

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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Knoxville, Tennessee 37902
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MPC AGENDA

March 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 MARCH 9, 2017 AGENDA**
- * 3. **APPROVAL OF FEBRUARY 9, 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Items to be voted on to be Withdrawn (Indicated with a **W**)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. METROPOLITAN PLANNING COMMISSION**
(5-11-17) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

8-A-16-OA

Agenda Item No.

MPC File No.

P 6. METROPOLITAN PLANNING COMMISSION
(4-13-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

9-A-16-OA

P 7. METROPOLITAN PLANNING COMMISSION
(4-13-17) Amend the City of Knoxville Zoning Ordinance to allow climate controlled, self-storage facilities to be added as a permitted use in the O-1 (Office, Medical, and Related Services) District.

3-A-17-OA

P 8. METROPOLITAN PLANNING COMMISSION
(4-13-17) Review of amendment to the City of Knoxville Zoning Ordinance to identify residential as a Use-on-Review in the C-3 (General Commercial) District and establish standards for residential uses.

3-B-17-OA

Alley or Street Closures:

* **9. JASON STEPHENS**
Request closure of Elizabeth Avenue between Sam Houston St and southwest property line of parcel 109AF009, Council District 1.

3-A-17-SC

* **10. JOSE AND CASEY TORRES**
Request closure of Pell Street between Taliwa Dr and northern terminus, Council District 1.

3-B-17-SC

* **11. CITY OF KNOXVILLE**
Request closure of Abilene Place between N. Sixth St and eastern terminus, Council District 4.

3-C-17-SC

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

* **12. METROPOLITAN PLANNING COMMISSION**
2017 update to the City of Knoxville One Year Plan.

3-A-17-OYP

Concepts/Uses On Review:

13. MILLSTONE - ERIC MOSELEY
a. Concept Subdivision Plan
Southeast side of Millstone Ln., southeast of George Williams Rd.,
Commission District 5.

8-SC-16-C

Agenda Item No.

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- b. USE ON REVIEW** **8-H-16-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- * **14. WOODSON TRAIL** **12-SC-16-C**
Southeast terminus of Briar Rock Ln., southeast of Woodson Dr., Council District 1.
- P 15. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC** **1-SF-17-C**
(4-13-17) **a. Concept Subdivision Plan**
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.
- P** **b. USE ON REVIEW** **1-J-17-UR**
(4-13-17) Proposed use: Detached residential in PR (Planned Residential) District.
- 16. COPPER TRACE - 1020 PROPERTIES, LLC** **2-SB-17-C**
a. Concept Subdivision Plan
Northeast side of Copper Ridge Rd., north of W. Emory Rd., Commission District 6.
- b. USE ON REVIEW** **2-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * **17. WESTLAND COVE** **3-SA-17-C**
South side of Emory Church Rd., east side of I-140., Commission District 5.
- * **18. TURNER HOMES - DRY GAP PIKE - TURNER HOMES, LLC** **3-SB-17-C**
a. Concept Subdivision Plan
East side of Dry Gap Pike, north side of Haynes Sterchi Rd., Council District 5.
- * **b. USE ON REVIEW** **3-E-17-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.
- * **19. HARDIN VALLEY HEIGHTS - ERIC MOSELY** **3-SC-17-C**
a. Concept Subdivision Plan
Southwest side of Dogwood Rd., south of Solway Rd., Commission District 6.

Agenda Item No.

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- * **b. USE ON REVIEW** **3-J-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- P 20. FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**
(4-13-17) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.
- P 21. AUTUMN WALK** **1-SK-17-F**
(4-13-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way, Commission District 7.
- P 22. LAKEVIEW LANDING** **2-SF-17-F**
(4-13-17) South side of S Northshore Dr at Nolina Rd, Commission District 4.
- * **23. SOLWAY STATION** **2-SK-17-F**
North side of Solway Rd, north of Greystone Summit Dr, Commission District 6.
- P 24. HARDIN VALLEY HEIGHTS** **2-SL-17-F**
(4-13-17) Southwest side of Dogwood Rd, south of Solway Rd, Commission District 6.
- * **25. HATTIES PLACE, UNIT 3** **3-SA-17-F**
Southwest side of Ball Road, north of Ball Camp Pike, Commission District 6.
- * **26. CLINTON HIGHWAY SALSARITA'S** **3-SB-17-F**
South side of Clinton Highway, west of the Schaad Road and Callahan Drive intersection, Council District 3.
- * **27. THE GASPER AND LONGWORTH PROPERTY** **3-SC-17-F**
Southeast side of Hickory Creek Road, northeast of Lovelace Road, Commission District 6.

Withdrawn Prior to Public Notice **3-SD-17-F**
- * **28. HANLEY HALL** **3-SE-17-F**
At the southwest intersection of Tanglewood Drive and Harvey Road, Commission District 5.
- * **29. MILL CREEK MANOR** **3-SF-17-F**
East side of Canton hollow Road, south of Kingston Pike, Commission District 5.

Agenda Item No.

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- * **30. SWEATS 1ST ADDITION** **3-SG-17-F**
Southwest side of N Broadway, north of Adair Drive, Council District 5.

- P 31. THE HIGHLANDS AT HARDIN VALLEY** **3-SH-17-F**
(4-13-17) South side of Hardin Valley Road, north of Yarnell Road, Commission District 6.

- * **32. KNOX GLASS** **3-SI-17-F**
North side of Kingston Pike, southwest of Mohican Street, Council District 2.

Rezoning and Plan Amendments:

- * **33. CHRISTINE DUNCAN (Referred back to MPC by City Council)** **12-C-16-RZ**
Northwest side Richmond Ave., northeast of Buick St., Council District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).

- T 34. 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).

 - T b. Rezoning** **1-F-17-RZ**
From A (Agricultural) to PR (Planned Residential).

- * **35. W. SCOTT WILLIAMS & ASSOCIATES** **3-A-17-RZ**
North side Pleasant Ridge Rd., east of Crestpark Rd., Council District 3. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

- * **36. MARY C. KAMPAS**
Southeast side S. Northshore Dr., southwest of Wrights Ferry Rd., Council District 2.
 - a. Southwest County Sector Plan Amendment** **3-B-17-SP**
From NC (Neighborhood Commercial) to GC (General Commercial).

 - * **b. Rezoning** **3-B-17-RZ**
From C-1 (Neighborhood Commercial) to C-3 (General Commercial).

Agenda Item No.

MPC File No.

- * **37. ELIZABETH D. RAINES** **3-C-17-RZ**
West side Gibbs Rd., west of Clapps Chapel Rd., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

- 38. BALL HOMES, LLC**
North side Hardin Valley Rd., west of Steele Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **3-A-17-SP**
From RR (Rural Residential) to LDR (Low Density Residential).

 - b. Rezoning** **3-D-17-RZ**
From A (Agricultural) to PR (Planned Residential).

- P 39. BOB HUTCHISON** **3-E-17-RZ**
(4-13-17) Northeast side Central Avenue Pike, southeast of Elyria Dr., Council District 5. Rezoning from R-1 (Low Density Residential) to C-6 (General Commercial Park).

- * **40. SMITH / SEALS LLC** **3-F-17-RZ**
Southeast side N. Middlebrook Pike, northeast of Henson Rd., Council District 2. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-6 (General Commercial Park).

- 41. 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).

Uses on Review:

- P 42. SOUTHLAND ENGINEERING** **7-A-13-UR**
(4-13-17) 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.

- P 43. CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**
(4-13-17) 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.

- 44. RSOLUTION SCOTT EUCKER** **10-C-16-UR**
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.

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- 45. 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.
- P 46. R2R STUDIO, LLC JESSALYN FRISKE** **2-D-17-UR**
(6-8-17) Northeast of Valgro Rd, west of Sevierville Pike Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.
- P 47. CASCADE VILLAS - JOHNSON PROPERTY** **2-L-17-UR**
(4-13-17) Northwest side of Ball Camp Pike, northeast of Gatekeeper Way Proposed use: Attached and detached residential in PR (Planned Residential) District. Commission District 6.
- * 48. SERENITY NETWORK** **2-M-17-UR**
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.
- * 49. USA COMPOUND INC.** **3-A-17-UR**
Northwest side E. Magnolia Ave., northeast of N. Olive St. Proposed use: Multi-dwelling structure with 8 units in RP-1(k) (Planned Residential) at less than 24 du/ac District. Council District 6.
- P 50. URBAN ENGINEERING, INC.** **3-B-17-UR**
(4-13-17) 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.
- P 51. CHRISTINE DUNCAN** **3-C-17-UR**
(4-13-17) 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.
- 52. WHITE OAK CROSSINGS LTD. PARTNERSHIP** **3-D-17-UR**
On the east side of W Dick Ford Ln. Proposed use: Apartment complex in PR (Planned Residential) & A (Agricultural) District. Commission District 9.
- * 53. BENCHMARK ASSOCIATES, INC** **3-F-17-UR**
West side of Solway Rd., north side of Sam Lee Rd. Proposed use: Veterinary clinic in A (Agricultural) / TO (Technology Overlay) District. Commission District 6.

Agenda Item No.

MPC File No.

- 54. BOB'S TRAILS, TREES, AND GARDENS ROBERT RICHARDS** **3-G-17-UR**
North side Layden Dr., east of Grandview Dr. Proposed use: Consulting business in R-1 (Low Density Residential) District. Council District 2.
- * **55. KEVIN JOHN DINSMORE** **3-H-17-UR**
South side of Painter Ave., north side of Jersey Ave. Proposed use: Construction manager- office in R-2 (General Residential) District. Council District 2.
- P 56. NANA'S HOUSE LEARNING CENTER** **3-I-17-UR**
(4-13-17) North side of E. Magnolia Ave., west of Austin St. Proposed use: Daycare center in O-1 (Office, Medical, and Related Services) District. Council District 6.
- * **57. RICHARD NORRIS** **3-K-17-UR**
Southeast side of Capital Dr., east of Fox Rd. Proposed use: Eye surgery center in PC-1 (Retail and Office Park) District. Council District 2.
- 58. HELEN ROSS MCNABB CENTER** **3-L-17-UR**
South side Ball Camp Pike, west side Dewine Rd. Proposed use: Behavioral Health Urgent Care Center in O-1 (Office, Medical, and Related Services) District. Council District 3.
- P 59. HERMAN GODDARD** **3-M-17-UR**
(4-13-17) West side of W. Martin Mill Pk., south side of Crenshaw Rd. Proposed use: 2 duplexes (4 dwelling units) in RA (Low Density Residential) District. Commission District 9.
- * **60. B. D. PARTNERSHIP I** **3-N-17-UR**
Southeast side of Hardin Valley Rd., east of Greenland Way. Proposed use: Commercial center in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Other Business:

- * **61. Consideration of two-year extension of concept plan for Hensley Estates through April 2019 (4-SA-15-C).** **3-A-17-OB**

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

<u>Agenda Item No.</u>	MPC File No.
<u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	12-B-13-OA
<u>METROPOLITAN PLANNING COMMISSION</u> 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.	10-A-15-OA
<u>TREVOR HILL</u> 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.	11-A-14-SC
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u> a. Concept Subdivision Plan Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.	7-SC-15-C
b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan	4-SD-16-C

<u>Agenda Item No.</u>	MPC File No.
South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u> a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	1-SA-17-C
b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-B-17-UR
<u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u> a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	1-SD-17-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-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>Agenda Item No.</u>	MPC File No.
<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 From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).	7-G-15-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).	10-F-15-SP
b. Rezoning From A (Agricultural) to CA (General Business).	10-Q-15-RZ
<u>SOUTHEAST COMMERCIAL, LLC</u> Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	2-A-17-SP
b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).	2-A-17-RZ

Agenda Item No.

MPC File No.

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.