



MPC AGENDA

November 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 NOVEMBER 8, 2018 AGENDA
- * 3. APPROVAL OF OCTOBER 11, 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

5. METROPOLITAN PLANNING COMMISSION

11-A-18-OA

Consideration of the comprehensive update of the City of Knoxville Zoning Ordinance.

- * **6. CITY OF KNOXVILLE** **11-B-18-OA**
 Consideration of amendment to Article VII, Section 6 of the City of Knoxville's zoning ordinance regarding the notification required for comprehensive updates or revisions to the zoning map and the time limit for consideration of comprehensive updates and revisions of the zoning code.

Alley or Street Closures:

- W 7. WILSON RITCHIE** **3-F-10-SC**
 Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.
- * **8. HOUSTON SMELCER** **11-A-18-AC**
 Request closure of Unnamed Alley between Northeast corner of parcel 069EB015 and Southwest corner of parcel 069EB016, Council District 4.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts / Uses On Review:

- P 9. OCTOBER PARK - VERTEX DEVELOPMENT, LLC**
 (12-13-18) **a. Concept Subdivision Plan** **9-SD-18-C**
 North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.
- P b. USE ON REVIEW** **9-F-18-UR**
 (12-13-18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * **10. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC**
a. Concept Subdivision Plan **9-SF-18-C**
 Southwest side of Bryant Ln., north of Hardin Valley Rd., Commission District 6.
- b. USE ON REVIEW** **9-H-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay) District.

- * **11. BALL HOMES, INC - LOBETTI ROAD - BALL HOMES, INC**
a. Concept Subdivision Plan **10-SD-18-C**
 Southwest side of Lobetti Rd, northeast of Bakertown Rd.,
 Commission District 6.
- b. USE ON REVIEW** **10-D-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.
- P 12. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR**
 (12-13-18) **ROCK PARTNERS, LLC** **10-SE-18-C**
a. Concept Subdivision Plan
 Southeast side of S Northshore Dr, Southwest of Dunwoody Blvd,
 Commission District 4.
- P b. USE ON REVIEW** **10-E-18-UR**
 (12-13-18) Proposed use: Detached Residential Subdivision in A
 (Agricultural) District.
- P 13. COMMON GROUND SENIOR COHOUSING - TAMBARK**
 (12-13-18) **DEVELOPMENT, LLC** **10-SG-18-C**
a. Concept Subdivision Plan
 West side of Tambark Dr, north of Valley View Dr., Council District
 4.
- P b. USE ON REVIEW** **10-J-18-UR**
 (12-13-18) Proposed use: Senior Cohousing, 32 attached units on individual
 lots in RP-1 (Planned Residential) District.
- * **14. PRIMOS SINGLE FAMILY DEVELOPMENT ON SCHAAD ROAD**
(FKA: GRASSY CREEK VILLAS) **11-SA-18-C**
a. Concept Subdivision Plan
 Northwest side of Schaad Rd., northeast of Grassy Creek Way,
 Commission District 6.
- b. USE ON REVIEW** **11-A-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) Pending District.
- 15. STRAWBERRY PLAINS SUBDIVISION - KNOXVILLE HABITAT**
FOR HUMANITY **11-SB-18-C**
a. Concept Subdivision Plan
 North side of Strawberry Plains Pike, west of S. Molly Bright Rd.,
 Commission District 8.
- b. USE ON REVIEW** **11-E-18-UR**
 Proposed use: Detached residential neighborhood (35 lots) in PR

(Planned Residential) District.

- * **16. FIVE POINTS PHASE 4** **11-SC-18-C**
 East side of McConnell St., southeast side of Kenner Ave., and
 north and south side of Bethel Ave., Council District 6.

Final Subdivisions:

- T 17. WHITE'S ADDITION** **10-SC-18-F**
 At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council
 District 1.
- P 18. WOODSON TRAIL, PHASE 4A** **10-SE-18-F**
 (1-10-19) South of Woodson Dr, east of Spring Creek Rd, Council District 1.
- P 19. THE GLEN AT WEST VALLEY** **10-SH-18-F**
 (12-13-18) At the intersection of Millstone Ln and George Williams Rd,
 Commission District 5.
- * **20. JOHNSTONE RESUBDIVISION OF LOTS 43-44** **11-SA-18-F**
 Terminus of Calvert Lane, Commission District 2.
- * **21. PELLEAUX ESTATES RESUBDIVISION OF LOT 5R2** **11-SB-18-F**
 West side of Pelleaux Rd., south of Reflection Bay Dr., 6.
- * **22. CAIN VISTA PHASE I** **11-SC-18-F**
 North of Cain Rd., northwest of Lee Rd., Commission District 3.
- * **23. CENTERPOINT COMMONS RESUBDIVISION** **11-SD-18-F**
 Centerpoint Blvd. @ Commons Point Dr., Commission District 6.
- * **24. RALPH C & IRENE H PRUEITT PROPERTY RESUBDIVISION** **11-SE-18-F**
 South side of Schriver Rd, east of Duncan Rd, Commission District 4.

Rezoning and Plan Amendment/Rezoning:

- 25. KNOX COUNTY COMMISSION/SCOTT DAVIS**
 Southeast side Westland Dr., northeast of Heritage Lake Way,
 Commission District 5.
- a. Southwest County Sector Plan Amendment** **11-C-18-SP**
 From LDR (Low Density Residential) to HDR (High Density Residential)
- b. Rezoning** **8-E-18-RZ**
 From PR (Planned Residential) at 1-5 du/ac to PR (Planned
 Residential) at up to 14 du/ac.

- P 26. BRIAR ROCK PARTNERS, LLC 9-F-18-RZ**
 (12-13-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).
- * 27. ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD 10-E-18-RZ**
 North side Asheville Highway, west of Macedonia Ln., Council District 6. Rezoning from R-1A (Low Density Residential) to C-3 (General Commercial).
- * 28. SAM FURROW 11-A-18-RZ**
 East side of Thunder Ln., north of E. Emory Rd, Commission District 7. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).
- * 29. FIRST KNOX REALTY, LLC**
 South side Everett Rd, west of Yarnell Rd, Commission District 6.
a. Northwest County Sector Plan Amendment 11-A-18-SP
 From AG (Agricultural) to GC (General Commercial).
b. Rezoning 11-B-18-RZ
 From A (Agricultural) to PC (Planned Commercial).
- P 30. CHRIS FORTUNE 11-C-18-RZ**
 (1-10-19) South side of Richmond Ave., east of Richmond Hill Rd and west of McTeer St., Commission District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).
- * 31. METROPOLITAN PLANNING COMMISSION 11-B-18-SP**
 East side of S. Central St. at terminus of Cumberland Ave. Council District 6. Central City Sector Plan Amendment from ROW (Right-Of-Way) to MU-RC (Regional Mixed Use Center).
- W 32. RUSSELL BALEST AND STEPHANIE BALEST 11-D-18-RZ**
 East side of S. Central St., across from terminus of Cumberland Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
- * 33. G.C. HOFFNER REAL ESTATE INC. 11-E-18-RZ**
 South side of W. Summitt Hill Dr., east of State St. and west of S. Central St., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

- 34. LAURENCE EATON** **11-F-18-RZ**
 South side of E. Scott Ave., west of Harvey St, Council District 4.
 Rezoning from R-1A (Low Density Residential) / H-1 (Historic Overlay) to RP-1 (Planned Residential) / H-1 (Historic Overlay).
- * 35. ELMINGTON CG, LLC** **11-G-18-RZ**
 Northwest side E. Young High Pike, northeast side Chapman Highway, Council District 1. Rezoning from RP-2 (Planned Residential) with condition to RP-2 (Planned Residential).

Uses On Review:

- W 36. SHANNA MASSOUH** **9-C-18-UR**
 West side of Luttrell St., north of Gill Ave. Proposed use: Bed and Breakfast with 2 rental rooms in R-1A (Low Density Residential) / H-1 (Historic Overlay) District. Council District 4.
- P 37. ECG ACQUISITIONS, LLC** **10-H-18-UR**
 (12-13-18) Northwest side of E Young High Pike, east side of Chapman Hwy
 Proposed use: 158 unit multi-dwelling development in RP-2 (Planned Residential) District. Council District 1.
- WITHDRAWN PRIOR TO PUBLIC NOTICE** **11-B-18-UR**
- P 38. LAND DEVELOPMENT SOLUTIONS** **11-C-18-UR**
 (1-10-19) East end of Lake Springs Rd., north side of I-40. Proposed use: RV Maintenance Facility in PC (Planned Commercial) District. Commission District 8.
- * 39. JMS INVESTMENTS / CITY LIGHTS LLC** **11-D-18-UR**
 North side of Forest Ave, east side of Nineteenth St. Proposed use: Renovate existing building for housing rented by the bedroom (10 bedrooms proposed) in R-2 (General Residential) District. Council District 1.

Other Business:

- P 40. Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats.** **6-B-18-OB**
 (1-10-19)
- * 41. Consideration of Amendment to the Planning Commission's Administrative Rules and Procedures standards for notification.** **11-A-18-OB**

42. Nomination of Calendar Year 2019 MPC Officers.**11-B-18-OB****Adjournment****Tabled Items** (Actions to untable items are heard under Agenda Item 4)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)

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)

KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

a. Concept Subdivision Plan

7-SA-18-C

Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6. (Tabled date 8/9/2018)

b. USE ON REVIEW

7-C-18-UR

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. (Tabled date 8/9/2018)

- U 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)
- U 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)
- GORDON SMITH 8-B-18-AC
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. (Tabled date 10/11/2018)