

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

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# 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 <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Items to be voted on to be Withdrawn	(Indicated with a 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 <b>*</b> )

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**

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**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.

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- 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.

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- \* **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.

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- \* **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).

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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.

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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.

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- 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.

- U**      **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).
- U**      **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.