

MPC AGENDA

May 10, 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 MAY 10, 2018 AGENDA**
- * 3. APPROVAL OF APRIL 12, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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 UNTABLED FOR THE PURPOSE OF WITHDRAWAL

(No Staff Recommendations were made for these items. They will only be withdrawn or placed back on the Table).

- W 4A. 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.
- W 4B. 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.
- W 4C. 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.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
W 4D.	<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
	a. Concept Subdivision Plan	4-SC-09-C
	Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	
	b. Use On Review	4-D-09-UR
	Proposed use: Detached dwellings in PR (Planned Residential) District.	
W 4E.	<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u>	
	a. Concept Subdivision Plan	7-SC-15-C
	Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.	
	b. USE ON REVIEW	7-H-15-UR
	Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	
W 4F.	<u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u>	
	a. Concept Subdivision Plan	1-SD-17-C
	Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	
	b. USE ON REVIEW	1-G-17-UR
	Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	
W 4G.	<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F
	North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
W 4H.	<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u>	4-SE-14-F
	North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	
W 4I.	<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u>	5-SH-15-F
	Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	
W 4J.	<u>FAERBER PROPERTIES</u>	7-SL-15-F
	Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	
W 4K.	<u>HOOD PROPERTY</u>	7-SR-15-F
	North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	
W 4L.	<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u>	9-SA-15-F
	At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p>W 4M. <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.</p>	6-SF-16-F
<p>W 4N. <u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.</p>	5-SA-17-F
<p>W 4O. <u>HARBOR CREST</u> East of S Northshore Dr off an un-named easement, Commission District 5.</p>	9-SD-17-F
<p>W 4P. <u>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u> 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).</p>	4-J-14-RZ
<p>W 4Q. <u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.</p>	
<p>a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).</p>	10-F-15-SP
<p>b. Rezoning From A (Agricultural) to CA (General Business).</p>	10-Q-15-RZ
<p>W 4R. <u>SOUTHEAST COMMERCIAL, LLC</u> Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.</p>	
<p>a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).</p>	2-A-17-SP
<p>b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).</p>	2-A-17-RZ
<p>W 4S. <u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	3-G-17-RZ
<p>W 4T. <u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> 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).</p>	4-B-10-UR
<p>W 4U. <u>VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)</u> 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.</p>	9-B-16-UR

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- W 4V. MAC TOBLER** **5-A-17-UR**
South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.
- W 4W. G.M. PROPERTIES** **6-H-17-UR**
Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.
- W 4X. AARON PENNINGTON** **8-E-17-UR**
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.

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:

- * **5. RODERICK SIMON PROPERTY GROUP, INC VOSPER** **5-A-18-OA**
Amendment to the City of Knoxville Zoning Ordinance to allow certain uses in the SC-3 (Regional Shopping Center) district.

Street or Subdivision Name Changes:

- * **6. EVANS KARIUKI** **5-A-18-SNC**
Change Brandau Street to 'James H Davis Drive' between Knoxville College Drive and Monroe Senter Street, Council District 6.

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- 7. RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** **1-SE-18-C**
East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.
- W 8. THE COVE IN WEST HILLS - JIM SULLIVAN**
a. Concept Subdivision Plan **1-SF-18-C**
Southeast side Broome Rd., northeast of Marlboro Rd., Council District 2.

<u>Agenda Item No.</u>		MPC File No.
W	b. USE ON REVIEW Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.	1-I-18-UR
P 9. (6-14-18)	<u>SCHAAD ROAD DEVELOPMENT</u> North side Schaad Rd, east of La Christa Way., Commission District 6.	4-SA-18-C
P 10. (6-14-18)	<u>BULLARD FARM - EAGLE CDI, INC.</u> a. Concept Subdivision Plan East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.	5-SA-18-C
P (6-14-18)	b. USE ON REVIEW Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.	5-B-18-UR
P 11. (6-14-18)	<u>VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX DEVELOPMENT TN, LLC</u> a. Concept Subdivision Plan West side of Brakebill Rd., south side of Hammer Rd., Commission District 8.	5-SB-18-C
P (6-14-18)	b. USE ON REVIEW Proposed use: Detached Residential Subdivision and Future Development in PR (Planned Residential) District.	5-E-18-UR
12.	<u>BOTEZAT PROPERTY - CAIN ROAD - ALEKSANDR BOTEZAT</u> a. Concept Subdivision Plan North side Cain Rd., north of Lee Rd., Commission District 3.	5-SC-18-C
	b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) District.	5-F-18-UR
13.	<u>FRETZ ROAD - MESANA INVESTMENTS, LLC</u> a. Concept Subdivision Plan West side of Fretz Rd., north side of Hatmaker Ln, Commission District 6.	5-SD-18-C
	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	5-J-18-UR
	Withdrawn prior to publication	5-SE-18-C

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Final Subdivisions:

- * **14. SHIPES ADDTION TO MASCOT RESUBDIVISION OF LOTS 13-16** **1-SI-18-F**
Intersection of Shipetown Road and C Drive, Commission District 8.
- * **15. TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY** **2-SJ-18-F**
North side of Asheville Hwy., west of Neals Landing Rd, Commission District 8.
- P 16. GOODISON PARK PHASE II** **2-SK-18-F**
(6-14-18) North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.
- * **17. HARDIN VALLEY WEST** **2-SL-18-F**
Northwest side of Hardin Valley Rd, southwest of Connors Creek Circle, Commission District 6.
- * **18. MCCARTY PROPERTY** **4-SL-18-F**
North side of Asheville Hwy., southwest of Boundary Ln, Council District 4.
- * **19. TESIA AND MICHAEL GLENN PROPERTY** **5-SA-18-F**
Northeast side of Maples Road, north of Kodak Road, Commission District 8.

Withdrawn prior to publication. **5-SB-18-F**
- * **20. JOHN & CYNTHIA HENSLEY PROPERTY** **5-SC-18-F**
Northwest side of Woods-Smith Road, south of John May Drive, Council District 3.
- 21. DOMINICK A LOPEZ PROPERTY** **5-SD-18-F**
North side of McCammon Road, east of Louis Wise Road, Commission District 9.
- * **22. MASSEY CREEK, PHASE 2** **5-SE-18-F**
Northwest terminus of Salt Creek Lane, north of Hardin Valley Road, Commission District 6.
- * **23. LANE S HAYS KELLER BEND ROAD PROPERTY** **5-SF-18-F**
West side of Keller Bend Road, north of View Point Drive, Commission District 4.
- * **24. WOODSON TRAIL, PHASE 3** **5-SG-18-F**
Terminus of Briar Rock Lane, south of Woodson Drive, Council District 1.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
T 25.	<u>CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R</u> Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6.	5-SH-18-F
* 26.	<u>HAVENWOODS RESUBDIVISION OF PART OF LOT 1</u> Intersection of Forest Glen Drive and Kingston Pike, Council District 2.	5-SI-18-F
* 27.	<u>CHAMBER'S RIDGE</u> North side of Beaver Ridge Road, east of Ball Road, Commission District 6.	5-SJ-18-F
* 28.	<u>DUTCHTOWN VIEW, UNIT 2</u> West side of Bob Kirby Road north of Dutchtown Road, Commission District 3.	5-SK-18-F
* 29.	<u>906 SEVIER, LLC PROPERTY</u> Intersection of Sevier Avenue and Barber Street, Council District 1.	5-SL-18-F
P 30. (6-14-18)	<u>CORNERSTONE COVE</u> North side of Harvey Road, west of Mallard Bay Drive, Commission District 6.	5-SM-18-F

Rezoning and Plan Amendments:

31.	<u>JERRY BRIDGES</u> Southeast side E. Morelia Ave., southwest side Harvey St. Council District 5.	
	a. Central City Sector Plan Amendment From TDR (Traditional Neighborhood Residential) to GC (General Commercial).	4-A-18-SP
	b. One Year Plan Amendment From TDR (Traditional Neighborhood Residential) to GC (General Commercial).	4-A-18-PA
	c. Rezoning From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).	4-B-18-RZ
* 32.	<u>BILL PETTY FOR DWAYNE LAY (Revised)</u> East side Bruhin Rd., north side Cedar Ave., Council District 5. Rezoning from R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).	4-D-18-RZ

<u>Agenda Item No.</u>		MPC File No.
* 33.	<u>KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC</u> Southeast side W. Oklahoma Ave., southwest side N. Central St., Council District 4. Rezoning from C-3 (General Commercial) and I-2 (Restricted Manufacturing & Warehousing) to C-2 (Central Business District).	5-A-18-RZ
* 34.	<u>ARTHUR SEYMOUR, JR. FOR EBCO</u> North side N. Mall Rd., west side East Towne Rd., Council District 4. Rezoning from SC-3 (Regional Shopping Center) to PC-2 (Retail and Distribution Park).	5-B-18-RZ
* 35.	<u>WILLIAM A. SMITH</u> North side Greenwell Dr., east side Pedigo Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-C-18-RZ
P 36.	<u>ASHLEY HEALY</u> (6-14-18) Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.	
	a. Northwest County Sector Plan Amendment From RR (Rural Residential) to LDR (Low Density Residential).	5-A-18-SP
P	b. Rezoning (6-14-18) From A (Agricultural) to PR (Planned Residential).	5-D-18-RZ
* 37.	<u>HUGH M. PATTERSON</u> East side Ebenezer Rd., north of Bexhill Dr., Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-E-18-RZ
38.	<u>FRESENIUS USD MANUFACTURING, INC.</u> East side E. Governor John Sevier Hwy., north of Hammer Rd., Commission District 8.	
	a. East County Sector Plan Amendment From LDR (Low Density Residential) to GC (General Commercial).	5-B-18-SP
	b. Rezoning From A (Agricultural) and CA (General Business) to PC (Planned Commercial).	5-F-18-RZ
P 39.	<u>WILLBANKS, LLC</u> (6-14-18) Southwest side Keck Rd., west side Lacy Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	5-G-18-RZ

Agenda Item No.

MPC File No.

Wireless Communication Facility:

- P 40. VERIZON WIRELESS TENNESSEE PARTNERSHIP** **5-A-18-WCF**
(6-14-18) 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.

Uses on Review:

- T 41. 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.
- * 42. URBAN ENGINEERING, INC.** **4-E-18-UR**
North side E. Emory Rd, west end of Ideal Dr. Proposed use: Independent Living Facility in PR (Planned Residential) District. Commission District 7.
- T 43. 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.
- P 44. BLOUNT EXCAVATING, INC.** **4-I-18-UR**
(6-14-18) Northwest side W. Martin Mill Pike, north of Ridgewood Dr. Proposed use: Construction/Demolition Waste Site in A (Agricultural) District. Commission District 9.
- P 45. GRASSY CREEK GENERAL PARTNERSHIP** **4-J-18-UR**
(6-14-18) 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.
- P 46. BLUE WATER INDUSTRIES, LLC** **5-A-18-UR**
(6-14-18) 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.
- * 47. WESTMINSTER PRESBYTERIAN CHURCH** **5-C-18-UR**
Southeast side of S. Northshore Dr., southwest side of Lyons Bend Rd. Proposed use: Pavilion in wooded area for outdoor worship and fellowship in A-1 (General Agricultural) District. Council District 2.

<u>Agenda Item No.</u>		MPC File No.
* 48.	<u>PAT LETT</u> North side Old Callahan Dr., northeast of Clinton Hwy. Proposed use: Expansion of existing self-storage facility in C-4 (Highway and Arterial Commercial) District. Council District 3.	5-D-18-UR
49.	<u>W. SCOTT WILLIAMS</u> West side of Bob Kirby Rd., north of Dutchtown Rd. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 3.	5-G-18-UR
P 50. (6-14-18)	<u>EDWIN AND SONS BEVERAGE, LLC</u> 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
* 51.	<u>WEST TOWN MALL, LLC</u> South side of Kingston Pike, west side of Morrell Rd., north side of Gleason Dr., and east side of Montvue Rd. Proposed use: West Town Mall site and building improvements in SC-3 (Regional Shopping Center) District. Council District 2.	5-I-18-UR
* 52.	<u>GRASSY CREEK GENERAL PARTNERSHIP</u> South side of Oak Ridge Hwy., northeast side of Hazelnut Lane. Proposed use: Self Service Storage Facility - 3 story climate controlled building and an outdoor lot for boats and RV's in CA (General Business) District. Commission District 6.	5-K-18-UR

Other Business:

W 53.	Consideration of approval of Alternative Compliance Review to permit the construction of a 7200 SF restaurant on the Kerns Bread Factory campus (Parcel 109AK012) in the SW6 district of the South Waterfront form code.	4-E-18-OB
* 54.	Consideration of two-year extension of concept plan for Towering Oaks Villas - 5-SA-16-C.	5-A-18-OB
* 55.	Consideration of City of Knoxville FY 2019-2024 Capital Improvements Program	5-B-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.	3-F-10-SC
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Agenda Item No.

MPC File No.

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.

b. USE ON REVIEW 4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

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.

b. USE ON REVIEW 1-B-17-UR

Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

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.

b. USE ON REVIEW 1-J-17-UR

Proposed use: Detached residential in PR (Planned Residential) District.

TARYN'S NEST

East side of Cate Rd at the intersection Cateland Ln, Commission District 6. 2-SG-17-F

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

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. 2-B-17-UR