

KNOXVILLE-KNOX COUNTY

**M P C**  
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T E N N E S S E E

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# MPC AGENDA

## July 12, 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 JULY 12, 2018 AGENDA**
- \* 3. **APPROVAL OF JUNE 14, 2018 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Items to be voted on to be Withdrawn (Indicated with a **W**)  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:**

None

### **Alley or Street Closures:**

- \* 5. **RFH, LP**  
Request closure of Bruce Ave between Citico Street and Clyde Street (closed), Council District 6.

**7-A-18-SC**

## Concepts / Uses On Review:

- P 6. SCHAAD ROAD DEVELOPMENT 4-SA-18-C**  
 (8-9-18) North side Schaad Rd, east of La Christa Way., Commission District 6.
- 7. VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX DEVELOPMENT TN, LLC**
- a. Concept Subdivision Plan 5-SB-18-C**  
 West side of Brakebill Rd., south side of Hammer Rd., Commission District 8.
- b. USE ON REVIEW 5-E-18-UR**  
 Proposed use: Detached Residential Subdivision and Future Development in PR (Planned Residential) District.
- 8. FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC**
- a. Concept Subdivision Plan 6-SB-18-C**  
 Northwest side of Tazewell Pike, northwest end of Fountainhead Ln., Commission District 2.
- b. USE ON REVIEW 6-N-18-UR**  
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- P 9. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC 7-SA-18-C**  
 (8-9-18) **a. Concept Subdivision Plan**  
 Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.
- P 7-C-18-UR**  
 (8-9-18) **b. USE ON REVIEW**  
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 10. STORMER ROAD DEVELOPMENT - SMITHBILT LLC 7-SB-18-C**
- a. Concept Subdivision Plan**  
 West side of Stormer Rd., north of Maple Trace Blvd., Commission District 7.
- b. USE ON REVIEW 7-B-18-UR**  
 Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- \* **11. WILLOW FORK LANE DEVELOPMENT - WILLOW FORK LANE DEVELOPMENT**
- a. Concept Subdivision Plan** **7-SC-18-C**  
Northwest side of E. Emory Rd., northeast side of Willow Fork Ln., Commission District 7.
- \* **b. USE ON REVIEW** **7-D-18-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.
- P 12. AUTUMN WALK, PHASE 5 - B & B BUILDERS**
- (8-9-18) **a. Concept Subdivision Plan** **7-SD-18-C**  
East end of Rocky Plains Ln., east of Dry Gap Pike, Commission District 7.
- P** **b. USE ON REVIEW** **7-E-18-UR**  
(8-9-18) Proposed use: Attached Residential Subdivision in PR (Planned Residential) pending District.
- \* **13. BALL ROAD SUBDIVISION - WORLEY BUILDERS, INC.**
- a. Concept Subdivision Plan** **7-SE-18-C**  
North side of Ball Rd., east of Madeline Vine Ln., Commission District 6.
- \* **b. USE ON REVIEW** **7-F-18-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.
- P 14. BERRY PATCH FARMS SUBDIVISION - BRYAN PETETT**
- (8-9-18) **a. Concept Subdivision Plan** **7-SF-18-C**  
Northwest side of McCloud Rd., southwest of Medaris Dr., Commission District 7.
- P** **b. USE ON REVIEW** **7-K-18-UR**  
(8-9-18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 15. COPELAND ROAD DEVELOPMENT ON PEDIGO ROAD - SMITHBILT LLC**
- a. Concept Subdivision Plan** **7-SG-18-C**  
West side of Pedigo Rd., south of Childress Rd., Commission District 7.
- b. USE ON REVIEW** **7-N-18-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

- W 16. AUTUMN GROVE - DK DEVELOPMENT, LLC**
- a. Concept Subdivision Plan** **7-SH-18-C**  
South side of John May Dr., east of Wooded Acres Dr., Council District 3.
- W b. USE ON REVIEW** **7-P-18-UR**  
Proposed use: Attached or detached residential neighborhood in RP-1 (Planned Residential) District.

### **Final Subdivisions:**

- \* **17. GOODISON PARK PHASE II** **2-SK-18-F**  
North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.
- \* **18. HARPERS COVE** **6-SH-18-F**  
West side of S Northshore Drive, north of Charlottesville Blvd., Commission District 5.
- \* **19. SAMUEL ARNOLD ESTATE LOTS 2 & 3** **7-SA-18-F**  
Southeast of W Copeland Road, northeast side of Collier Road, Commission District 7.
- \* **20. JAMES MAY JR. PROPERTY** **7-SB-18-F**  
North side of Nickle Road, southwest of Tamworth Lane, Council District 3.
- \* **21. THE VILLAS OF TERAS POINT, PHASE 1 RESUBDIVISION** **7-SC-18-F**  
East side of Brown Gap Road at intersection of Cascade meadows Way and Teras Point Way, Commission District 7.
- \* **22. THE SOUTHERN** **7-SD-18-F**  
North side of Everett Road @ intersection of Yarnell Road, Commission District 6.
- W 23. ESTATE OF THEDA SMITH PROPERTY** **7-SE-18-F**  
South side of Coward Mill Road, southwest of Byington Solway Road, Commission District 6.
- \* **24. GOVERNORS MOUNTAIN RESUBDIVISION OF LOT 11** **7-SF-18-F**  
At the intersection of Bonnie Kate Drive and W Gov. John Sevier Hwy., Commission District 9.
- \* **25. VILLAGE OF SADDLEBROOKE, PHASE 5** **7-SG-18-F**  
North end of Saddlebrook Drive, north of Windmead Lane, Commission District 7.

- \* **26. ELITE CONSTRUCTION PROPERTY GEORGE WILLIAMS RD** **7-SH-18-F**  
Northwest side of George Williams Road, southwest of Heathgate Road, Commission District 3.
- \* **27. THE TAGGART BUILDING** **7-SI-18-F**  
West side of N Broadway south of Rider Avenue, Council District 5.
- \* **28. PIERCE & PARRISH PROPERTY SUBDIVISION** **7-SJ-18-F**  
West side Roland Land and east side of Byington Beaver Ridge Road, Commission District 6.
- \* **29. CCAHT** **7-SK-18-F**  
Intersection of W Blount Avenue and Martin Mill Pike, Council District 1.

### **Rezoning and Plan Amendment/Rezoning:**

- P 30. FORT SANDERS PARTNERS** **2-D-18-RZ**  
(8-9-18) 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.
- P 31. KEN GILREATH (REVISED)**  
(8-9-18) South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.
  - 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).
  - P b. Rezoning** **6-C-18-RZ**  
(8-9-18) From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).
- \* **32. ELMINGTON CG, LLC**
  - Northwest side E. Young High Pike, northeast side Chapman Hwy., Council District 1.
  - a. South City Sector Plan Amendment** **7-A-18-SP**  
From MU-SD (Mixed Use Special District) (SC-5) to HDR (High Density Residential).
  - \* **b. One Year Plan Amendment** **7-A-18-PA**  
From MU-SD (Mixed Use Special District) (SC-5) to HDR (High Density Residential).
  - \* **c. Rezoning** **7-A-18-RZ**  
From C-3 (General Commercial) to RP-2 (Planned Residential).

- 33. ELMINGTON CG, LLC**  
West side Hollywood Rd., south side I-40, Council District 2.
- a. West City Sector Plan Amendment** **7-B-18-SP**  
From MDR (Medium Density Residential) & SLPA (Slope Protection Area) to HDR (High Density Residential) & SLPA (Slope Protection Area).
- b. One Year Plan Amendment** **7-B-18-PA**  
From MDR (Medium Density Residential) to HDR (High Density Residential).
- c. Rezoning** **7-B-18-RZ**  
From C-4 (Highway and Arterial Commercial) to RP-2 (Planned Residential).
- \* **34. FALCONNIER DESIGN CO.** **7-C-18-RZ**  
East side Gap Rd., south side Cassell Dr., Council District 5. Rezoning from O-3 (Office Park) & R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).
- \* **35. LOGAN WENTWORTH** **7-D-18-RZ**  
South side Alamo Ave., east of Home St., Council District 1. Rezoning from R-1 (Low Density Residential) to R-1E (Low Density Exclusive Residential).
- P 36. CRAIG ALLEN (REVISED)**  
(8-9-18) South side Westland Dr., east side I-140, Commission District 5.
- a. Southwest County Sector Plan Amendment** **7-C-18-SP**  
From LDR (Low Density Residential) to GC (General Commercial) & O (Office).
- P b. Rezoning** **7-E-18-RZ**  
(8-9-18) From A (Agricultural) to CA (General Business) & OA (Office Park).
- \* **37. SEAN SUDDER** **7-F-18-RZ**  
North side Forest Ave., east side Nineteenth St., Council District 1. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-2 (General Residential).
- \* **38. SEAN SUDDER** **7-G-18-RZ**  
South side Grand Ave., east side Nineteenth St., Council District 1. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-2 (General Residential).

- 39. LAND DEVELOPMENT SOLUTIONS 7-H-18-RZ**  
North side Cherokee Trail., north of Edington Rd., Council District 1. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- \* **40. LAND DEVELOPMENT SOLUTIONS 7-I-18-RZ**  
North side Kingston Pike, east side Walker Springs Rd., Council District 2. Rezoning from C-4 (Highway and Arterial Commercial) to C-3 (General Commercial).
- 41. HSINHAO LIAO**  
South side Middlebrook Pike, east of Andrewbrook Ln., Commission District 3.
- a. Northwest County Sector Plan Amendment 7-E-18-SP**  
From O (Office) to GC (General Commercial).
- b. Rezoning 7-J-18-RZ**  
From OB (Office, Medical, and Related Services) & CA (General Business) to CA (General Business).
- 42. T&T REAL ESTATE INVESTMENTS**  
East side Morrell Rd., east of Queensbury Dr. Council District 2.
- a. One Year Plan Amendment 7-C-18-PA**  
From LDR (Low Density Residential) to O (Office).
- b. West City Sector Plan Amendment 7-D-18-SP**  
From LDR (Low Density Residential) to O (Office).

### Uses On Review:

- W 43. HARBWHITE PROPERTIES 1-A-18-UR**  
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.
- 44. B & B VENTURES LLC 2-D-18-UR**  
East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 4.
- W 45. BLOUNT EXCAVATING, INC. 4-I-18-UR**  
Northwest side W. Martin Mill Pike, north of Ridgewood Dr. Proposed use: Construction/Demolition Waste Site in A (Agricultural) District. Commission District 9.

- 46. MONICA MURILLO** **6-G-18-UR**  
Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.
- 47. JIM ODLE** **6-I-18-UR**  
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.
- \* **48. LAND DEVELOPMENT SOLUTIONS** **7-A-18-UR**  
Northwest side of Clinch Ave., southeast and northwest side of Laurel Ave., northeast side of Nineteenth St. and southeast side of Highland Ave. Proposed use: Medical center and parking garage in O-1 (Office, Medical, and Related Services) & O-2 (Civic and Institutional) District. Council District 1.
- P 49. CRESCENT BEND DEVELOPMENT, LLC** **7-G-18-UR**  
(8-9-18) 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.
- 50. 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.
- \* **51. JEFFRY TURNMIRE** **7-I-18-UR**  
West side of Francis Rd., north of Francis Station Dr. Proposed use: Market Garden in R-1 (Low Density Residential) District. Council District 3.
- \* **52. FALCONNIER DESIGN CO.** **7-J-18-UR**  
North side of W. Baxter Ave., east side of McSpadden St. Proposed use: Expansion of existing church in R-1A (Low Density Residential) District. Council District 6.
- P 53. MARKETS AT CHOTO / HUBER PROPERTIES** **7-L-18-UR**  
(8-9-18) 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.
- \* **54. JOHN SANDERS** **7-M-18-UR**  
West side of N. Broadway, south side of Rider Ave. Proposed use: Multi-dwelling structure in the C-3 (General Commercial) & O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) Districts. Council District 5.



- P 55. MADDOX COMPANIES** **7-O-18-UR**  
 (8-9-18) 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.
- 56. FRESENIUS USD MANUFACTURING, INC.** **7-Q-18-UR**  
 East side of E. Governor John Sevier Hwy, south side of Roscoe Ln., north of Hammer Rd., south of I40. Proposed use: Warehouse Facility in PC (Planned Commercial) pending District. Commission District 8.

### Other Business:

- \* **57. Consideration of Similar Use Determination for Adult Day Care.** **7-A-18-OB**
- P 58. Consideration of Major Road Plan Update.** **7-B-18-OB**  
 (9-13-18)
- 59. Nominations of Chair and Vice-Chair for the Planning Commission** **7-C -18-OB**

### Adjournment

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

- U 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)
- 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

2-SG-17-F

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

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

5-SH-18-F

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

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. (Tabled date 4/12/2018)

DOMINION DEVELOPMENT GROUP

4-G-18-UR

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)