

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

MPC AGENDA

June 8, 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 JUNE 8, 2017 AGENDA**
- * 3. **APPROVAL OF MAY 11, 2017 MINUTES**
4. **POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be *automatically* 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Items to be voted on to be Withdrawn (Indicated with a **W**)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. MPC (REFERRED BACK BY CITY COUNCIL)**
(8-10-17) Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

5-A-16-OA

Agenda Item No.

MPC File No.

P 6. METROPOLITAN PLANNING COMMISSION 8-A-16-OA
(7-13-17) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

P 7. METROPOLITAN PLANNING COMMISSION 5-B-17-OA
(7-13-17) Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.

Alley or Street Closures:

P 8. LAND DEVELOPMENT SOLUTIONS 4-C-17-SC
(7/13/17) 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.

* **9. STEVEN W. ABBOTT JR. 5-A-17-AC**
Request closure of Unnamed alley between northern edge of Western Avenue right-of-way and northern terminus, Council District 5.

* **10. MACKEY BROWNLEE 6-A-17-SC**
Request closure of E Magnolia Ave between Hall of Fame Drive and northeast corner of parcel 095AM00401, Council District 6.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

T 11. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC 1-SF-17-C
a. Concept Subdivision Plan
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

T b. USE ON REVIEW 1-J-17-UR
Proposed use: Detached residential in PR (Planned Residential) District.

12. VERTEX DEVELOPMENT ON LOBETTI ROAD - VERTEX DEVELOPMENT 5-SD-17-C
a. Concept Subdivision Plan
Southwest side of Lobetti Rd., northwest of Ball Camp Pike., Commission District 6.

Agenda Item No.

MPC File No.

- b. USE ON REVIEW** **5-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) (k) & PR Pending District.
- 13. AUTUMN WALK - B AND B BUILDERS**

 - a. Concept Subdivision Plan** **5-SF-17-C**
Northeast side of Dry Gap Pk., southeast of Autumn Path Lane. Commission District 7.
 - b. USE ON REVIEW** **5-H-17-UR**
Proposed use: Attached residential development in PR (Planned Residential) District.
- * **14. JOHNSTONE SUBDIVISION** **6-SA-17-C**
Northwest side of Tazewell Pike, southwest of Murphy Rd., west end of Calvert Ln., Commission District 2.
- * **15. PALMER SUBDIVISION** **6-SB-17-C**
Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.
- 16. (BRANDYWINE AT PEPPER RIDGE (FKA: N CAMPBELL STATION ROAD) - MARSH-DON, LLC**

 - a. Concept Subdivision Plan** **6-SC-17-C**
East side of N. Campbell Station Rd., southwest of El Rancho Trail, Commission District 6.
 - b. USE ON REVIEW** **6-K-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
- * **17. CAMPBELL PARK - JIM SULLIVAN**

 - a. Concept Subdivision Plan** **6-SD-17-C**
North side of N. Campbell Station Rd., east of Fretz Rd., Commission District 6.
 - * **b. USE ON REVIEW** **6-F-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) & PR Pending District.
- P 18. HARBOR CREST (FKA: CHILDRESS PROPERTY)** **6-SE-17-C**
(7-13-17) East side of S. Northshore Dr., just south of Mont Cove Blvd., Commission District 5.

Agenda Item No.

MPC File No.

- * **19. THE BROOKE AT HARDIN VALLEY - BALL HOMES**
 - a. Concept Subdivision Plan** **6-SF-17-C**
North side Hardin Valley Rd., west of Steele Rd., Commission District 6.
 - * **b. USE ON REVIEW** **6-I-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac (pending) District.

Final Subdivisions:

- P 20. FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**
(8-10-17) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.
- P 21. AUTUMN WALK** **1-SK-17-F**
(7-13-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way, Commission District 7.
- T 22. TARYN'S NEST** **2-SG-17-F**
East side of Cate Road at the intersection Cateland Lane, Commission District 6.
- P 23. FOREST HOMES** **5-SA-17-F**
(7-13-17) South side of Forestdale Ave, west of Woodmont Rd, Council District 4.
- * **24. SECOND COAT LLC & NEXT STEP DEVELOPMENT II LLC PROPERTY** **6-SA-17-F**
Southeast side of E Jackson Avenue, north side of Willow Avenue, Council District 6.
- * **25. THE LYONS CROSSING, UNIT VI** **6-SB-17-F**
At the terminus of Sunburst Lane, off of Mossy Rock Lane, Commission District 4.
- * **26. GRIFFIN SENIOR COMMUNITY** **6-SC-17-F**
East side of Beech Street at the intersection of Buford Street, Council District 1.
- * **27. DOUGLAS & CLYDENE ELKINS PROPERTY** **6-SD-17-F**
Northwest side of Millertown Pike, southwest of Shipe Road, Commission District 8.

Agenda Item No.

MPC File No.

- * **28. CRYSTAL LAKE ADDITION, RESUBDIVISION OF LOTS 19 & 26** **6-SE-17-F**
West side of Duncan Road, south of Crystal Lake Avenue, Commission District 4.
- * **29. SEVIER HEIGHTS ADDITION & J A HALL S/D RESUBDIVISION** **6-SF-17-F**
At the southeast intersection of Sevier Heights Road and Wallace Drive, Council District 1.
- * **30. CAMPBELL PARK, UNIT 2** **6-SG-17-F**
North side of N Campbell Station Road at the intersection of Fretz Road, Commission District 6.
- * **31. C W PEAK ESTATE RESUBDIVISION OF PART OF LOT 15** **6-SH-17-F**
North side of West Gallaher Ferry Road, east of Goose Landing Way, Commission District 6.
- P 32. WAYNE BURNS PROPERTY RESUBDIVISION** **6-SI-17-F**
(7-13-17) West side of Campbell Road, north of the intersection with Drinnen Road, Commission District 8.
- * **33. SHADY GLENN, UNIT II** **6-SJ-17-F**
South side of S Northshore Drive between Holder Lane and Falcone Pointe Drive, Commission District 5.

Rezoning and Plan Amendments:

- 34. 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).
- 35. BALL HOMES LLC**
South side Choto Rd., southeast of S. Northshore Dr., Commission District 5.
 - a. Southwest County Sector Plan Amendment** **6-A-17-SP**
From RR (Rural Residential) to LDR (Low Density Residential).
 - b. Rezoning** **6-A-17-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **36. RICHARD HUSKEY** **6-B-17-RZ**
Southeast end Whirlwind Way, south of Mascot Rd., Commission District 8. Rezoning from I (Industrial) to A (Agricultural).

Agenda Item No.

MPC File No.

- * **37. CHC PROPERTIES**
Southeast side Powell Dr., northeast of Brickyard Rd., Commission District 7.
 - a. North County Sector Plan Amendment** **6-B-17-SP**
From LDR (Low Density Residential) to O (Office).
 - * **b. Rezoning** **6-C-17-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).
- * **38. MARY JANE SHARP** **6-D-17-RZ**
Southwest side S. Peters Rd., southeast of Kingston Pike, Commission District 3. Rezoning from A (Agricultural) to OA (Office Park).
- * **39. JHS LIMITED PARTNERSHIP** **6-E-17-RZ**
West side Mynderse Ave., north of Western Ave., Council District 5. Rezoning from I-3 (General Industrial) to I-2 (Restricted Manufacturing and Warehousing).
- 40. DOMINION DEVELOPMENT GROUP**
Southeast side Deane Hill Dr., south of Gerald R. Ford St., Council District 2.
 - a. West City Sector Plan Amendment** **6-C-17-SP**
From O (Office) to GC (General Commercial).
 - b. Rezoning** **6-F-17-RZ**
From O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- 41. H.E. BITTLE III**
Southeast side Hardin Valley Rd., southeast of Steele Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **6-D-17-SP**
From RR (Rural Residential) to LDR (Low Density Residential).
 - b. Rezoning** **6-G-17-RZ**
From PR (Planned Residential) at 1-2 du/ac to PR (Planned Residential) at up to 5 du/ac.

Uses on Review:

- P 42. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**
(7-13-17) 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.

Agenda Item No.

MPC File No.

- W 43. ROBERT "NATHAN" EVERS, C/O 3D PROPERTY HOLDINGS, LLC** **2-A-17-UR**
West side of Riverside Rd., south of Brooks Ave. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.
- T 44. 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.
- P 45. R2R STUDIO, LLC JESSALYN FRISKE** **2-D-17-UR**
(7-13-17) Northeast of Valgro Rd, west of Sevierville Pike Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.
- P 46. MAC TOBLER** **5-A-17-UR**
(7-13-17) South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.
- W 47. MARK GRAHAM ENGINEERING CONSULTANTS, LLC** **5-E-17-UR**
Southeast side of W. Governor John Sevier Hwy., southeast side of Alcoa Hwy. Proposed use: Church Expansion in RP-1 (Planned Residential) District. Council District 1.
- * 48. CARDINAL BUILDERS LLC** **6-A-17-UR**
Northeast side of Appaloosa Way, southeast side of Palmino Way. Proposed use: Reduce rear setback from 15' to 7.75' in PR (Planned Residential) District. Commission District 5.
- * 49. OLD DOMINION FREIGHT LINE, INC.** **6-B-17-UR**
South side of Palestine Ln, northeast of Watt Rd. Proposed use: Truck terminal in PC (Planned Commercial) District. Commission District 5.
- * 50. DAVID D. WELLS** **6-C-17-UR**
North side of Bob Gray Rd, east of Gray Eagle Ln. Proposed use: Second residence in BP (Business and Technology)/TO (Technology Overlay) District. Commission District 6.
- P 51. DARREN F. GREEN** **6-D-17-UR**
(7-13-17) North side of E Beaver Creek Dr, west of Rhyne Ln. Proposed use: Attached residential development in PR (Planned Residential) (pending) District. Commission District 7.

Agenda Item No.

MPC File No.

- P 52. MARYANA HAVRYLOVYCH** **6-E-17-UR**
(7-13-17) Northwest side of E. Emory Rd., west of Homestead Dr. Proposed use: Detached Residence in PR (Planned Residential) District. Commission District 7.
- P 53. G.M. PROPERTIES** **6-H-17-UR**
(7-13-17) Northwest side of Garden Dr, west of Jacksboro Pk. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.
- * **54. TEDS PROPERTIES 2, LLC** **6-J-17-UR**
Southwest and southeast side of Miller Place Way, northeast side of Kinzel Way. Proposed use: Zaxby's Restaurant in SC-3 (Regional Shopping Center) District. Council District 4.

Other Business:

- * **55. Consideration of MPC's FY 2017-2018 Budget** **6-A-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
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

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.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

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

<u>Agenda Item No.</u>	MPC File No.
<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
<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>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial). b. Rezoning From A (Agricultural) to CA (General Business).	10-F-15-SP 10-Q-15-RZ

Agenda Item No.

MPC File No.

TRANTANELLA CONSTRUCTION DAVID TRANTANELLA

North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

1-E-17-SP

From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. Rezoning

1-F-17-RZ

From A (Agricultural) to PR (Planned Residential).

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.