIA** **9-SH-16-F**
Southwest end of Arcadia Peninsula Way, southwest of Stoppard View Way., Commission District 5.
- * **26. JOHN GARNER & GORDON THOMAS** **9-SI-16-F**
North side of Lexington Dr at Omni Ln., Commission District 6.
- P 27. PROPERTY FOR CHRIS FORTUNE** **9-SJ-16-F**
(10/13/16) East side of Wakefield Rd, due north of Victoria Dr., Commission District 5.
- * **28. CEDARL BLUFF BAPTIST CHURCH PROPERTY** **9-SK-16-F**
Dutchtown Rd and west of Floyd Ln., Commission District 3.
- * **29. ARTHUR C. CARMICHAEL PROPERTY** **9-SL-16-F**
Southeast side of E. Fourth Ave. and Northeast side of Lamar St., Council District 4.
- * **30. BROWDER PROPERTIES** **9-SM-16-F**
Southeast intersection of Opal Ave. & Gore Rd., Council District 2.
- * **31. MERCHANTS TOWN SQUARE RESUBDIVISION OF PART OF LOT 1R2** **9-SN-16-F**
South side of Clinton Hwy, southeast of McClain Dr, Council District 3.
- * **32. NORTHSHORE HILLS** **9-SO-16-F**
Northeast side of Northshore Hills Blvd. northwest of Water Hill Dr., Commission District 4.

Rezoning and Plan Amendment/Rezoning:

- 33. 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).

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- P 34. VINTAGE NORTHSORE TOWN CENTER, LLC**
(11/10/16) 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**
(11/10/16) From MU (Mixed Use) to HDR (High Density Residential).
- P c. Rezoning** **7-L-16-RZ**
(11/10/16) From TC-1 (Town Center) and PC-1 (Retail & Office Park) to RP-2 (Planned Residential).
- * **35. BRIAN HANN** **9-A-16-RZ**
North side Sevierville Pike, east side Sevier Ave., Council District 1. Rezoning from R-2 (General Residential) to C-1 (Neighborhood Commercial).
- * **36. WBI RENTALS, LLC** **9-B-16-RZ**
West side Bob Kirby Rd., north of Dutchtown Rd., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 37. LECONTE EQUITIES GROUP, LLC**
Northwest side E. Governor John Sevier Hwy., north of Chapman Hwy., Commission District 9.
- a. South County Sector Plan Amendment** **9-A-16-SP**
From MDR/O (Medium Density Residential and Office) to GC (General Commercial).
- b. Rezoning** **9-C-16-RZ**
From OB (Office, Medical, and Related Services) to CA (General Business).
- 38. HOPE DAVIS**
East side Ebenezer Rd., north of S. Northshore Dr., Commission District 4.
- a. Southwest County Sector Plan Amendment** **9-B-16-SP**
From LDR (Low Density Residential), SLPA (Slope Protection Area) and STPA (Stream Protection Area) to C (Commercial), SLPA (Slope Protection Area) and STPA (Stream Protection Area).
- b. Rezoning** **9-D-16-RZ**
From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).

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- * **39. TURNER HOMES, LLC** **9-E-16-RZ**
East side Andes Rd., southwest side Chert Pit Rd., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density 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).

Uses On Review:

- * **41. PELLISSIPPI INVESTORS III** **8-B-16-UR**
Northwest side of Hardin Valley Rd., northeast of Cherahala Blvd. Proposed use: Office, research and development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.
- * **42. GARY HIBBEN** **9-A-16-UR**
Southeast side of Maynardville Pike, southwest of Harmon Dr. Proposed use: Highway marking business in PC (Planned Commercial) & A (Agricultural) District. Commission District 8.
- 43. VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)** **9-B-16-UR**
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.
- * **44. NORTHWEST SIGNS** **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.
- 45. HUTCHINS ASSOCIATES P.C.** **9-F-16-UR**
North side Gray Hendrix Rd., west of Tsawasi Rd. Proposed use: Subdivide property into two lots and develop two duplexes (one per lot) in RA (Low Density Residential) District. Commission District 6.
- * **46. SMITH-LINDSEY DEVELOPMENT, LLC** **9-G-16-UR**
East side N Broadway, south side Gibbs Dr. Proposed use: Restaurant in C-1 (Neighborhood Commercial) District. Council District 4.
- * **47. ADAM SMITH - MAIN EVENT ENTERTAINMENT** **9-H-16-UR**
North side of Kingston Pike, East side of N. Cedar Bluff Rd. Proposed use: Entertainment center in PC-1 (Retail and Office Park) District. Council District 2.

Other Business:

None

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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p><u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan 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.</p>	<p>4-SD-16-C 4-I-16-UR</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.</p>	<p>12-SJ-13-F</p>
<p><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.</p>	<p>4-SE-14-F</p>
<p><u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.</p>	<p>5-SH-15-F</p>
<p><u>FAERBER PROPERTIES</u> Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.</p>	<p>7-SL-15-F</p>
<p><u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.</p>	<p>7-SR-15-F</p>
<p><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.</p>	<p>9-SA-15-F</p>
<p><u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Drive, northwest side of Chimney Top Lane, Council District 6.</p>	<p>6-SF-16-F</p>
<p>U <u>FIVE POINTS REDEVELOPMENT, PHASE 2</u> South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue, Council District 6.</p>	<p>6-SG-16-F</p>

Agenda Item No.

MPC File No.

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.