

# MPC AGENDA

## August 10, 2017

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 AUGUST 10, 2017 AGENDA
- \* 3. APPROVAL OF JULY 13, 2017 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Items to be voted on to be Withdrawn	(Indicated with a 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 any agenda item, please visit our web site at <http://www.knoxmpc.org/agenda>.*

### **Ordinance Amendments:**

5. **MPC (REFERRED BACK BY CITY COUNCIL)**  
 Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

**5-A-16-OA**

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- 6. MPC (REVISED)** **3-B-17-OA**  
Review of amendment to the City of Knoxville Zoning Ordinance to identify residential as a Use-on-Review in the C-3 (General Commercial) and C-6 (General Commercial Park) Districts and establish standards for residential uses.
- P 7. MPC** **5-B-17-OA**  
(9-14-17) Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.
- 8. MPC** **7-C-17-OA**  
Amendment to the City of Knoxville Zoning Ordinance regarding establishing structure size standards in the C-1 (Neighborhood Commercial) District.
- P 9. MPC** **8-A-17-OA**  
(9-14-17) Amendments to the Knoxville Zoning Ordinance regarding wireless communication facilities that replaces the existing Article V, Section 20 - Commercial telecommunications facilities with Article V, Section 20 - Wireless Communication Facilities (WCF).
- P 10. MPC** **8-B-17-OA**  
(9-14-17) Amendments to the Knox County Zoning Ordinance regarding standards for wireless communication facilities that replaces the existing Article 4, Section 4.92 - Standards for commercial telecommunications facilities with Article 4, Section 4.92 - Standards for Wireless Communication Facilities (WCF).
- W 11. CITY OF KNOXVILLE** **8-C-17-OA**  
Amendment to the Knoxville Zoning Ordinance by adding mobile food unit park to Article II Definitions, adding Section 27 Performance standards for mobile food unit park to Article IV, and mobile food unit park as a use permitted on review in C-2, C-3 and C-4 zoning districts.

**Alley or Street Closures:**

- \* 12. LAND DEVELOPMENT SOLUTIONS** **4-C-17-SC**  
Request closure of Park West Blvd between southeast corner of parcel 119-018.36 and southeast corner of parcel 119-018.23, Council District 2.
- \* 13. KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC** **8-A-17-AC**  
Request closure of unnamed alley between southeast R-O-W line of W. Oklahoma Avenue and southeast corner of parcel 081NH004, Council District 4.

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- \* **14. BENCHMARK ASSOCIATES, INC. FOR REILY FOODS** **8-B-17-AC**  
Request closure of unnamed alley between eastern R-O-W line of Rule Street and western R-O-W line of Cary Street, Council District 6.
- \* **15. KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC** **8-A-17-SC**  
Request closure of W Oklahoma Avenue between N. Central Street and southwest property line of parcel 081NH004, Council District 4.
- \* **16. BENCHMARK ASSOCIATES, INC FOR REILY FOODS** **8-B-17-SC**  
Request closure of Rule Street between southern R-O-W line of Vandeventer Avenue and southern R-O-W line of Mynatt Avenue, Council District 6.
- \* **17. BENCHMARK ASSOCIATES, INC. FOR REILY FOODS** **8-C-17-SC**  
Request closure of Mynatt Avenue between western R-O-W line of Rule Street and northeast corner of parcel 108HA024, Council District 6.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses On Review:**

- P 18. ARBOR BROOK - DK DEVELOPMENT** **8-SA-17-C**  
(9-14-17) **a. Concept Subdivision Plan**  
North side of Beaver Ridge Rd., west of Windcrest Rd, Commission District 6.
- P b. USE ON REVIEW** **8-I-17-UR**  
(9-14-17) Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.
- P 19. FIVE POINTS, PHASE 3** **8-SB-17-C**  
(9-14-17) Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St., Council District 6.

**Final Subdivisions:**

- \* **20. FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**  
At the northern intersection of N Broadway and Tazewell Pike, Council District 4.

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|--------------|--|------------------|
| <b>T 21.</b> | <b><u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u></b>           | <b>6-SF-16-F</b> |
|              | Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.   |                  |
| <b>* 22.</b> | <b><u>BOB AND JOYCE SEXTON PROPERTY</u></b>  | <b>7-SB-17-F</b> |
|              | East side of Zachary Rd, south of Zacharytown Rd, Commission District 8.                     |                  |
| <b>P 23.</b> | <b><u>THE TIMBERS</u></b>  | <b>7-SH-17-F</b> |
| (9-14-17)    | North side of Hurst Ln, east of E Beaver Creek Dr., Commission District 7.                   |                  |
| <b>* 24.</b> | <b><u>JHS LIMITED PARTNERSHIP PROPERTY</u></b>   | <b>7-SO-17-F</b> |
|              | West side of Mynderse Dr, north of Western Ave., Council District 5.                         |                  |
| <b>* 25.</b> | <b><u>COLD SPRINGS ADDITION, RESUBDIVISION OF LOTS 8 &amp; 9</u></b>                         | <b>8-SA-17-F</b> |
|              | North side of E Magnolia Avenue, northeast of Olive Avenue, Council District 6.              |                  |
| <b>* 26.</b> | <b><u>CAIN PROPERTY</u></b>  | <b>8-SB-17-F</b> |
|              | East side of Broome Road, north of Walker Springs Road, Council District 2.                  |                  |
| <b>* 27.</b> | <b><u>HIDDEN VIEW FARMS, UNIT 3</u></b>  | <b>8-SC-17-F</b> |
|              | Southeast side of Golden Nugget Lane, north of Pellissippi Parkway, Commission District 6.   |                  |
| <b>* 28.</b> | <b><u>MATT WILSON PROPERTY</u></b>   | <b>8-SD-17-F</b> |
|              | Southwest side of Hill Road, east of York Road, Commission District 8.                       |                  |
| <b>* 29.</b> | <b><u>BERYL M KIRKPATRICK &amp; CAMPBELL'S POINT RESUBDIVISION</u></b>                       | <b>8-SE-17-F</b> |
|              | Southwest side of Campbell's Pointe Road, northwest of Tazewell Pike, Commission District 8. |                  |
| <b>* 30.</b> | <b><u>WOODYATT PROPERTY</u></b>  | <b>8-SF-17-F</b> |
|              | South side of Rather Road, east of George Light Road, Commission District 6.                 |                  |
| <b>* 31.</b> | <b><u>KNOXVILLE URBAN LEAGUE PROPERTY ON E FIFTH AVENUE</u></b>                              | <b>8-SG-17-F</b> |
|              | At the intersection of E Fifth Avenue and Myrtle Street, Council District 6.                 |                  |

- \* **32. KEENLAND HEIGHTS LLC & JHS LIMITED PARTNERSHIP PROPERTY** **8-SH-17-F**  
North side of Kingston Pike, east of Morrell Road, Council District 2.
- \* **33. THE STRANGE PROPERTY** **8-SI-17-F**  
Southeast side of W Emory Road, north of Brickyard Road, Commission District 6.
- P 34. KILMORE PROPERTIES** **8-SJ-17-F**  
(9-14-17) South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.
- \* **35. LAUREL RIDGE, PHASE I** **8-SK-17-F**  
North side of Hardin Valley Road, west of I-40, Commission District 6.
- \* **36. DELTA GROUP RESUBDIVISION OF LOT 3 AND UNPLATTED PROPERTY** **8-SL-17-F**  
At the intersection of Ogle Avenue and W Martin Mill Pike, Council District 1.
- \* **37. DOUGLAS PROPERTY** **8-SM-17-F**  
South side of Thorn Grove Pike, southwest of Stony Point Road, Commission District 8.

## **Rezoning and Plan Amendments:**

- T 38. SHADY GLEN LLC** **3-G-17-RZ**  
Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- P 39. CLEAR WATER PARTNERS, LLC** **7-D-17-RZ**  
(9-14-17) Southeast side Carmichael Rd., southeast of Valley Vista Rd, southwest of Pellissippi Pkwy., Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).
- \* **40. IGOR CHEBAN** **8-A-17-RZ**  
Northwest side McKamey Rd., north of Cain Rd., Council District 3. Rezoning from A-1 (General Agricultural) and RP-1 (Planned Residential) to R-1 (Low Density Residential).

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- \* **41. HOLSINGER CONSTRUCTION, LLC** **8-B-17-RZ**  
Northeast side Stormer Rd., southeast of E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- \* **42. HEALTH CARE INITIATIVE OF TN, INC.** **8-C-17-RZ**  
Southeast side E. Woodland Ave., southwest side Huron St., Council District 4. Rezoning from R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay).
- 43. MPC (REVISED)**  
Northwest side Murray Dr., southwest of Clinton Hwy. Council District 3.
- a. Northwest City Sector Plan Amendment** **7-J-17-SP**  
From MDR (Medium Density Residential) to LDR (Low Density Residential).
- b. One Year Plan Amendment** **7-F-17-PA**  
From MDR (Medium Density Residential) to LDR (Low Density Residential).
- \* **44. GBS ENGINEERING** **8-A-17-SP**  
North side Hardin Valley Rd., east of Westcott Blvd. Commission District 6. Northwest County Sector Plan Amendment from O (Office) and STPA (Stream Protection Area) to GC (General Commercial) and STPA (Stream Protection Area).

**Uses on Review:**

- P 45. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**  
(9-14-17) 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 46. R2R STUDIO, LLC JESSALYN FRISKE** **2-D-17-UR**  
(9-14-17) Northeast of Valgro Rd, west of Sevierville Pike. Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.
- 47. G.M. PROPERTIES** **6-H-17-UR**  
Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.

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- 48. KING PROPERTIES & DEVELOPMENT** **8-A-17-UR**  
South side of Bob Kirby Rd., west of Middlebrook Pike Proposed use: Attached Residential Development in PR (Planned Residential) District. Commission District 6.
- \* **49. URBAN ENGINEERING, INC.** **8-B-17-UR**  
Northeast side of Pratt Rd., northwest of Cedar Ln. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) & O-1 pending District. Council District 5.
- \* **50. CRYSTAL DIAZ, DOG GROOMING BY CRYSTAL** **8-C-17-UR**  
Northwest side of Oriole Dr., northeast of Greencrest Rd. Proposed use: Dog Grooming in R-1 (Low Density Residential) District. Council District 4.
- W 51. DEIDRA MESSINGER** **8-D-17-UR**  
South side of S. Northshore Dr., west of Craig Rd. Proposed use: School for Autistic Students in R-1 (Low Density Residential) District. Council District 2.
- P 52. AARON PENNINGTON** **8-E-17-UR**  
(9-14-17) Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) & C-3 pending District. Council District 2.
- \* **53. STEVE YOUNG** **8-F-17-UR**  
East side of Prosperity Dr., east end of Executive Park Dr. Proposed use: Assisted Living Expansion in O-1 (Office, Medical, and Related Services) District. Council District 2.
- \* **54. SUNTRUST BANK** **8-G-17-UR**  
South side of Kingston Pike, west side of S. Cedar Bluff Rd. Proposed use: SunTrust ATM in SC (Shopping Center) District. Council District 3.
- 55. PRIME SENIOR LIVING** **8-H-17-UR**  
Northeast side of Falling Waters Rd., south of Twin Branch Dr. Proposed use: Assisted Living Facility in PC (Planned Commercial) and RA (Low Density Residential) District. Commission District 4.
- \* **56. CHRIS BAKER** **8-J-17-UR**  
Southeast side of Terri Circle, southwest of Villa Crest Drive. Proposed use: Garage Apartment in RA (Low Density Residential) District. Commission District 5.

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\* **57. BARRY BYRD ARCHITECTURE**

**8-K-17-UR**

East side of S. Northshore Dr., south of Walden Dr. Proposed use: Climate Controlled Storage Facility in O-1 (Office, Medical, and Related Services) and F-1 (Floodway) Pending District. Council District 2.

**Other Business:**

\* **58. Consideration of Amend MPC's Administrative Rules and Procedures revising the Infill Housing Design Review Committee monthly meeting date and application for certificate of appropriateness and deleting Appendix D, South Waterfront District Administration.**

**8-A-17-OB**

\* **59. Consideration of two-year extension of Mimrich Subdivision concept plan, north side of W. Ford Valley Road, northeast side of Neubert Springs Road. Council District 1.**

**8-B-17-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.

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.

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

11-SJ-08-C

a. Concept Subdivision Plan

Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.

b. Use on Review

11-H-08-UR



Agenda Item No.

MPC File No.

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

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

b. USE ON REVIEW

4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

CREEKSTONE - RUFUS H. SMITH, JR. & CO.

a. Concept Subdivision Plan

1-SA-17-C

North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.

b. USE ON REVIEW

1-B-17-UR

Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.

a. Concept Subdivision Plan

1-SD-17-C

Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.

b. USE ON REVIEW

1-G-17-UR

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

a. Concept Subdivision Plan

1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

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b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-J-17-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 St, Council District 1.	9-SA-15-F
<b>U</b> <b><u>WILLIAM S. AND HANNA J. CUMMINGS PROPERTY</u></b> Bob Cummings Rd due east of W. Marine Rd., Commission District 9.	<b>9-SF-16-F</b>
<u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
<u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-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.

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).

SOUTHEAST COMMERCIAL, LLC

Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

2-A-17-SP

From LDR (Low Density Residential) to O (Office).

b. Rezoning

2-A-17-RZ

From PR (Planned Residential) to OB (Office, Medical, and Related Services).

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).

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.

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

2-B-17-UR

East side of Cate Rd., directly east of Cateland Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.

MAC TOBLER

5-A-17-UR

South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.