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MPC AGENDA

February 9, 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 FEBRUARY 9, 2017 AGENDA
- * 3. APPROVAL OF JANUARY 12, 2017 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Items to be voted on to be Withdrawn	(Indicated with a W)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 any agenda item, please visit our web site at <http://www.knoxmpc.org/agenda>

Ordinance Amendments:

- P 5. METROPOLITAN PLANNING COMMISSION** **8-A-16-OA**
(3-9-17) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

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- P 6. METROPOLITAN PLANNING COMMISSION** **9-A-16-OA**
(3-9-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.
- * 7. METROPOLITAN PLANNING COMMISSION** **12-A-16-OA**
Amendments to City of Knoxville Zoning Ordinance regarding auction houses.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

- * 8. ESTHER CANIZALES** **2-A-17-SNC**
Change Unnamed easement to 'Caribbean Way' between E. Emory Rd and terminus at southwest corner of parcel 021FA003, Commission District 8.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- 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.
- * 10. WOODSON TRAIL** **12-SC-16-C**
Southeast terminus of Briar Rock Ln., southeast of Woodson Dr., Council District 1.
- T 11. CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.** **1-SD-17-C**
a. Concept Subdivision Plan
Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.
- T b. USE ON REVIEW** **1-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

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- P 12.** **ANDES COURT - CORNERSTONE DEVELOPMENT, LLC**
(3-9-17) **a. Concept Subdivision Plan** **1-SF-17-C**
Southwest side of Andes Rd, southeast of Ball Camp Pike,
Commission District 6.
- P** **b. USE ON REVIEW** **1-J-17-UR**
(3-9-17) Proposed use: Detached residential in PR (Planned Residential)
District.
- P 13.** **PLEASANT VILLAGE - W. SCOTT WILLIAMS & ASSOCIATES**
(4-13-17) **a. Concept Subdivision Plan** **2-SA-17-C**
Northeast side of Pleasant Ridge Rd, southeast of Crestpark Rd.,
Council District 3.
- P** **b. USE ON REVIEW** **2-C-17-UR**
(4-13-17) Proposed use: Detached residential in R-1 (Low Density Residential)
District.
- P 14.** **COPPER TRACE - 1020 PROPERTIES, LLC**
(3-9-17) **a. Concept Subdivision Plan** **2-SB-17-C**
Northeast side of Copper Ridge Rd., north of W. Emory Rd.,
Commission District 6.
- P** **b. USE ON REVIEW** **2-G-17-UR**
(3-9-17) Proposed use: Detached Residential Subdivision in PR (Planned
Residential) District.
- 15.** **SCHAEFFER ROAD BUSINESS PARK** **2-SC-17-C**
Northeast side of Schaeffer Rd., northwest of Braden Dickey Ln.,
Commission District 6.

Final Subdivisions:

- P 16.** **FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**
(3-9-17) At the northern intersection of N Broadway and Tazewell Pike, Council
District 4.
- P 17.** **AUTUMN WALK** **1-SK-17-F**
(3-9-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way,
Commission District 7.
- * 18.** **REPLAT OF PROPERTY OF M A SCHUBERT & JOHN SCHAAD** **1-SQ-17-F**
East side of Huxley Rd at the northeast intersection of Flickenger
Ln, Commission District 5.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 19.	<u>MARBLE HILL ADDITION, RESUBDIVISION OF PART OF LOT 74</u> East side of Luttrell St, north of Wells Ave, Council District 4.	2-SA-17-F
* 20.	<u>MCCONNELL ADDITION, RESUBDIVISION OF LOTS 1-3</u> At the intersection of Martin Luther King Jr. Ave and S. Kyle St, Council District 6.	2-SB-17-F
* 21.	<u>WESTWOOD, RESUBDIVISION OF LOT 19 AND PART OF LOT 20, BLOCK A</u> Southeast side of Westover Dr, northeast of Fairfield Rd, Council District 2.	2-SC-17-F
* 22.	<u>CHERRY HILL PARK, UNIT 1</u> East side of Cherrylog Rd, south side of Pleasant Ridge Rd, Council District 3.	2-SD-17-F
* 23.	<u>THE KRESS BUILDING</u> Southwest side of S Gay St, south of Wall St, Council District 6.	2-SE-17-F
P 24.	<u>LAKEVIEW LANDING</u> (3-9-17) South side of S Northshore Dr at Nolina Rd, Commission District 4.	2-SF-17-F
P 25.	<u>TARYN'S NEST</u> (4-13-17) East side of Cate Rd at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
* 26.	<u>RICKY AND NORMA MAYES PROPERTY</u> Northeast side of Pedigo Rd, north of E Emory Rd, Commission District 7.	2-SH-17-F
* 27.	<u>STONEWALL II APARTMENTS</u> North side of Chapman Hwy, at the intersection of Stone Rd, Council District 1.	2-SI-17-F
W 28.	<u>STONEWALL I APARTMENTS</u> At the northwest intersection of Sevierville Pike and Sevier Ave, Council District 1.	2-SJ-17-F
P 29.	<u>SOLWAY STATION</u> (3-9-17) North side of Solway Rd, north of Greystone Summit Dr, Commission District 6.	2-SK-17-F
P 30.	<u>HARDIN VALLEY HEIGHTS</u> (3-9-17) Southwest side of Dogwood Rd, south of Solway Rd, Commission District 6.	2-SL-17-F

<u>Agenda Item No.</u>	MPC File No.
* 31. <u>JOHN R SWAGGERTY PROPERTY RESUBDIVISION</u> South side of Ball Camp Pike, southwest of Bakertown Rd, Commission District 6.	2-SM-17-F
* 32. <u>BAKERTOWN STATION, PUD, PHASE II</u> South of Ball Camp Pike, east of Bakertown Station Way, Commission District 3.	2-SN-17-F
* 33. <u>FLYNN PROPERTY</u> South side of Yarnell Rd, east of J S Davis Lane, Commission District 6.	2-SO-17-F
* 34. <u>GRACE PROPERTY, RESUBDIVISION OF LOT 1</u> South side of Hickory Creek Rd, southwest of W Gallaher Ferry Rd, Commission District 6.	2-SP-17-F
* 35. <u>NORWOOD PROPERTY, RESUBDIVISION OF PART OF LOT 2</u> East side of Hodges Ferry Rd, north of Hopewell Dr, Commission District 9.	2-SQ-17-F
* 36. <u>WESTBOROUGH RESUBDIVISION OF LOT 1</u> Northwest side of Broome Rd, east side of Mars Hill Rd, Council District 2.	2-SR-17-F

Rezoning and Plan Amendments:

P 37. <u>TRANTANELLA CONSTRUCTION DAVID TRANTANELLA</u> (3-9-17) North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to MDR (Medium Density Residential).	1-E-17-SP
P b. Rezoning (3-9-17) From A (Agricultural) to PR (Planned Residential).	1-F-17-RZ
38. <u>JOYCE WEBB</u> Northwest side Ebenezer Rd., northeast of S. Peters Rd., Commission District 5. Rezoning from T (Transition) & F (Floodway) to OB (Office, Medical, and Related Services) & F (Floodway).	1-I-17-RZ
39. <u>WANDA MOODY</u> South side Middlebrook Pike, west side Broome Rd., Council District 2. Rezoning from RP-1 (Planned Residential) with conditions to RP-1 (Planned Residential) at less than 6 du/ac.	1-P-17-RZ

- T 40. 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).
- T b. Rezoning** **2-A-17-RZ**
From PR (Planned Residential) to OB (Office, Medical, and Related Services).
- 41. PAUL G. HIBBEN** **2-B-17-RZ**
Northwest side Twin Oak Ln., southwest of Tazewell Pike, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- * 42. R2R STUDIO, LLC** **2-C-17-RZ**
North side Hardin Valley Rd., east of Westcott Blvd., Commission District 6. Rezoning from A (Agricultural) & PC (Planned Commercial) to OB (Office, Medical, and Related Services).
- * 43. CERTIFIED PROPERTIES, LLC**
- a. Northwest County Sector Plan Amendment** **2-B-17-SP**
West side N. Cedar Bluff Rd., north of Dutchtown Rd., Commission District 3.
From LDR (Low Density Residential) to NC (Neighborhood Commercial).
- * b. Rezoning** **2-D-17-RZ**
From OA (Office Park) to CN (Neighborhood Commercial).
- * 44. CITY OF KNOXVILLE / COMMUNITY DEVELOPMENT DEPARTMENT**
- a. South City Sector Plan Amendment** **2-C-17-SP**
West side E. Moody Ave., north side Tipton Ave., Council District 1.
From CI (Civic Institutional) to LDR (Low Density Residential).
- * b. Rezoning** **2-E-17-RZ**
From R-1 (Low Density Residential) / H-1 (Historic Overlay) & OS-2 (Parks and Open Space) / H-1 (Historic Overlay) to R-1A (Low Density Residential) / H-1 (Historic Overlay).

Uses on Review:

- P 45. RSOLUTION SCOTT EUCKER 10-C-16-UR**
(3-9-17) 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.
- P 46. ROBERT "NATHAN" EVERS, C/O 3D PROPERTY HOLDINGS, LLC 2-A-17-UR**
(3-9-17) West side of Riverside Rd., south of Brooks Ave. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.
- P 47. RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE 2-B-17-UR**
(4-13-17) 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.
- P 48. R2R STUDIO, LLC JESSALYN FRISKE 2-D-17-UR**
(3-9-17) Northeast of Valgro Rd, west of Sevierville Pike Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.
- * 49. SMITH-LINDSEY DEVELOPMENT, LLC 2-E-17-UR**
East side N Broadway, south side Gibbs Dr. Proposed use: Restaurant (1,800 sq ft) in C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services) Districts. Council District 4.
- * 50. AUTUMN LEAVES OF KNOXVILLE 2-F-17-UR**
Northwest side of Deane Hill Dr., east of Lockett Rd. Proposed use: Assisted living facility in O-1 (Office, Medical, and Related Services) District. Council District 2.
- * 51. HUTCHINS ASSOCIATES P.C. 2-H-17-UR**
North side of Gray Hendrix Rd, west of Tsawasi Rd. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 6.
- * 52. KNOX AREA RESCUE MINISTRIES, INC. 2-I-17-UR**
Northwest side of Martin Luther King, Jr. Ave., northeast of N. Cherry St. Proposed use: Medical facility expansion in R-2 (General Residential) District. Council District 6.
- * 53. DANIEL SMITH - MAIN EVENT ENTERTAINMENT 2-J-17-UR**
North side of Kingston Pike, east side of N. Cedar Bluff Rd. Proposed use: Master Sign Plan - Two Development Directory Signs in PC-1 (Retail and Office Park) District. Council District 2.

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- * **54. PATTON FUNERAL HOME** **2-K-17-UR**
Southeast side of Magnolia Ave, northeast N. Kyle St. Proposed use: Funeral home in C-3 (General Commercial) District. Council District 6.

- 55. CASCADE VILLAS - JOHNSON PROPERTY** **2-L-17-UR**
Northwest side of Ball Camp Pike, northeast of Gatekeeper Way
Proposed use: Attached and detached residential in PR (Planned Residential) District. Commission District 6.

- P 56. SERENITY NETWORK** **2-M-17-UR**
(3-9-17) Northeast side of Maryville Pk., north of Rudder Rd. Proposed use: Substance abuse treatment facility in RB (General Residential) & A (Agricultural) District. Commission District 9.

Other Business:

- * **57. Consideration of amendments to the MPC Financial Policies and Procedures** **2-A-17-OB**

- * **58. Consideration of Amendment 1 to the FY2017 MPC Budget** **2-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.

Agenda Item No.

MPC File No.

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

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.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

Intersection of I-40 and McMillan Rd., Commission District 8.

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9

12-SJ-13-F

<u>Agenda Item No.</u>	MPC File No.
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<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
<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
<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.	
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	7-G-15-RZ

Agenda Item No.

MPC File No.

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).

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.