



# MPC AGENDA

## November 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 NOVEMBER 9, 2017 AGENDA
- \* 3. APPROVAL OF OCTOBER 12, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)  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 website:*  
<http://www.knoxmpc.org/agenda>

**Ordinance Amendments:**

- \* 5. **MPC** **5-B-17-OA**  
 Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.

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**Alley or Street Closures:**

6. **NORTH KNOXVILLE BAPTIST CHURCH** **11-A-17-AC**  
Request closure of unnamed alley between W. Emerald Ave and W. Oldham Ave, Council District 5.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- W 7. WILLOW FORK - GRAHAM CORPORATION** **11-SJ-08-C**  
**a. Concept Subdivision Plan**  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- W b. Use on Review** **11-H-08-UR**  
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.
- \* **8. FIVE POINTS, PHASE 3** **8-SB-17-C**  
Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St., Council District 6.
- \* **9. 6702 WESTLAND DRIVE** **10-SA-17-C**  
Southeast side of Westland Dr., west of Craig Rd., Council District 2.
- P 10. STRATFORD PARK, UNIT 5 - SPD PROPERTIES** **10-SD-17-C**  
(12-14-17) **a. Concept Subdivision Plan**  
West side of Jim Sterchi Rd., west of Dry Gap Pike., Council District 5.
- P b. USE ON REVIEW** **10-H-17-UR**  
(12-14-17) Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.
- 11. HARPERS COVE** **10-SE-17-C**  
Northwest side of S. Northshore Dr., north of Charlottesville Blvd., Commission District 5.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 12.	<b><u>PARK WEST MEDICAL CENTER EXPANSION - LAND DEVELOPMENT SOLUTIONS</u></b>	
	<b>a. Concept Subdivision Plan</b>	<b>10-SF-17-C</b>
	Southeast side of Sherrill Blvd, west end of Park West Blvd., Council District 2 & Commission District 3.	
*	<b>b. USE ON REVIEW</b>	<b>10-I-17-UR</b>
	Proposed use: Expansion of Hospital in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) District.	
* 13.	<b><u>2129 EMORY ROAD - STEVE BETHEL</u></b>	
	<b>a. Concept Subdivision Plan</b>	<b>11-SA-17-C</b>
	West side E. Emory Rd, east of Fortner Ln., Commission District 7.	
*	<b>b. USE ON REVIEW</b>	<b>11-C-17-UR</b>
	Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	
<b>P</b> 14.	<b><u>CENTURY PARK, PHASE II</u></b>	<b>11-SB-17-C</b>
(12-14-17)	South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd., Council District 2.	
<b>P</b> 15.	<b><u>RIVER MEADOWS, PHASE TWO</u></b>	<b>11-SC-17-C</b>
(1-11-18)	West side of Saylor's Ford Rd., south end of River Poppy Rd., Commission District 8.	
<b>P</b> 16.	<b><u>CASCADE FALLS, LLC ON LOBETTI ROAD - CASCADE FALLS, LLC</u></b>	
(12-14-17)	<b>a. Concept Subdivision Plan</b>	<b>11-SD-17-C</b>
	Southwest side of Lobetti Rd., southeast of Ball Rd., Commission District 6.	
<b>P</b>	<b>b. USE ON REVIEW</b>	<b>11-F-17-UR</b>
(12-14-17)	Proposed use: Attached Residential Subdivision in PR (Planned Residential) District.	

### Final Subdivisions:

<b>P</b> 17.	<b><u>KILMORE PROPERTIES</u></b>	<b>8-SJ-17-F</b>
(12-14-17)	South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.	
*	<b><u>ARTHUR STREET PROPERTY</u></b>	<b>11-SA-17-F</b>
	At the intersection of Arthur Street and McGhee Avenue, Council District 6.	

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* 19.	<b><u>THE MANESS PROPERTY</u></b> Northwest side of Kensi Drive at intersection of Ruth Road, Council District 5.	11-SB-17-F
* 20.	<b><u>WEST LONSDALE S/D RESUBDIVISION OF LOT 82R</u></b> North side of Canna Avenue at intersection of both Dayton Street and Waverly Street, Council District 3.	11-SC-17-F
* 21.	<b><u>JOHNSTONE SUBDIVISION, UNIT 2</u></b> Calvert Lane 303.97' from intersection of Havenstone Lane, Commission District 2.	11-SD-17-F
P 22. (12-14-17)	<b><u>GIBBS &amp; MALONEY'S ADDITION TO FOUNTAIN CITY, RESUB OF LOTS 1 &amp; 3</u></b> N Broadway at the intersection of Gibbs Drive, Council District 4.	11-SE-17-F
* 23.	<b><u>MAITLAND MEADOWS</u></b> North and East sides of Ancient Oak Lane, east of Airtree Lane, Commission District 3.	11-SF-17-F
* 24.	<b><u>PALMER SUBDIVISION</u></b> South side of Hardin Valley Road, southwest of Castaic Lane, Commission District 6.	11-SG-17-F
* 25.	<b><u>HIGHLAND POINTE</u></b> Northwest side of Westland Drive at intersection of Anthem View Lane, Commission District 5.	11-SH-17-F
* 26.	<b><u>BRAXTON CREEK</u></b> North side of N Campbell Station Road, east of Fretz Road, Commission District 6.	11-SI-17-F
* 27.	<b><u>VINING MILL, UNIT 1</u></b> Intersection of Hardin Valley Road and Marietta Church Road, Commission District 6.	11-SJ-17-F
* 28.	<b><u>RESUBDIVISION OF CENTURIANS II AND UNPLATTED PROPERTY</u></b> At the intersection of Cross Park Drive and Directors Drive, Council District 2.	11-SK-17-F

**Rezoning and Plan Amendments:**

- 29. KNOX COUNTY COMMISSION**  
Northwest side Coward Mill Rd., northeast side Pellissippi Pkwy.,  
Commission District 6.

  - a. Northwest County Sector Plan Amendment** **11-C-17-SP**  
From TP (Technology Park) to LDR (Low Density Residential).
  - H.E. BITTLE III (Revised)**

    - b. Rezoning** **7-J-17-RZ**  
From BP (Business and Technology) / TO (Technology Overlay) to PR  
(Planned Residential) / TO (Technology Overlay).
- 30. TIM DWYER, LEESMAN ENGINEERING**  
South side S. Northshore Dr., north side Osprey Point Ln., Council  
District 2.

  - a. Southwest County Sector Plan Amendment** **10-C-17-SP**  
From O (Office) to GC (General Commercial).
  - b. One Year Plan Amendment** **10-C-17-PA**  
From O (Office) to GC (General Commercial).
  - c. Rezoning** **10-D-17-RZ**  
From O-1 (Office, Medical, and Related Services) to C-6 (General  
Commercial Park).
- 31. TIM DWYER, LEESMAN ENGINEERING** **10-J-17-RZ**  
Southeast side Moss Grove Blvd., south of Kingston Pike, Council  
District 2. Rezoning from PC-1 (Retail and Office Park) to C-6 (General  
Commercial Park).
- \* **32. S2 CORPORATION** **11-A-17-RZ**  
South side Loop Rd., east side Concord Rd., Commission District 5.  
Rezoning from A (Agricultural) to RA (Low Density Residential).
- 33. KATHY PINKSTON**

  - Northwest side Hickory Creek Rd., southwest of Graybeal Rd.,  
Commission District 6.

    - a. Northwest County Sector Plan Amendment** **11-D-17-SP**  
From AG (Agricultural) to LDR (Low Density Residential).
    - b. Rezoning** **11-B-17-RZ**  
From A (Agricultural) to PR (Planned Residential).
- \* **34. JACQUETTA SCATES**  
Southeast side Lovell Rd., southeast of Schaeffer Rd., Commission  
District 6.

<u>Agenda Item No.</u>		MPC File No.
	<b>a. Northwest County Sector Plan Amendment</b> From MDR/O (Medium Density Residential and Office) to GC (General Commercial).	<b>11-A-17-SP</b>
*	<b>b. Rezoning</b> From PR (Planned Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).	<b>11-C-17-RZ</b>
*	<b>35. <u>MJM DEVELOPMENT, INC.</u></b> Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln. and Stanley Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	<b>11-D-17-RZ</b>
*	<b>36. <u>PRIMOS LAND CO., LLC</u></b> Southeast side Oak Ridge Hwy., west of Beaver Ridge Rd., Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential).	<b>11-E-17-RZ</b>
	<b>37. <u>BENCHMARK ASSOCIATES, INC.</u></b> Southeast side Hardin Valley Rd., west side Thompson Rd., Commission District 6.	
	<b>a. Northwest County Sector Plan Amendment</b> From TP (Technology Park) to GC (General Commercial).	<b>11-B-17-SP</b>
	<b>b. Rezoning</b> From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).	<b>11-F-17-RZ</b>
	<b>38. <u>KING PROPERTIES &amp; DEVELOPMENT, LLC</u></b> South side Rather Rd., east of George Light Rd. and Pellissippi Pkwy., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	<b>11-G-17-RZ</b>

### Uses on Review:

<b>P 39.</b>	<b><u>AARON PENNINGTON</u></b>	<b>8-E-17-UR</b>
(12-14-17)	Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.	
*	<b>40. <u>CLEAR WATER PARTNERS LLC</u></b>	<b>11-A-17-UR</b>
	Southeast side of Carmichael Rd., southern end of Valley Vista Rd. Proposed use: Apartments in OB (Office, Medical, and Related Services) / TO (Technology Overlay) pending District. Commission District 6.	

<u>Agenda Item No.</u>		MPC File No.
<b>41.</b>	<b><u>REALTY TRUST GROUP</u></b> North side Sherrill Blvd, west side Christian Academy Blvd. Proposed use: Medical office development in PC-1 (Retail and Office Park) District. Council District 2.	<b>11-B-17-UR</b>
<b>W 42.</b>	<b><u>CHIMCO, LLC</u></b> East side Lovell Rd, north of Lovell View Dr. Proposed use: Montessori school in OB (Office, Medical, and Related Services)/TO (Technology Overlay) District. Commission District 6.	<b>11-D-17-UR</b>
<b>* 43.</b>	<b><u>RYAN LYNCH</u></b> North side Westland Dr, north of Anthem View Ln. Proposed use: Detached houses in PR (Planned Residential) District. Commission District 5.	<b>11-E-17-UR</b>

### **Other Business:**

<b>44.</b>	<b>Nomination of Calendar Year 2018 MPC Officers.</b>	<b>11-A-17-OB</b>
<b>* 45.</b>	<b>Consideration of consultant selection policy for projects funded in whole or part by the Federal Highway Administration or the Tennessee Department of Transportation</b>	<b>11-B-17-OB</b>

### **Adjournment**

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

<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

Agenda Item No.

MPC File No.

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.

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

- a. Concept Subdivision Plan 1-SF-17-C  
Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission  
District 6.
- b. USE ON REVIEW 1-J-17-UR  
Proposed use: Detached residential in PR (Planned Residential) District.



Agenda Item No.

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 Ln, Council District 6.	6-SF-16-F
<u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
<u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-F
<u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 5.	9-SD-17-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

Agenda Item No.

MPC File No.

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).

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).

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).

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.

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.

MAC TOBLER

5-A-17-UR

South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.

G.M. PROPERTIES

6-H-17-UR

Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.