

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

May 11, 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 MAY 11, 2017 AGENDA**
- * 3. **APPROVAL OF APRIL 13, 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Items to be voted on to be Withdrawn (Indicated with a **W**)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**
(6-8-17) 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** **9-A-16-OA**
(7-13-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.
- P 7. METROPOLITAN PLANNING COMMISSION** **3-B-17-OA**
(7-13-17) 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.
- P 8. METROPOLITAN PLANNING COMMISSION** **5-A-17-OA**
(7-13-17) Amendments to the City of Knoxville Zoning Ordinance regarding sidewalk requirements for new developments.
- P 9. METROPOLITAN PLANNING COMMISSION** **5-B-17-OA**
(6-8-17) Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.
- 10. CITY OF KNOXVILLE LAW DEPARTMENT** **5-C-17-OA**
Amendment to City of Knoxville Code of Ordinances regulating short term rental.

Alley or Street Closures:

- P 11. LAND DEVELOPMENT SOLUTIONS** **4-C-17-SC**
(6-8-17) 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.
- P 12. STEVEN W. ABBOTT JR.** **5-A-17-AC**
(6-8-17) Request closure of Unnamed alley between northern edge of Western Avenue right-of-way and northern terminus, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- * **13. TWIN OAK LANDING - PAUL C. HIBBIN** **4-SA-17-C**
a. Concept Subdivision Plan
Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk., Commission District 8.

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- * **b. USE ON REVIEW** **4-E-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending District.

- 14. WESTLAND OAKS - MESANA INVESTMENTS, LLC**
 - a. Concept Subdivision Plan** **4-SD-17-C**
South side of Westland Dr., east of Andover View Ln., Commission District 5.

 - b. USE ON REVIEW** **4-K-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) (k) District.

- * **15. VINING MILL - HOMESTEAD LAND HOLDINGS, LLC**
 - a. Concept Subdivision Plan** **5-SA-17-C**
Southeast side of Hardin Valley Rd., east side of Marietta Church Rd., Commission District 6.

 - * **b. USE ON REVIEW** **5-B-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) & PR pending District.

- * **16. KILGORE PROPERTIES** **5-SB-17-C**
South side W. Ford Valley Rd., west of Stonecrest Ln., Council District 1, Commission District 9.

- * **17. MAITLAND WOODS - HGA, LLC**
 - a. Concept Subdivision Plan** **5-SC-17-C**
Northwest terminus Altacrest Ln., northwest of Ancient Oak Ln., Commission District 3.

 - * **b. USE ON REVIEW** **5-F-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- P 18. VERTEX DEVELOPMENT ON LOBETTI ROAD - VERTEX DEVELOPMENT**
(6-8-17)
 - a. Concept Subdivision Plan** **5-SD-17-C**
Southwest side of Lobetti Rd., northwest of Ball Camp Pike., Commission District 6.

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

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- W 19. HISTORIC MIDDLEBROOK** **5-SE-17-C**
East side of Ed Shouse Dr, north side of Middlebrook Pike, west side of I-640/I-75, Council District 6.
- 20. AUTUMN WALK - B AND B BUILDERS** **5-SF-17-C**
a. Concept Subdivision Plan
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.

Final Subdivisions:

- P 21. FIVE OAKS OUTLET CENTERS, INC.** **10-SP-16-F**
(6-8-17) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.
- P 22. AUTUMN WALK** **1-SK-17-F**
(6-8-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way, Commission District 7.
- W 23. LAKEVIEW LANDING** **2-SF-17-F**
South side of S Northshore Dr at Nolina Rd, Commission District 4.
- * **24. NICK SHAFFER PROPERTY** **4-SE-17-F**
North side of E Oklahoma Avenue, southwest of W Glenwood Avenue, Council District 4.
- * **25. NATURE'S BEST ORGANICS** **4-SO-17-F**
South side of Fillmore Avenue, west side of Proctor Street, Council District 3.
- P 26. FOREST HOMES** **5-SA-17-F**
(6-8-17) South side of Forestdale Ave, west of Woodmont Rd, Council District 4.
- * **27. CLEAR SPRINGS BAPTIST CHURCH** **5-SB-17-F**
Northeast side of Thompson School Rd, south of Wood Rd, Commission District 8.
- * **28. HERNANDEZ PROPERTY** **5-SC-17-F**
At the intersection of Edgewood Ave and Fairview St, Council District 4.

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- * **29. DRUMMOND PROPERTY RESUBDIVISION** **5-SD-17-F**
Northwest side of Bell Rd, northeast of Meadow Rue Trail, Commission District 6.
- * **30. D & B DAVIS ESTATES** **5-SE-17-F**
North side of Rutledge Pike, northeast of Idumea Rd, Commission District 8.
- * **31. HARRISON SPRINGS** **5-SF-17-F**
North side of Boulder Springs Ln, northeast side of Schaeffer Rd, Commission District 6.
- * **32. THE COVE AT KELLER BEND** **5-SG-17-F**
Southeast side of Keller Bend Rd, west of Tedford Ln, Commission District 4.
- * **33. HORNE PROPERTIES RESUBDIVISION OF LOT A** **5-SH-17-F**
North side of Chapman Hwy, east side of E Ford Valley Rd, Council District 1.
- * **34. TURNING LEAF TRAILS, RESUBDIVISION OF LOT 16R** **5-SI-17-F**
West side of Settlers Cove Ln, South side of Mystic Ridge Rd, Commission District 5.

Rezoning and Plan Amendments:

- W 35. FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH**
North side Westland Dr., east side I-140, Council District 2.
 - a. Southwest County Sector Plan Amendment** **7-D-15-SP**
From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
 - b. One Year Plan Amendment** **7-C-15-PA**
From P (Public Institution) to GC (General Commercial).
 - c. Rezoning** **7-G-15-RZ**
From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).
- P 36. SHADY GLEN LLC** **3-G-17-RZ**
(6-8-17) Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

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- * **37. ECG MARTIN MILL LP**
Northeast side E. Martin Mill Pike, northwest side Lippencott St., Council District 1.
 - a. South City Sector Plan Amendment** **4-D-17-SP**
From MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4) to HDR (High Density Residential).
 - * **b. One Year Plan Amendment** **4-B-17-PA**
From SWMUD-2 (South Waterfront Mixed Use District II) to HDR (High Density Residential).
 - * **c. Rezoning** **4-D-17-RZ**
From C-4 (Highway and Arterial Commercial) to RP-2 (Planned Residential).

- 38. RANDY ALLEN**
Northwest side Tazewell Pike, southwest of Fieldcrest Ln. Council District 4.
 - a. North City Sector Plan Amendment** **4-F-17-SP**
From LDR (Low Density Residential) to O (Office).
 - b. One Year Plan Amendment** **4-C-17-PA**
From LDR (Low Density Residential) to O (Office).
 - c. Rezoning** **4-E-17-RZ**
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

- 39. MADDOX PROPERTY MANAGEMENT & SALES. INC. STEVEN K. MADDOX**
South side Oak Ridge Hwy., west side Schaad Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **5-A-17-SP**
From MU-SD (Mixed Use Special District) (NW-Co-10) to GC (General Commercial).
 - b. Rezoning** **5-A-17-RZ**
From A (Agricultural) to CA (General Business).

- * **40. MARSH-DON, LLC**
East side N. Campbell Station Rd., south of El Rancho Trail, Commission District 6.
 - a. Northwest County Sector Plan Amendment** **5-B-17-SP**
From AG (Agricultural) to LDR (Low Density Residential).

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- * **b. Rezoning** **5-B-17-RZ**
From RA (Low Density Residential) to PR (Planned Residential).

- * **41. BILLY EVANS**
Southeast side E. Raccoon Valley Dr., southwest of Raccoon Woods Rd., Commission District 7.
 - * **a. North County Sector Plan Amendment** **5-C-17-SP**
From AG (Agricultural) to LDR (Low Density Residential).

 - * **b. Rezoning** **5-C-17-RZ**
From A (Agricultural) to PR (Planned Residential).

- * **42. THOMAS BROOKS**
West side S. Peters Rd., south of Kingston Pike, Commission District 3.
 - * **a. Southwest County Sector Plan Amendment** **5-D-17-SP**
From O (Office) to LDR (Low Density Residential).

 - * **b. Rezoning** **5-D-17-RZ**
From OA (Office Park) to RAE (Exclusive Residential).

- * **43. BRIAN HANN** **5-E-17-RZ**
Northwest side Worlds Fair Park Dr., southwest side Oak Ave., Commission District 6. Rezoning from I-3 (General Industrial) to C-2 (Central Business District).

- * **44. DARREN F. GREEN** **5-F-17-RZ**
Northwest side E. Beaver Creek Dr., southwest of Rhyne Ln., Commission District 7. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

- * **45. WEST LONSDALE BAPTIST CHURCH** **5-G-17-RZ**
East side Dayton St., south of Western Ave., Council District 3. Rezoning from R-1A (Low Density Residential) to R-2 (General Residential).

- * **46. JAMES C. TOMICZEK** **5-H-17-RZ**
Southeast side Papermill Dr., northeast of Weisgarber Rd., Council District 2. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

- * **47. RICK WILKINSON** **5-I-17-RZ**
South side Nubbin Ridge Rd., east of Wallace Rd., Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

Uses on Review:

- P 48. CHEROKEE FARM DEVELOPMENT CORPORATION 5-C-16-UR**
(6-8-17) 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.
- * **49. NANA'S HOUSE LEARNING CENTER 3-I-17-UR**
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.
- * **50. FRED LONG CONSTRUCTION CONCEPTS 4-I-17-UR**
Northwest side of Westland Dr, northeast of Vicar Ln. Proposed use: Attached and detached residential dwellings in PR (Planned Residential) 1-8 du/ac District. Commission District 4.
- P 51. MAC TOBLER 5-A-17-UR**
(6-8-17) South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.
- * **52. GEORGES BRANDAN 5-C-17-UR**
North side of Cedarpark Ln., east of Park Village Rd. Proposed use: Multi-dwelling units (8 units in 2 buildings) in PR (Planned Residential) District. Commission District 3.
- * **53. STEVE YOUNG - ODLE & YOUNG ARCHITECTS, INC. 5-D-17-UR**
Northwest side of Norman Jack Ln., northwest of E. Emory Rd. Proposed use: Rural Metro Station in PC (Planned Commercial) & A (Agricultural) District. Commission District 7.
- P 54. MARK GRAHAM ENGINEERING CONSULTANTS, LLC 5-E-17-UR**
(6-8-17) 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.
- * **55. BENCHMARK ASSOCIATES, INC. 5-I-17-UR**
East and west sides of Festival Ln, north of Dutchtown Rd. Proposed use: Peripheral setback reduction from 25' to 20' and front setback reduction from 20' to 15' in PR (Planned Residential) District. Commission District 3.

Agenda Item No.

MPC File No.

- P 56. DIXON GREENWOOD** **5-J-17-UR**
(7-13-17) North side of Lyons View Pike, east of Lyons Head Dr. Proposed use: Professional offices in O-1 (Office, Medical, and Related Services) District. Council District 2.
- * **57. LAND DEVELOPMENT SOLUTIONS** **5-K-17-UR**
North side of N. Peters Rd., east of N. Cedar Bluff Rd. Proposed use: Wine and Liquor Store in PC-2 (Retail and Distribution Park) District. Council District 2.

Other Business:

- * **58. Consideration of City of Knoxville FY 2018-2023 Capital Improvements Program.** **4-A-17-OB**
- * **59. Consideration of amendments to MPC's Administrative Rules and Procedures regarding Article II, Public Notice Signs; Article XI, Order of Meeting and Discussion of Debate; and removing Appendix F, Records Management Policy.** **5-A-17-OB**
- 60. Consideration of amendments to MPC By-Laws, Article IX, Rules of Order.** **5-B-17-OB**
- * **61. Consideration of MPC's Public Records Management Policy.** **5-C-17-OB**
- * **62. Consideration of MPC's Open Data Policy.** **5-D-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.

Agenda Item No.

MPC File No.

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

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.

<u>Agenda Item No.</u>	MPC File No.
<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>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

Agenda Item No.

MPC File No.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED)

4-J-14-RZ

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).

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).

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.