

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
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MPC AGENDA

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Items to be voted on to be Withdrawn	(Indicated with a W)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

5. **METROPOLITAN PLANNING COMMISSION** **3-A-18-OYP**
One Year Plan Update 2018.

Concepts/Uses On Review:

- * 6. **CORNERSTONE COVE - STEVE BETHEL** **12-SD-17-C**
a. **Concept Subdivision Plan**
Southeast side of Raby Way, northeast side of Harvey Rd.,
Commission District 5.
- * **b. USE ON REVIEW** **3-D-18-UR**
Proposed use: Detached Residential Subdivision in PR (Planned
Residential), F (Floodway) and PR pending District.
- P 7. **RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** **1-SE-18-C**
(4-12-18) East side Thunderhead Rd, north side Boardwalk Blvd., Council District
2.
8. **COWARD MILL SUBDIVISION - HARDIN VALLEY LAND
PARTNERS** **3-SA-18-C**
a. **Concept Subdivision Plan**
Northwest side of Coward Mill Rd., northeast side of Pellissippi Parkway.,
Commission District 6.
- b. USE ON REVIEW** **3-B-18-UR**
Proposed use: Detached Residential Subdivision in PR (Planned
Residential) TO (Technology Overlay) District.
9. **SEVIER MEADOWS - SCOTT DAVIS** **3-SB-18-C**
a. **Concept Subdivision Plan**
Northeast side of Maryville Pike, north of Rudder Rd., Commission District
9.
- b. USE ON REVIEW** **3-C-18-UR**
Proposed use: Detached Residential Subdivision in RB (General
Residential) & PR (Planned Residential) District.
- * 10. **KING PROPERTIES - JOHN KING** **3-SC-18-C**
a. **Concept Subdivision Plan**
Southeast side Rather Rd, east of George Light Rd., Commission District
6.

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- * **b. USE ON REVIEW**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

3-E-18-UR

Final Subdivisions:

- P 11. TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY** **2-SJ-18-F**
(4-12-18) North side of Asheville Hwy., west of Neals Landing Road, Commission District 8.
- P 12. GOODISON PARK PHASE II** **2-SK-18-F**
(4-12-18) North side of George Light Road, west of Pellissippi Parkway, Commission District 6.
- P 13. HARDIN VALLEY WEST** **2-SL-18-F**
(4-12-18) Northwest side of Hardin Valley Road, southwest of Conners Creek Circle, Commission District 6.
- * **14. FORT SANDERS PARKWEST MEDICAL CENTER RESUBDIVISION** **3-SA-18-F**
Between Sherrill Blvd, Park 40 North, and Park West Blvd., Council District 2 & County Commission District 3.
- * **15. DANNY L & JANE E ANDERSON PROPERTY RESUBDIVISION OF LOT 1** **3-SB-18-F**
Southeast terminus of Cox Lane, Commission District 8.
- * **16. W. M. MCNEELY ADDITION RESUB OF PART OF LOT 6** **3-SC-18-F**
Southwest side of Citrus St, north of Cecil Ave, Council District 4.
- * **17. THE PARK AT BABELAY, RESUBDIVISION OF THE COMMON AREA** **3-SD-18-F**
Pond Run Way at Park Shadow Way, Commission District 8.
- * **18. MOUNTAIN VIEW AUDITORIUM URBAN RENEWAL AREA RESUBDIVISION** **3-SE-18-F**
West side of Patton Street, north side of E Summit Hill Drive, Commission District 6.
- * **19. EDGEWOOD LAND AND IMPROVEMENT COMPANY RESUBDIVISION** **3-SF-18-F**
At the intersection of Washington Avenue and Mitchell Street, Commission District 6.

Rezoning and Plan Amendments:

- P 20. FORT SANDERS PARTNERS** **2-D-18-RZ**
(4-12-18) 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).
- * **21. JOHNNY LEWIS EM JELLINEK CENTER** **3-A-18-RZ**
Southeast side Hinton Ave., southwest of N. Central St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to O-1 (Office, Medical, and Related Services).
- * **22. HARDIN VALLEY FARM DEVELOPMENT, INC.** **3-B-18-RZ**
East side Sam Lee Rd., southwest of Solway Rd., Commission District 2. Rezoning from PR/TO (Planned Residential/ Technology Overlay) at up to 2.5 du/ac to PR/TO (Planned Residential/ Technology Overlay) at up to 3 du/ac.
- 23. BRYAN PETETT** **3-C-18-RZ**
Northwest side McCloud Rd., southwest of Medaris Dr., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- 24. RANDY GUIGNARD**
Northeast side Beverly Rd., south of Oakland Dr., Commission District 2.
- a. North City Sector Plan Amendment** **3-A-18-SP**
From AG (Agricultural), SLPA (Slope Protection Area) & STPA (Stream Protection Area) to LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area).
- b. Rezoning** **3-D-18-RZ**
From RB (General Residential), I (Industrial) and F (Floodway) to PR (Planned Residential) & F (Floodway).

Uses on Review:

- 25. HUBER PROPERTIES** **12-C-17-UR**
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.
- P 26. HARBWHITE PROPERTIES** **1-A-18-UR**
(4-12-18) 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.

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- P 27. STUART ANDERSON** **2-B-18-UR**
(4-12-18) 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.
- P 28. B & B VENTURES LLC** **2-D-18-UR**
(4-12-18) East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 4.
- P 29. TERRY ROMANS - ROMANS ENGINEERING** **2-E-18-UR**
(6-14-18) 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.
- * 30. GREEN RIVER** **3-A-18-UR**
North end of Festival Ln., southeast side of Bob Gray Rd. Proposed use: Increase total dwelling units from 101 to 102 for Dutchtown Woods Subdivision in PR (Planned Residential) District. Commission District 3.

Other Business:

- 31. Reconsideration of Section 3.05 A.2 of the Knoxville-Knox County Minimum Subdivision Regulations regarding sidewalk policy.** **2-B-18-OB**
- * 32. Consideration of amendments to MPC's Employee Handbook.** **3-A-18-OB**
- * 33. Consideration of two-year extension of concept plan for Dorchester - 3-SE-16-C.** **3-B-18-OB**

Adjournment

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

- KNOXVILLE CITY COUNCIL (REVISED) **12-B-13-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.
- METROPOLITAN PLANNING COMMISSION **10-A-15-OA**
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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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> 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	1-G-17-UR

<u>Agenda Item No.</u>		MPC File No.
	Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	
	<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> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F
	<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u> North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
	<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	5-SH-15-F
U	<u>FAERBER PROPERTIES</u> Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F
	<u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F
	<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	9-SA-15-F
U	<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.	6-SF-16-F
	<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>	9-SD-17-F

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MPC File No.

East of S Northshore Drive off an un-named easement, Commission District 5.

SHIPES ADDTION TO MASCOT RESUBDIVISION OF LOTS 13-16

1-SI-18-F

Intersection of Shipetown Road and C Drive, Commission District 8.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED)

4-J-14-RZ

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).

GUSTO DEVELOPMENT, LLC

Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.

a. Northwest County Sector Plan Amendment

10-F-15-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

10-Q-15-RZ

From A (Agricultural) to CA (General Business).

SOUTHEAST COMMERCIAL, LLC

Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

2-A-17-SP

From LDR (Low Density Residential) to O (Office).

b. Rezoning

2-A-17-RZ

From PR (Planned Residential) to OB (Office, Medical, and Related Services).

SHADY GLEN LLC

3-G-17-RZ

Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

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).

VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)

9-B-16-UR

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.

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.

<u>Agenda Item No.</u>	MPC File No.
<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