

KNOXVILLE-KNOX COUNTY

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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 <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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- * 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**
 - 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)
- P 59. Nominations of Chair and/or Vice-Chair for the Planning Commission** **7-C -18-OB**
 (8-9-18)

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)