

KNOXVILLE-KNOX COUNTY

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MPC AGENDA

August 9, 2018

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 AUGUST 9, 2018 AGENDA**
- * 3. APPROVAL OF July 12, 2018 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- * 5. CITY OF KNOXVILLE LAW DEPARTMENT**
Amendment to the City of Knoxville Zoning Ordinance regarding the Office Sign code.

8-A-18-OA

- P 6. CITY OF KNOXVILLE LAW DEPARTMENT** **8-B-18-OA**
 (9-13-18) Amendment to the South Waterfront Form District to allow more flexibility regarding the dedication of right-of-way.

Alley or Street Closures:

- 7. WILSON RITCHIE** **3-F-10-SC**
 Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4. (Tabled date 4/12/2018)
- * **8. VLAD DOMANSKIY** **8-A-18-AC**
 Request closure of Unnamed alley between northern property line of parcel 083HB012 and southern property line of parcel 083HB012, Council District 6.
- P 9. GORDON SMITH** **8-B-18-AC**
 (9-13-18) Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

Street or Subdivision Name Changes:

- * **10. JIM SNOWDEN** **8-A-18-SNC**
 Change Iron Gate Blvd to 'Schaeffer Rd' between Hardin Valley Road and current Schaeffer Road, Commission District 6.

Concepts / Uses On Review:

- * **11. SCHAAD ROAD DEVELOPMENT** **4-SA-18-C**
 North side Schaad Rd, east of La Christa Way., Commission District 6.
- T 12. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC** **7-SA-18-C**
a. Concept Subdivision Plan
 Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.
- T b. USE ON REVIEW** **7-C-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- P 13. AUTUMN WALK, PHASE 5 - B & B BUILDERS** **7-SD-18-C**
 (9-13-18) **a. Concept Subdivision Plan**
 East end of Rocky Plains Ln., east of Dry Gap Pike, Commission District 7.

- P** **b. USE ON REVIEW** **7-E-18-UR**
 (9-13-18) Proposed use: Attached Residential Subdivision in PR (Planned Residential) pending District.
- 14. BERRY PATCH FARMS SUBDIVISION - BRYAN PETETT**
- a. Concept Subdivision Plan** **7-SF-18-C**
 Northwest side of McCloud Rd., southwest of Medaris Dr., Commission District 7.
- b. USE ON REVIEW** **7-K-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 15. POST OAK BEND - POST OAK BEND, LLC**
- a. Concept Subdivision Plan** **8-SA-18-C**
 Northeast side of Toolles Bend Rd., northeast side of I-140, south of S. Northshore Dr., Commission District 4.
- b. USE ON REVIEW** **8-A-18-UR**
 Proposed use: Detached and attached residential lots and multi-dwelling development in PR (Planned Residential) District.
- 16. THE COVE AT CHURCHILL DOWNS - MESANA INVESTMENTS, LLC**
- a. Concept Subdivision Plan** **8-SB-18-C**
 Northwest side of Bob Kirby Rd., northeast and southwest side of Secretariat Blvd., Commission District 6.
- b. USE ON REVIEW** **8-C-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 17. THE LEGENDS AT WASHINGTON PIKE - MADDOX COMPANIES**
- a. Concept Subdivision Plan** **8-SC-18-C**
 North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr., Council District 4.
- b. USE ON REVIEW** **8-D-18-UR**
 Proposed use: Attached and detached residential subdivision in RP-1 (Planned Residential) District.

Final Subdivisions:

- * **18. NORMAN E & MARY R TRIVETTE PROPERTY** **8-SA-18-F**
 West side of Rodgers Road, north of E Emory Road, Commission District 8.

- * **19. MOFFITT S/D RESUBDIVISION OF LOTS 1R1, 2R1 & 3R1** **8-SB-18-F**
East side of Roberts Road @ McGinnis Road, Commission District 8.
- * **20. SEVERIANO, SOLIS-ROBLERO, MONTERO AND REYES PROPERTY** **8-SC-18-F**
South side of Mynatt Road, west of Rothmore Drive, Commission District 7.
- * **21. LIVONA ACRES, UNIT 1** **8-SD-18-F**
North side of N. Ruggles Ferry Road, west of Burriss Road, Commission District 8.
- * **22. ALEX CANTRELL ESTATE** **8-SE-18-F**
At the terminus of Ivan Scott Drive, northwest of Hill Road, Commission District 8.
- P 23. JOSEPH CHURCH PROPERTY** **8-SF-18-F**
(9-13-18) Northwest side of Murray Drive, southwest of Keck Road, Commission District 7.
- * **24. JOHN H LEWIS S/D RESUBDIVISION OF LOTS 4 & 5** **8-SG-18-F**
Northeast side of Neubert Springs Road, east of Martin Mill Pike, Council District 1.

Rezoning and Plan Amendment/Rezoning:

- P 25. FORT SANDERS PARTNERS** **2-D-18-RZ**
(9-13-18) Northwest side N. Broadway, south of Curtis Ln., Council District 4. Rezoning from C-6 (General Commercial Park) with conditions to C-6 (General Commercial Park) with no or revised conditions.
- 26. KEN GILREATH (REVISED)**
 - a. East County Sector Plan Amendment** **6-A-18-SP**
From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).
 - b. Rezoning** **6-C-18-RZ**
From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).
- 27. CRAIG ALLEN (REVISED)**
 - a. Southwest County Sector Plan Amendment** **7-C-18-SP**
From LDR (Low Density Residential) to GC (General Commercial) & O (Office).

- b. Rezoning** **7-E-18-RZ**
From A (Agricultural) to CA (General Business) & OA (Office Park).
- * **28. S & E PROPERTIES ERIC MOSELEY** **8-A-18-RZ**
South side Westland Dr., east of Gothic Manor Way, Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **29. CITY OF KNOXVILLE** **8-B-18-RZ**
South side Pocanno Rd., west of Jerdan Rd., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).
- 30. DEBRA G. DAUHERTY** **8-C-18-RZ**
Southeast side Lovell Rd., northeast of Cape Brittany Rd., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) and PR (Planned Residential) / TO at up to 5 du/ac to PR (Planned Residential) / TO (Technology Overlay) at up to 12 du/ac.
- * **31. STEPHEN R. KOTZ** **8-D-18-RZ**
Southwest side Brown Gap Rd., southeast of E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- 32. SCOTT DAVIS**
Southeast side Westland Dr., northeast of Heritage Lake Way, Commission District 5.
- a. Southwest County Sector Plan Amendment** **8-A-18-SP**
From LDR (Low Density Residential) to HDR (High Density Residential).
- b. Rezoning** **8-E-18-RZ**
From PR (Planned Residential) at 1-5 du/ac to PR (Planned Residential) at up to 14 du/ac.
- * **33. SARAH CLARK AND AMERICA'S HOME PLACE** **8-F-18-RZ**
Northwest side Andes Rd., northeast of Ivywood Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

Uses On Review:

- P 34. HELEN ROSS MCNABB CENTER** **6-F-18-UR**
(9-13-18) Southeast side of Mineral Springs Ave., east of Whittle Springs Rd
Proposed use: Senior Living Apartments in O-1 (Office, Medical, and Related Services) District. Council District 4.

- P 35. FELLOWSHIP CHURCH** **6-H-18-UR**
(9-13-18) South side of Middlebrook Pike, west side of Broome Rd. Proposed use: Expansion of church in R-1 (Low Density Residential) District. Council District 2.
- P 36. JIM ODLE** **6-I-18-UR**
(9-13-18) West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.
- 37. CRESCENT BEND DEVELOPMENT, LLC** **7-G-18-UR**
Southeast side of Westland Dr., east of Ebenezer Rd. Proposed use: Apartments and Assisted Living / Independent Living Facility in PR (Planned Residential) District. Commission District 5.
- 38. WOODS-SMITH MARKET & DELI** **7-H-18-UR**
North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.
- * **39. MARKETS AT CHOTO / HUBER PROPERTIES** **7-L-18-UR**
Southeast side of S Northshore Dr., north of Choto Rd. Proposed use: Self service storage facility and mixed use building in CN (Neighborhood Commercial) (k) District. Commission District 5.
- * **40. MADDOX COMPANIES** **7-O-18-UR**
West side of Dry Gap Pike, south of E. Emory Rd. Proposed use: 3-story Indoor Self-Storage Facility in CA (General Business) District. Commission District 7.
- * **41. BEREAN BIBLE CHURCH** **8-B-18-UR**
West side of Prosser Rd., south of Kenilworth Ln. Proposed use: Addition of a premanufactured modular classroom building in R-1 (Low Density Residential) District. Council District 4.
- * **42. FLOURNOY DEVELOPMENT COMPANY** **8-E-18-UR**
Southwest side of Andersonville Pike across from Halls Elementary School. Proposed use: Independent Living, Assisted Living and Memory Care Facility in OB (Office, Medical, and Related Services) District. Commission District 7.
- * **43. CHEROKEE COUNTRY CLUB** **8-F-18-UR**
Northwest side of Lyons View Pike, northeast side of Harley Dr. Proposed use: Country Club pool replacement in R-1 (Low Density Residential) and OS-1 (Open Space Preservation) District. Council District 2.

Other Business:

- P 44.** **Consideration of Amendment to the Knoxville-Knox County** **6-B-18-OB**
 (9-13-18) **Minimum Subdivision Regulations to permit staff**
approval of final plats.
- 45. Nominations of Officers of the Planning Commission 7-C -18-OB**
- 46. Consideration of Election of MPC Officers. 8-A-18-OB**

Adjournment

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

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. (Tabled date 4/12/2018)
- b. USE ON REVIEW 4-I-16-UR
 Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District. (Tabled date 4/12/2018)

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. (Tabled date 4/12/2018)
- b. USE ON REVIEW 1-B-17-UR
 Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District. (Tabled date 4/12/2018)

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. (Tabled date 4/12/2018)
- b. USE ON REVIEW 1-J-17-UR
 Proposed use: Detached residential in PR (Planned Residential) District. (Tabled date 4/12/2018)

BULLARD FARM - EAGLE CDI, INC.

- a. Concept Subdivision Plan 5-SA-18-C
 East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
- b. USE ON REVIEW 5-B-18-UR

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. (Tabled date 6/14/2018)

TARYN'S NEST

East side of Cate Rd at the intersection Cateland Ln, Commission District 6. (Tabled date 4/12/2018)

2-SG-17-F

CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R

Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. (Tabled date 5/10/2018)

5-SH-18-F

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

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. (Tabled date 4/12/2018)

2-B-17-UR

DOMINION DEVELOPMENT GROUP

Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6. (Tabled date 5/10/2018)

4-G-18-UR