

**METROPOLITAN PLANNING COMMISSION
CONSENT APPROVAL LIST
APRIL 13, 2017**

These items are recommended for approval on consent and are marked (*) on the Agenda. They will be considered under one motion to approve.

Please note that if you would like to discuss an item marked with (*) below, approach the podium after the entire consent list is read and request that it be removed from the consent list.

- * 2. **APPROVAL OF APRIL 13, 2017 AGENDA**
- * 3. **APPROVAL OF MARCH 9, 2017 MINUTES**

Ordinance Amendment:

- * 9. **METROPOLITAN PLANNING COMMISSION** **4-A-17-OA**
Amendment to the Knox County Zoning Ordinance, Section 4.97 Standards for the Approval of Indoor & Outdoor Paintball Ranges, regarding indoor facilities as a Use-on-Review in the Agricultural District.

Street Closures:

- * 10. **UNIVERSITY OF TENNESSEE** **4-A-17-SC**
Request closure of Portion of right-of-way of Lake Ave between Chi Phi Avenue (closed) and Terrace Avenue, Council District 1.
- * 11. **UNIVERSITY OF TENNESSEE** **4-B-17-SC**
Request closure of Terrace Ave between northeast corner of parcel 108CE028 and southeast corner of parcel 108CE029, Council District 1.

Plans, Studies, Reports:

- * 13. **METROPOLITAN PLANNING COMMISSION** **3-A-17-OYP**
2017 update to the City of Knoxville One Year Plan.

Concepts/Uses on Review:

- * 19. **ROEFIELD** **4-SC-17-C**
East and west sides of Vale View Rd., Commission District 5.
- * 21. **BRAXTON CREEK - HOMESTEAD LAND HOLDINGS, LLC** **4-SE-17-C**
 - a. Concept Subdivision Plan**
Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln., Commission District 6.
 - * **b. USE ON REVIEW** **4-M-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- * **26. HARDIN VALLEY HEIGHTS** **2-SL-17-F**
Southwest side of Dogwood Rd, south of Solway Rd, Commission District 6.
- * **27. THE HIGHLANDS AT HARDIN VALLEY** **3-SH-17-F**
South side of Hardin Valley Road, north of Yarnell Road, Commission District 6.
- * **28. R. R. BEARDENS ADDITION RESUBDIVISION OF LOT 37** **4-SA-17-F**
On the South side of Hazel Place, west of Irwin Street, Council District 4.
- * **29. HIDDEN VIEW FARMS, UNIT 2** **4-SB-17-F**
Southeast side of Lovell Road, northeast of Pellissippi Parkway, Commission District 6.
- * **30. MCDONALDS ON MILLERTOWN PIKE # 41-0443** **4-SC-17-F**
At the intersection of Millertown Pike and Kinzel Way, Council District 4.
- * **31. MOUNTAIN VIEW ADDITION RESUBDIVISION OF PART OF LOTS 250-251** **4-SD-17-F**
North side of E Oklahoma Avenue, southwest of W Glenwood Avenue, Council District 4.
- * **33. RICHMOND HEIGHTS, RESUBDIVISION OF LOTS 38-41, 47-53, & 65-68** **4-SF-17-F**
Richmond Avenue at Warrick Avenue, Council District 4.
- * **34. JAKE S WATSON PROPERTY, RESUBDIVISION OF LOT 1R** **4-SG-17-F**
Northeast side of Mayes Chapel Road, north of E Emory Road, Commission District 7.
- * **35. WILLOW PARK, PHASE I** **4-SH-17-F**
Northwest side of W Emory Road, southwest of Chartwell Road, Commission District 6.
- * **36. BOULDER POINT, PHASE 3** **4-SI-17-F**
Northwest terminus of Boulder Point Lane, northwest of Poplar Grove Lane, Commission District 6.
- * **37. WESTLAND COVE PHASE I** **4-SJ-17-F**
Southwest side of Emory Church Road, northwest of Westland Drive, Commission District 5.
- * **38. FIRST CHOICE AUTOMOTIVE** **4-SK-17-F**
Northshore Drive at Hart Road, Commission District 5.

- * **39. SUNFLOWER MANOR, RESUBDIVISION OF LOT 3R AND ADJACENT PROPERTY** **4-SL-17-F**
North side of Sunflower Drive, adjacent to Kramer Way, Council District 2.
- * **41. ALBERT BROYLES CRAWLEY FAMILY TRUST PROPERTY** **4-SN-17-F**
West side of N Gallaher View Road at the intersection of Walker Springs Road, Commission District 6.
- * **43. BENN PROPERTY** **4-SP-17-F**
Southeast side of Brooks Avenue, northeast side of Kenro Drive, Council District 6.
- * **44. PARKVIEW BROOME ROAD** **4-SQ-17-F**
Broome Road at Middlebrook Pike, Council District 2.

Rezoning:

- * **45. BOB HUTCHISON**
Northeast side Central Avenue Pike, southeast of Elyria Dr., Council District 5.
 - a. North City Sector Plan Amendment** **4-C-17-SP**
From MU-SD (Mixed Use Special District) (NC-15) to GC (General Commercial).
 - * **b. One Year Plan Amendment** **4-A-17-PA**
From MU-SD (Mixed Use Special District) (NC15) to GC (General Commercial).
 - * **c. Rezoning** **3-E-17-RZ**
From R-1 (Low Density Residential) to C-6 (General Commercial Park).
- * **48. CHERYL TRISH** **4-A-17-RZ**
North side George Whittaker Ln., north of Jenkins Rd., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **49. STONE STREET GROUP** **4-B-17-RZ**
Northwest side Jennings Ave., southwest of N. Central St., Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).
- * **53. HOMESTEAD LAND HOLDINGS, LLC**
Southeast side Hardin Valley Rd., east of Marietta Church Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **4-E-17-SP**

From AG (Agricultural) to LDR (Low Density Residential).

- * **b. Rezoning** **4-F-17-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **54. S & E PROPERTIES** **4-G-17-RZ**
South side Bob Gray Rd., west of Windamere Rd., Commission District 3. Rezoning from BP (Business and Technology) to PR (Planned Residential).
- * **55. BRANDYWINE AT TURKEY CREEK LLC**
North side N. Campbell Station Rd., northeast of Fretz Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **4-G-17-SP**
From AG (Agricultural) to LDR (Low Density Residential).
 - * **b. Rezoning** **4-H-17-RZ**
From A (Agricultural) and PR (Planned Residential) to PR (Planned Residential) at up to 4.1 du/ac.
- * **56. VERTEX DEVELOPMENT TN** **4-I-17-RZ**
Southwest side Lobetti Rd., northwest of Ball Camp Pike, Commission District 6. Rezoning from PC (Planned Commercial) and A (Agricultural) to PR (Planned Residential).

Uses On Review:

- * **58. 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) pending District. Council District 2.
- * **63. URBAN ENGINEERING, INC.** **3-B-17-UR**
East side Broome Rd., south of Middlebrook Pike Proposed use: Assisted living facility in RP-1 (Planned Residential) at less than 6 du/ac District. Council District 2.
- * **64. CHRISTINE DUNCAN** **3-C-17-UR**
Northwest side Richmond Ave., north of McTeer St. Proposed use: Small house residential community in RP-1 (Planned Residential) up to 4.2 du/ac (pending) District. Council District 3.
- * **67. URBAN ENGINEERING, INC.** **4-A-17-UR**
Northeast side Pratt Rd., northwest of Cedar Ln. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Council District 5.

- * **68. PAMLICO INVESTMENTS INC.** **4-B-17-UR**
Northeast end of Jack Dance St, west side of Montvue Rd.
Proposed use: Indoor storage in C-4 (Highway and Arterial Commercial) District. Council District 2.
- * **69. ALDI INC., STORE #11 - MT JULIET DIVISION** **4-C-17-UR**
Northwest side of E. Emory Rd., northeast side of Norris Freeway.
Proposed use: Expansion of existing store in SC (Shopping Center) District. Commission District 7.
- * **70. ALDI INC., STORE #12 - MT. JULIET DIVISION** **4-D-17-UR**
East side of Moss Grove Blvd, south side of Kingston Pike.
Proposed use: Expansion of existing store in PC-1 (Retail and Office Park) (k) District. Council District 2.
- * **71. FRANK GAMBUZZA** **4-F-17-UR**
South side of Emory Church Rd., west side of Pellissippi Parkway.
Proposed use: Detached residences in PR (Planned Residential) (k) & F (Floodway) District. Commission District 5.
- * **72. SANDERS PACE ARCHITECTURE JOHN SANDERS** **4-H-17-UR**
West side N. Central St, southeast of W. Burwell Ave. Proposed use: Craft brewery in C-3 (General Commercial) District. Council District 5.
- * **74. MORNING POINTE OF WEST KNOXVILLE** **4-J-17-UR**
Northwest side of Westland Dr., southwest side of Emory Church Rd., northeast side of I-140. Proposed use: Assisted Living Facility in RP-1 (Planned Residential) District. Council District 2.
- * **75. LAND DEVELOPMENT SOLUTIONS** **4-L-17-UR**
South side of Parkwest Blvd., north side of Interstate 40/75
Proposed use: Helipad relocation in PC-1 (Retail and Office Park) District. Council District 2.
- * **76. AMANDA PITTMAN** **4-N-17-UR**
North side Kingston Pike, northwest of Deane Hill Dr. Proposed use: Veterinary clinic in O-1 (Office, Medical, and Related Services) Council District 2.