

# MPC AGENDA

## June 14, 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 JUNE 14, 2018 AGENDA**

**\* 3. APPROVAL OF MAY 10, 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  - Items to be voted on to be Withdrawn (Indicated with a **W**)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/Street Closures:**

**5. TREVOR HILL**

**11-A-14-SC**

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.

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- \* **6. CITY OF KNOXVILLE** **6-A-18-AC**  
Request closure of unnamed alley between Patton Street and eastern terminus, Council District 6.

**Street or Subdivision Name Changes:**

- \* **7. CHAD ROBERTS** **6-A-18-SNC**  
Change Red Bluff Way to 'Meredith Lynn Way' between Park Shadow Way and terminus, Commission District 8.
- \* **8. CHAD ROBERTS** **6-B-18-SNC**  
Change Park Valley Way to 'Parker Harrison Way' between Red Bluff Way and southern terminus, Commission District 8.

**Plans, Studies, Reports:**

None

**Concepts/Uses On Review:**

- \* **9. RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** **1-SE-18-C**  
East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.
- P 10. SCHAAD ROAD DEVELOPMENT** **4-SA-18-C**  
(7-12-18) North side Schaad Rd, east of La Christa Way., Commission District 6.
- P 11. BULLARD FARM - EAGLE CDI, INC.** **5-SA-18-C**  
(7-12-18) **a. Concept Subdivision Plan**  
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
- P b. USE ON REVIEW** **5-B-18-UR**  
(7-12-18) Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.
- \* **12. VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX DEVELOPMENT TN, LLC** **5-SB-18-C**  
**a. Concept Subdivision Plan**  
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.

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* 13.	<b><u>VILLAS AT TERRA'S POINT - WALKER ENTERPRISES</u></b> <b>a. Concept Subdivision Plan</b> Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way, Commission District 7.	<b>6-SA-18-C</b>
*	<b>b. USE ON REVIEW</b> Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	<b>6-M-18-UR</b>
14.	<b><u>FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC</u></b> <b>a. Concept Subdivision Plan</b> Northwest side of Tazewell Pike, northwest end of Fountainhead Ln., Commission District 2.	<b>6-SB-18-C</b>
	<b>b. USE ON REVIEW</b> Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	<b>6-N-18-UR</b>
15.	<b><u>GRASSY CREEK</u></b> South side of Oak Ridge Hwy., east and west side of Schaad Rd., Commission District 6.	<b>6-SC-18-C</b>
* 16.	<b><u>HAYDEN HILL - FUTURE UNITS - HARDIN VALLEY FARM DEVELOPMENT, INC</u></b> <b>a. Concept Subdivision Plan</b> East side of Sam Lee Rd., west of Solway Rd., Commission District 6.	<b>6-SD-18-C</b>
*	<b>b. USE ON REVIEW</b> Proposed use: Attached and Detached Residential Subdivision in PR (Planned Residential) District.	<b>6-L-18-UR</b>

**Final Subdivisions:**

<b>P 17.</b>	<b><u>GOODISON PARK PHASE II</u></b> (7-12-18) North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.	<b>2-SK-18-F</b>
* 18.	<b><u>MARK HRUZ PROPERTY, RESUBDIVISION OF LOT 1</u></b> East side of Nuebert Springs Road, north of Rhea Road, Commission District 9.	<b>4-SI-18-F</b>
* 19.	<b><u>CORNERSTONE COVE</u></b> North side of Harvey Road, west of Mallard Bay Drive, Commission District 6.	<b>5-SM-18-F</b>

<u>Agenda Item No.</u>		MPC File No.
* 20.	<b><u>ELY PARK, PHASE II</u></b> At the current terminus of the paved portion of Palace Green Road, south east of Millertown Pike, Commission District 8.	<b>6-SA-18-F</b>
* 21.	<b><u>PENROSE FOREST</u></b> South side of Nubbin Ridge Road, east of Wallace Road, Commission District 4.	<b>6-SB-18-F</b>
* 22.	<b><u>MOUNTAIN VIEW MEADOW</u></b> North of Hatmaker Lane, northeast of Hopper Lane, Commission District 6.	<b>6-SC-18-F</b>
* 23.	<b><u>BOULDER POINT, PHASE 4</u></b> At the terminus of the current paved right of way of Poplar Grove Lane, north of Boulder Point Lane, Commission District 6.	<b>6-SD-18-F</b>
* 24.	<b><u>FORT SANDERS REGIONAL MEDICAL CENTER</u></b> Highland Avenue, Eighteenth Street, Laurel Avenue, and Nineteenth Street block, Council District 1.	<b>6-SE-18-F</b>
* 25.	<b><u>WEBB ON GREENWELL ROAD</u></b> Southwest side of Greenwell Road, southeast of Western Road, Commission District 7.	<b>6-SF-18-F</b>
* 26.	<b><u>SPARKS FAMILY LLC</u></b> At the intersection of Merchant Drive and Tillery Road, Council District 5.	<b>6-SG-18-F</b>
<b>P</b> 27. (7-12-18)	<b><u>HARPERS COVE</u></b> West side of S Northshore Drive, north of Charlottesville Blvd., Commission District 5.	<b>6-SH-18-F</b>
* 28.	<b><u>J H MCCAMPBELL ADDITION RESUB</u></b> North side of Bernhurst Drive across from intersection of Baugh Road, Council District 4.	<b>6-SI-18-F</b>
* 29.	<b><u>HANLEY HALL, RESUBDIVISION OF LOTS 13-14 &amp; 32-33</u></b> At the terminus of Capricorn Lane and Taurus Lane, Commission District 5.	<b>6-SJ-18-F</b>

### **Rezoning and Plan Amendments:**

<b>P</b> 30. (7-12-18)	<b><u>FORT SANDERS PARTNERS</u></b> 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.	<b>2-D-18-RZ</b>
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<u>Agenda Item No.</u>		MPC File No.
<b>31.</b>	<b><u>JERRY BRIDGES</u></b> Southeast side E. Morelia Ave., southwest side Harvey St. Council District 5.	
	<b>a. Central City Sector Plan Amendment</b> From TDR (Traditional Neighborhood Residential) to GC (General Commercial).	<b>4-A-18-SP</b>
	<b>b. One Year Plan Amendment</b> From TDR (Traditional Neighborhood Residential) to GC (General Commercial).	<b>4-A-18-PA</b>
	<b>c. Rezoning</b> From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).	<b>4-B-18-RZ</b>
<b>32.</b>	<b><u>ASHLEY HEALY</u></b> Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.	
	<b>a. Northwest County Sector Plan Amendment</b> From RR (Rural Residential) to LDR (Low Density Residential).	<b>5-A-18-SP</b>
	<b>b. Rezoning</b> From A (Agricultural) to PR (Planned Residential).	<b>5-D-18-RZ</b>
* <b>33.</b>	<b><u>WILLBANKS, LLC</u></b> Southwest side Keck Rd., west side Lacy Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>5-G-18-RZ</b>
* <b>34.</b>	<b><u>SMOKY MOUNTAIN LAND SURVEYING, INC.</u></b> Northwest side Murray Dr., northeast of Friendship Ln., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>6-A-18-RZ</b>
* <b>35.</b>	<b><u>WORLEY BUILDERS, INC.</u></b> Northwest side Ball Rd., southwest of Smithland Ln., Commission District 6. Rezoning from A (Agricultural) & I (Industrial) to PR (Planned Residential).	<b>6-B-18-RZ</b>
<b>P 36.</b> (7-12-18)	<b><u>KEN GILREATH</u></b> South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.	
	<b>a. East County Sector Plan Amendment</b> From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).	<b>6-A-18-SP</b>

<u>Agenda Item No.</u>		MPC File No.
<b>P</b>	<b>b. Rezoning</b>	<b>6-C-18-RZ</b>
(7-12-18)	From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).	
* <b>37.</b>	<b><u>ELITE CONSTRUCTION</u></b>	<b>6-D-18-RZ</b>
	Northwest side George Williams Rd., northeast of Hidden Glen Ln., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	
* <b>38.</b>	<b><u>HUGH B. NYSTROM COUNTY COMMISSIONER</u></b>	<b>6-E-18-RZ</b>
	South side Glenmary Rd., east of Duncan Rd, north of Cove Creek Ln., Commission District 4. Rezoning from A (Agricultural) to A (Agricultural) / HZ (Historic Overlay) and design guidelines.	
* <b>39.</b>	<b><u>MOUNTAIN VIEW PARTNERS, LP</u></b>	<b>6-F-18-RZ</b>
	Northwest side Weisbrook Ln., northeast of East Weisgarber Rd., Council District 3. Rezoning from C-6 (General Commercial Park) to I-3 (General Industrial).	
* <b>40.</b>	<b><u>SMITHBILT, LLC</u></b>	<b>6-G-18-RZ</b>
	East side Willow Fork Ln., north side E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).	
* <b>41.</b>	<b><u>SMITHBILT, LLC</u></b>	<b>6-H-18-RZ</b>
	Southwest side Stormer Rd., northwest of Maple Place Blvd., Commission District 7. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).	
* <b>42.</b>	<b><u>TEKCO, LLC (REVISED)</u></b>	<b>6-I-18-RZ</b>
	West side Pleasant Ridge Rd., north of Sanderson Rd., Council District 3. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).	
<b>43.</b>	<b><u>B &amp; B BUILDERS, INC.</u></b>	<b>6-J-18-RZ</b>
	Northeast side Dry Gap Pike, southeast of Autumn Path Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).	
* <b>44.</b>	<b><u>LAND DEVELOPMENT SOLUTIONS (Revised)</u></b>	<b>6-K-18-RZ</b>
	Southeast side Highland Ave., southwest side Eighteenth St., Council District 1. Rezoning from R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay) to O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay).	

Agenda Item No.

MPC File No.

- \* **45. RANDALL R. SMITH**  
Northeast side Cate Rd., northwest of W. Emory Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**6-L-18-RZ**

**Wireless Communication Facility:**

- \* **46. VERIZON WIRELESS TENNESSEE PARTNERSHIP**  
Northeast side of Central Avenue Pike, southeast of Bookwalter Dr. Proposed facility: Level II – Type 1 Monopole in R-2 (General Residential) District. Council District 5.

**5-A-18-WCF**

**Uses on Review:**

- P 47. TERRY ROMANS - ROMANS ENGINEERING**  
(9-13-18) 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**

- P 48. BLOUNT EXCAVATING, INC.**  
(7-12-18) Northwest side W. Martin Mill Pike, north of Ridgewood Dr. Proposed use: Construction/Demolition Waste Site in A (Agricultural) District. Commission District 9.

**4-I-18-UR**

- 49. GRASSY CREEK GENERAL PARTNERSHIP**  
South side of Oak Ridge Hwy., east and west side of Schaad Rd. Proposed use: Mixed commercial development including a self-service storage facility in CA (General Business) & CA (k) District. Commission District 6.

**4-J-18-UR**

- 50. BLUE WATER INDUSTRIES, LLC**  
South side of Thorn Grove Pike, west side of Fawver Ln. Proposed use: Expansion of existing Mining and Mineral Extraction operation in A (Agricultural), I (Industrial) & F (Floodway) District. Commission District 8.

**5-A-18-UR**

- \* **51. EDWIN AND SONS BEVERAGE, LLC**  
South side of W. Jackson Ave., west side of S. Gay St. Proposed use: Craft distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.

**5-H-18-UR**

- \* **52. MANUEL & LORA SAKHLEH**  
Northeast terminus of Deer Ridge Ln., south side Bruce Smith Rd. Proposed use: Reduction of peripheral setback from 35' to 15' for new house in PR (Planned Residential) District. Commission District 5.

**6-A-18-UR**

<u>Agenda Item No.</u>		MPC File No.
* <b>53.</b>	<b><u>HALLIE GALYON</u></b> Southeast side of Blackstock Ave., south of Heins St. Proposed use: Winery in C-2 (Central Business District) District. Council District 6.	<b>6-B-18-UR</b>
* <b>54.</b>	<b><u>PROFESSIONAL RESOURCE DEVELOPMENT, INC.</u></b> North side of E. Emory Rd., east side of Norris Frwy. Proposed use: Retail and dental office in SC (Shopping Center) District. Commission District 7.	<b>6-C-18-UR</b>
* <b>55.</b>	<b><u>CHICK-FIL-A, INC.</u></b> East side of Town Center Blvd., north side S. Northshore Dr. Proposed use: Fast food restaurant with drive thru (4,869 sq ft) in PC-1(k) (Retail and Office Park) District. Council District 2.	<b>6-D-18-UR</b>
* <b>56.</b>	<b><u>DAVE WILKINSON</u></b> South side of Nubbin Ridge Rd., east of Wallace Rd. Proposed use: Reduction of rear yard setback to 0 feet for Lots 10 and 11 in PR (Planned Residential) District. Commission District 4.	<b>6-E-18-UR</b>
<b>P 57.</b> (8-9-18)	<b><u>HELEN ROSS MCNABB CENTER</u></b> 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.	<b>6-F-18-UR</b>
* <b>58.</b>	<b><u>MONICA MURILLO</u></b> Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.	<b>6-G-18-UR</b>
<b>P 59.</b> (8-9-18)	<b><u>FELLOWSHIP CHURCH</u></b> 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.	<b>6-H-18-UR</b>
<b>P 60.</b> (7-12-18)	<b><u>JIM ODLE</u></b> West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) pending District. Council District 4.	<b>6-I-18-UR</b>
* <b>61.</b>	<b><u>STUART ANDERSON</u></b> North side of Boardwalk Blvd., west side of Town Center Blvd. Proposed use: Medical office in PC-1(k) (Retail and Office Park) District. Council District 2.	<b>6-J-18-UR</b>
* <b>62.</b>	<b><u>JOHN SANDERS</u></b> West side of W. Martin Mill Pike, east side of W. Blount Ave. Proposed use: Duplex in C-3 (General Commercial) District. Council District 1.	<b>6-K-18-UR</b>



<u>Agenda Item No.</u>	MPC File No.
Application not processed due to insufficient information	6-O-18-UR

### **Other Business:**

- \* **63. Consideration of Plans of Service** **6-A-18-OB**
- P 64. Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats.** **6-B-18-OB**  
(8-9-18)
- \* **65. Consideration of MPC FY 2018-2019 Budget.** **6-C-18-OB**
- \* **66. Consideration of Amendment to Article 3, Section 2.A.2. of the MPC Administrative Rules and Procedures eliminating the acceptance of concept subdivision and use on review applications after the standard deadline.** **6-D-18-OB**
- \* **67. Consideration of Amendments to MPC's Administrative Rules and Procedures revising the fee schedule regarding addressing assignment fees and establishing a tabled item extension fee.** **6-E-18-OB**

### **Adjournment**

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

<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4. (Tabled date 4/12/2018)	3-F-10-SC
<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. (Tabled date 4/12/2018)	4-SD-16-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District. (Tabled date 4/12/2018)	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. &amp; CO.</u> a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8. (Tabled date 4/12/2018)	1-SA-17-C
b. USE ON REVIEW	1-B-17-UR

<u>Agenda Item No.</u>	MPC File No.
Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District. (Tabled date 4/12/2018)	
<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u>	
a. Concept Subdivision Plan Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6. (Tabled date 4/12/2018)	1-SF-17-C
b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District. (Tabled date 4/12/2018)	1-J-17-UR
<u>TARYN'S NEST</u>	2-SG-17-F
East side of Cate Rd at the intersection Cateland Ln, Commission District 6. (Tabled date 4/12/2018)	
<u>CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R &amp; UNIT 2 LOTS 42, 43, &amp; 44R</u>	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)	
<u>RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE</u>	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)	
<u>DOMINION DEVELOPMENT GROUP</u>	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)	