

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 Items to be voted on to be Withdrawn (Indicated with a **W**)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.	<u>VILLAS AT TERRA'S POINT - WALKER ENTERPRISES</u> a. Concept Subdivision Plan Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way, Commission District 7.	6-SA-18-C
*	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	6-M-18-UR
14.	<u>FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC</u> a. Concept Subdivision Plan Northwest side of Tazewell Pike, northwest end of Fountainhead Ln., Commission District 2.	6-SB-18-C
	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	6-N-18-UR
15.	<u>GRASSY CREEK</u> South side of Oak Ridge Hwy., east and west side of Schaad Rd., Commission District 6.	6-SC-18-C
* 16.	<u>HAYDEN HILL - FUTURE UNITS - HARDIN VALLEY FARM DEVELOPMENT, INC</u> a. Concept Subdivision Plan East side of Sam Lee Rd., west of Solway Rd., Commission District 6.	6-SD-18-C
*	b. USE ON REVIEW Proposed use: Attached and Detached Residential Subdivision in PR (Planned Residential) District.	6-L-18-UR
Final Subdivisions:		
P 17.	<u>GOODISON PARK PHASE II</u> (7-12-18) North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.	2-SK-18-F
* 18.	<u>MARK HRUZ PROPERTY, RESUBDIVISION OF LOT 1</u> East side of Nuebert Springs Road, north of Rhea Road, Commission District 9.	4-SI-18-F
* 19.	<u>CORNERSTONE COVE</u> North side of Harvey Road, west of Mallard Bay Drive, Commission District 6.	5-SM-18-F

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

Rezoning and Plan Amendments:

P 30. (7-12-18)	<u>FORT SANDERS PARTNERS</u> 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.	2-D-18-RZ
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Agenda Item No.

MPC File No.

- 31. JERRY BRIDGES**
Southeast side E. Morelia Ave., southwest side Harvey St. Council District 5.
- a. Central City Sector Plan Amendment** **4-A-18-SP**
From TDR (Traditional Neighborhood Residential) to GC (General Commercial).
- b. One Year Plan Amendment** **4-A-18-PA**
From TDR (Traditional Neighborhood Residential) to GC (General Commercial).
- c. Rezoning** **4-B-18-RZ**
From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).
- 32. ASHLEY HEALY**
Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.
- a. Northwest County Sector Plan Amendment** **5-A-18-SP**
From RR (Rural Residential) to LDR (Low Density Residential).
- b. Rezoning** **5-D-18-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **33. WILLBANKS, LLC** **5-G-18-RZ**
Southwest side Keck Rd., west side Lacy Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **34. SMOKY MOUNTAIN LAND SURVEYING, INC.** **6-A-18-RZ**
Northwest side Murray Dr., northeast of Friendship Ln., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **35. WORLEY BUILDERS, INC.** **6-B-18-RZ**
Northwest side Ball Rd., southwest of Smithland Ln., Commission District 6. Rezoning from A (Agricultural) & I (Industrial) to PR (Planned Residential).
- P 36. KEN GILREATH** **6-A-18-SP**
(7-12-18) South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.
a. East County Sector Plan Amendment
From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).

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

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.
* 53.	<u>HALLIE GALYON</u> Southeast side of Blackstock Ave., south of Heins St. Proposed use: Winery in C-2 (Central Business District) District. Council District 6.	6-B-18-UR
* 54.	<u>PROFESSIONAL RESOURCE DEVELOPMENT, INC.</u> 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.	6-C-18-UR
* 55.	<u>CHICK-FIL-A, INC.</u> 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.	6-D-18-UR
* 56.	<u>DAVE WILKINSON</u> 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.	6-E-18-UR
P 57. (8-9-18)	<u>HELEN ROSS MCNABB CENTER</u> 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.	6-F-18-UR
* 58.	<u>MONICA MURILLO</u> Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.	6-G-18-UR
P 59. (8-9-18)	<u>FELLOWSHIP CHURCH</u> 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.	6-H-18-UR
P 60. (7-12-18)	<u>JIM ODLE</u> 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.	6-I-18-UR
* 61.	<u>STUART ANDERSON</u> 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.	6-J-18-UR
* 62.	<u>JOHN SANDERS</u> 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.	6-K-18-UR

Agenda Item No.

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** **6-B-18-OB**
(8-9-18) **Minimum Subdivision Regulations to permit staff approval of final plats.**
- * **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)

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

<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 & UNIT 2 LOTS 42, 43, & 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)	