

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

MPC AGENDA

February 8, 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 FEBRUARY 8, 2018 AGENDA
- * 3. APPROVAL OF JANUARY 11, 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

None

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- * 5. **RIVER MEADOWS, UNIT TWO** 11-SC-17-C
West side of Saylors Ford Rd., south end of River Poppy Rd., Commission District 8.
- P 6. **CORNERSTONE COVE** 12-SD-17-C
3-8-18 Southeast side of Raby Way, northeast side of Harvey Rd., Commission District 5.
- P 7. **RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** 1-SE-18-C
3-8-18 East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.
8. **THE COVE IN WEST HILLS - JIM SULLIVAN**
- a. **Concept Subdivision Plan** 1-SF-18-C
Southeast side Broome Rd., northeast of Marlboro Rd., Council District 2.
- b. **USE ON REVIEW** 1-I-18-UR
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

Final Subdivisions:

- * 9. **KNOX RAIL SALVAGE** 12-SB-17-F
South side of Greenway Drive, east of Beverly Road, Council District 4.
- * 10. **EMORY BROOKE S/D** 2-SA-18-F
West side of of W Emory Road at Cate Road, Commission District 6.
- * 11. **BRAINE & LEES ADDITION TO KNOXVILLE** 2-SB-18-F
North side of Chickamauga Avenue, east of Bruhin Road, Council District 5.
- * 12. **HARBOR CREST** 2-SC-18-F
Southeast side of S Northshore Drive at Mont Cove Blvd., Commission District 5.
- * 13. **CHAVANNES BUFFAT PROPERTY RESUBDIVISION OF PART OF LOT 3** 2-SD-18-F
West side of Fairview Street, south of Edgewood Avenue, Council District 4.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 14.	<u>BARINEAU HILLS, PHASE II</u> At the intersection of Maryville Pike and Tipton Station Road, Commission District 9.	2-SE-18-F
* 15.	<u>FINAL PLAT OF PROPERTY OF MARK HICKMAN</u> East side of N Gay Street, south side of Emory Place, and northwest side of King Street, Council District 6.	2-SF-18-F
* 16.	<u>LAZY ACRES</u> Northeast side of Della Drive, west of Hack Road, Commission District 6.	2-SG-18-F
* 17.	<u>FIVE POINTS REDEVELOPMENT PHASE 3 & RESUBDIVISION OF LOT 1 OF PHASE I</u> Southwest intersection of Martin Luther King Jr Avenue and McConnell Street, Council District 6.	2-SH-18-F
* 18.	<u>MAITLAND WOODS, UNIT 4, RESUBDIVISION OF LOTS 151-1R AND MAITLAND MEADOWS RESUBDIVISION OF LOTS 90 & 91</u> East side of Ancient Oak Lane and at the terminus of Altacrest Lane, Commission District 3.	2-SI-18-F
P 19. 3-8-18	<u>TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY</u> North side of Asheville Hwy., west of Neals Landing Road, Commission District 8.	2-SJ-18-F
P 20. 3-8-18	<u>GOODISON PARK PHASE II</u> North side of George Light Road, west of Pellissippi Parkway, Commission District 6.	2-SK-18-F
P 21. 3-8-18	<u>HARDIN VALLEY WEST</u> Northwest side of Hardin Valley Road, southwest of Conners Creek Circle, Commission District 6.	2-SL-18-F
* 22.	<u>THE SEMECO PROPERTY</u> West side of N Broadway, north of Bluff Avenue, Council District 4.	2-SM-18-F
* 23.	<u>LJSRRC, LLC PROPERTY, LOT 2</u> South of Mascot Road, south side of Staff Drive, Commission District 8.	2-SN-18-F
* 24.	<u>LOVELL POINTE LLC RESUBDIVISION OF LOTS 1 & 2</u> Northeast side of Lovell Road, north of Parkside Drive, Commission District 5 and Council District 2.	2-SO-18-F

Rezoning and Plan Amendments:

- 25. KNOX COUNTY COMMISSION**
Southeast side Hardin Valley Rd., west side Thompson Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **2-A-18-SP**
From TP (Technology Park) to GC (General Commercial).
- BENCHMARK ASSOCIATES, INC.**
b. Rezoning **11-F-17-RZ**
From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).
- * **26. VERTEX DEVELOPMENT** **1-F-18-RZ**
Northeast side Harvey Rd., north of Mallard Bay Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- 27. GRAHAM CORPORATION** **2-A-18-RZ**
Northwest side Kermit Dr., northeast of Clinton Hwy., Council District 5. Rezoning from SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- * **28. RALPH SMITH - PLS** **2-B-18-RZ**
North side Westland Dr., west of Hamilton Ridge Ln., Commission District 5. Rezoning from CA (General Business) to A (Agricultural).
- 29. VERTEX DEVELOPMENT** **2-C-18-RZ**
West side Brakebill Rd., northwest of Strawberry Plains Pike, Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- P 30. FORT SANDERS PARTNERS** **2-D-18-RZ**
3-8-18 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).

Uses on Review:

- W 31. FELLOWSHIP CHURCH** **9-E-17-UR**
West side Broome Rd, south of Middlebrook Pike Proposed use: Driveway connection to Broome Road for church in R-1 (Low Density Residential) District. Council District 2.
- P 32. HUBER PROPERTIES** **12-C-17-UR**
3-8-18 Southeast side of S. Northshore Dr., northeast of Choto Rd. Proposed use: Self Service Storage Facility in CN (Neighborhood Commercial) (k) District. Commission District 5.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
P 33. 3-8-18	<u>HARBWHITE PROPERTIES</u> Southwest side of Bridgewater Rd., north side of I40/I75. Proposed use: Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) in PC-1 (Retail and Office Park) District. Council District 2.	1-A-18-UR
P 34. 4-12-18	<u>KENTON YEAGER</u> East side Bella Vista Ln, north of Kodak Rd. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.	1-H-18-UR
* 35.	<u>JW CONGREGATION SUPPORT, INC.</u> East side Whittle Springs Rd., north side White Oak Ln. Proposed use: Church in O-1 (Office, Medical, and Related Services) District. Council District 4.	2-A-18-UR
P 36. 3-8-18	<u>STUART ANDERSON</u> North side Boardwalk Blvd, west side Town Center Blvd. Proposed use: Medical office in PC-1(k) (Retail and Office Park) District. Council District 2.	2-B-18-UR
* 37.	<u>ALICIA MCAULEY</u> North side of Executive Park Dr., east side of Directors Dr. Proposed use: Hotel in PC (Planned Commercial) District. Commission District 3.	2-C-18-UR
P 38. 3-8-18	<u>B & B VENTURES LLC</u> East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 4.	2-D-18-UR
P 39. (3-8-18)	<u>TERRY ROMANS - ROMANS ENGINEERING</u> South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike. Proposed use: Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k) District. Council District 4.	2-E-18-UR

Other Business:

* 40.	Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations regarding 30-day public notice requirements.	2-A-18-OB
P 41. (3-8-18)	Reconsideration of Section 3.05 A.2 of the Knoxville-Knox County Minimum Subdivision Regulations regarding sidewalk policy.	2-B-18-OB

Adjournment

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

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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>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 South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.	4-SD-16-C
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>	

<u>Agenda Item No.</u>	MPC File No.
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>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u>	
a. Concept Subdivision Plan Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.	1-SF-17-C
b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-J-17-UR
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u>	4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u>	5-SH-15-F
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	
<u>FAERBER PROPERTIES</u>	7-SL-15-F
Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	
<u>HOOD PROPERTY</u>	7-SR-15-F
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	
<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u>	9-SA-15-F
At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	
<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u>	6-SF-16-F

<u>Agenda Item No.</u>	MPC File No.
Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.	
<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>SHIPES ADDTION TO MASCOT RESUBDIVISION OF LOTS 13-16</u> Intersection of Shipetown Road and C Drive, Commission District 8.	1-SI-18-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).	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
<u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	3-G-17-RZ
<u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> 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).	4-B-10-UR

<u>Agenda Item No.</u>	MPC File No.
<u>VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)</u> 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.	9-B-16-UR
<u>RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE</u> 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.	2-B-17-UR
<u>MAC TOBLER</u> South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.	5-A-17-UR
<u>G.M. PROPERTIES</u> Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.	6-H-17-UR
<u>AARON PENNINGTON</u> 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.	8-E-17-UR