

MPC AGENDA

October 11, 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 OCTOBER 11, 2018 AGENDA**
- * 3. APPROVAL OF SEPTEMBER 13, 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- 5. WILSON RITCHIE**
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

3-F-10-SC

- | | | |
|-------|--|-------------------|
| 6. | <u>GORDON SMITH</u>
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1. | 8-B-18-AC |
| * 7. | <u>DAY SPRING CHRISTIAN ACADEMY</u>
Request closure of Unnamed alley between McSpadden Street and Sunrise Street, Council District 6. | 10-A-18-AC |
| * 8. | <u>CITY OF KNOXVILLE</u>
Request closure of Unnamed alley Alley between Northeast corner of Lot 209 of Block 13 of West Lonsdale Addition (Tax Parcel 093ED00102) and North line of Azalea Ave. (closed previously by City Ordinance O-50-89), Council District 3. | 10-B-18-AC |
| * 9. | <u>CITY OF KNOXVILLE</u>
Request closure of Honeysuckle Ave between Clifton Road and Unnamed alley bounded on the north by Primrose Ave. and bounded on the south by Pansy Ave., Council District 3. | 10-A-18-SC |
| * 10. | <u>CITY OF KNOXVILLE</u>
Request closure of Primrose Ave between Clifton Road and Chillicothe Street, Council District 3. | 10-B-18-SC |
| * 11. | <u>CITY OF KNOXVILLE</u>
Request closure of Whedbee Dr between Clifton Road and Chillicothe Street, Council District 3. | 10-C-18-SC |
| * 12. | <u>CITY OF KNOXVILLE</u>
Request closure of Violet Ave between Clifton Road and Chillicothe Street, Council District 3. | 10-D-18-SC |
| * 13. | <u>CITY OF KNOXVILLE</u>
Request closure of Pansy Ave between Clifton Road and Chillicothe Street, Council District 3. | 10-E-18-SC |
| * 14. | <u>CITY OF KNOXVILLE</u>
Request closure of Canna Ave between Clifton Road and Chillicothe Street, Council District 3. | 10-F-18-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts / Uses On Review:

- P 15. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC**
 (11-8-18) **a. Concept Subdivision Plan** **9-SF-18-C**
 Southwest side of Bryant Ln., north of Hardin Valley Rd.,
 Commission District 6.
- P b. USE ON REVIEW** **9-H-18-UR**
 (11-8-18) Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) / TO (Technology Overlay) District.
- * 16. COPELAND HEIGHTS** **10-SA-18-C**
 West side of Pedigo Rd, south of Childress Rd., Commission
 District 7.
- 17. WESTLAND PLACE** **10-SB-18-C**
 Northeast corner of Westland Dr and Morrell Rd., Council District
 2.
- 18. NEALS LANDING - UNIT 2 - EAGLE BEND DEVELOPMENT**
a. Concept Subdivision Plan **10-SC-18-C**
 Northern end of the existing Neals Landing Rd., north of Asheville
 Hwy., Commission District 8.
- b. USE ON REVIEW** **10-C-18-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.
- P 19. BALL HOMES, INC - LOBETTI ROAD - BALL HOMES, INC**
 (11-8-18) **a. Concept Subdivision Plan** **10-SD-18-C**
 Southwest side of Lobetti Rd, northeast of Bakertown Rd.,
 Commission District 6.
- P b. USE ON REVIEW** **10-D-18-UR**
 (11-8-18) Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.
- P 20. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR**
 (11-8-18) **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**
 (11-8-18) Proposed use: Detached Residential Subdivision in A
 (Agricultural) District.

- 21. FELICIANA (FORMERLY ASHTON GROVE)** **10-SF-18-C**
Northeast side of S Northshore Dr, south of Sandpiper Ln,
Commission District 5.
- P 22. COMMON GROUND SENIOR COHOUSING - TAMBARK**
(11-8-18) **DEVELOPMENT, LLC** **10-SG-18-C**
a. Concept Subdivision Plan
West side fo Tambark Dr, north of Valley View Dr., Council District
4.
- P b. USE ON REVIEW** **10-J-18-UR**
(11-8-18) Proposed use: Senior Cohousing, 32 attached units on individual
lots in RP-1 (Planned Residential) District.

Final Subdivisions:

- * 23. 3222 ON THE PIKE** **9-SA-18-F**
South side of Kingston Pk, east of Cherokee Blvd., Council District 2.
- * 24. MIZE PROPERTY LOT 2** **10-SA-18-F**
North side of Shanks Ln, southwest of Highland View Rd, Commission
District 7.
- * 25. FRED W PLUMER SR PROPERTY RESUBDIVISION OF LOT 4R1** **10-SB-18-F**
North side of Shackelford Ln, northeast of Graves Rd, Commission
District 8.
- P 26. WHITE'S ADDITION** **10-SC-18-F**
(11-8-18) At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council
District 1.
- * 27. HAYDEN HILL, PHASE 2A** **10-SD-18-F**
South side of Hunters Knoll Ln, south of Sollway Rd, Commission
District 6.
- P 28. WOODSON TRAIL, PHASE 4A** **10-SE-18-F**
(11-8-18) South of Woodson Dr, east of Spring Creek Rd, Council District 1.
- * 29. TRACT 2 OF THE TERRY KENNEDY FARM** **10-SF-18-F**
West side of Lovelace Rd., east of Pine Hill Dr., Commission District
6.
- * 30. CARTER COVE** **10-SG-18-F**
Ball Rd east of intersection of Ball Camp Pk, Commission District 6.

- P 31. THE GLEN AT WEST VALLEY 10-SH-18-F**
 (11-8-18) At the intersection of Millstone Ln and George Williams Rd,
 Commission District 5.
- * 32. FRENCH PROPERTY 10-SI-18-F**
 West side of Morris Rd north of Dairy Ln, Commission District 7.

Rezoning and Plan Amendment/Rezoning:

- 33. AHIMSA ASSETS, LLC 9-D-18-RZ**
 East side S. David Ln., southeast of Grovedale Dr., Commission
 District 5. Rezoning from A (Agricultural) and RA (Low Density
 Residential) to PR (Planned Residential).
- P 34. BRIAR ROCK PARTNERS, LLC 9-F-18-RZ**
 (11-8-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd.,
 Commission District 4. Rezoning from A (Agricultural) to PR (Planned
 Residential).
- W 35. 191 IV TIMBERLINE COMMONS, VENTURE LLC**
 East side Twelfth Street, north of Highland Avenue, south of Forest
 Avenue., Council District 1.
- a. Central City Sector Plan Amendment 10-C-18-SP**
 From MDR (Medium Density Residential) to C (Commercial).
- W b. One Year Plan Amendment 10-B-18-PA**
 From MDR (Medium Density Residential) to GC (General Commercial).
- W c. Rezoning 9-G-18-RZ**
 From R-3 (High Density Residential) / NC-1 (Neighborhood
 Conservation Overlay) to C-3 (General Commercial) / NC-1
 (Neighborhood Conservation Overlay).
- 36. LAND DEVELOPMENT SOLUTIONS**
 South side Strawberry Plains Pike, east side Huckleberry Ln.,
 Commission District 8.
- a. East County Sector Plan Amendment 9-C-18-SP**
 From MDR/O (Medium Density Residential and Office) and LDR (Low
 Density Residential) to GC (General Commercial).
- b. Rezoning 9-J-18-RZ**
 From A (Agricultural) to CA (General Business).

- * **37. SCOTT DAVIS** **10-A-18-RZ**
 Northwest side Gray Rd., northeast of McCloud Rd., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- 38. LECONTE HOLDINGS** **10-A-18-SP**
 Southeast side Westland Dr., northeast side I-140, Council District 2.
a. Southwest County Sector Plan
 Southwest County Sector Plan Amendment from LDR (Low Density Residential) to GC (General Commercial).
- b. One Year Plan Amendment** **10-A-18-PA**
 From LDR (Low Density Residential) to GC (General Commercial).
- c. Rezoning** **10-B-18-RZ**
 From A-1 (General Agricultural) to C-4 (Highway and Arterial Commercial).
- * **39. TJM PROPERTY LLC** **10-B-18-SP**
 North side Asbury Rd, southeast of Asbury Cemetery Rd., Commission District 8.
a. East County Sector Plan Amendment
 From LDR (Low Density Residential) to O (Office).
- b. Rezoning** **10-C-18-RZ**
 From I (Industrial) to OB (Office, Medical, and Related Services).
- 40. FRANK SPARKMAN** **10-D-18-SP**
 South side Midland Avenue, at Dryad Street, Council District 2.
a. West City Sector Plan Amendment
 From MDR (Medium Density Residential) to O (Office)
- b. One Year Plan Amendment** **10-C-18-PA**
 From MDR (Medium Density Residential) to O (Office).
- c. Rezoning** **10-D-18-RZ**
 From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- P 41. ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD** **10-E-18-RZ**
 (11-8-18) North side Asheville Highway, west of Macedonia Ln., Council District 6. Rezoning from R-1A (Low Density Residential) to C-3 (General Commercial).

- * **42. CRAIG ALLEN**
Southeast side Westland Dr., northeast of I-140, Commission District 5.
a. Southwest County Sector Plan Amendment **10-E-18-SP**
From LDR (Low Density Residential) to GC (General Commercial).
b. Rezoning **10-F-18-RZ**
From A (Agricultural) to CA (General Business).
- * **43. MICHELLE MOKRY** **10-G-18-RZ**
East side N. Broadway, south of Central St., Council District 6.
Rezoning from C-3 (General Commercial) to C-2 (Central Business District).
- * **44. EAGLE BEND DEVELOPMENT** **10-H-18-RZ**
South side Ball Camp Pike, east and north of Bradley Lake Ln.,
Commission District 3. Rezoning from A (Agricultural) to PR
(Planned Residential).
- * **45. BENCHMARK ASSOCIATES, INC.** **10-I-18-RZ**
Northwest side Cedar Ln., southwest of Haynes-Sterchi Rd., Council
District 5. Rezoning from O-1 (Office, Medical, and Related Services)
with conditions to O-1 (Office, Medical, and Related Services) without
conditions.
- * **46. KNOXVILLE UTILITIES BOARD**
North side Thorn Grove Pike, west of Midway Road., Commission
District 8.
a. East County Sector Plan Amendment **10-F-18-SP**
From LDR (Low Density Residential) to BP (Business Park) Type 1.
b. Rezoning **10-J-18-RZ**
From A (Agricultural) to EC (Employment Center).
- * **47. CATE ROAD DEVELOPERS, LLC.** **10-K-18-RZ**
Northwest side Schaad Rd., northeast side Grassy Creek Way,
Commission District 6. Rezoning from CA (General Business) to PR
(Planned Residential).
- * **48. HENRY WEISSINGER STEPHEN H. HARRISON** **10-L-18-RZ**
South side Osprey Point Lane, west of Levens Way, Commission
District 4. Rezoning from RA (Low Density Residential and A
(Agricultural) to PR (Planned Residential).

Uses On Review:

- 49. TERRY ROMANS – ROMANS ENGINEERING 2-E-18-UR**
 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.
- * 50. FELLOWSHIP CHURCH 6-H-18-UR**
 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.
- P 51. JIM ODLE 6-I-18-UR**
 (12-13-18) West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.
- P 52. WOODS-SMITH MARKET & DELI 7-H-18-UR**
 (12-13-18) North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.
- P 53. SHANNA MASSOUH 9-C-18-UR**
 (11-8-18) 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.
- 54. ROBERT D BURRIS 10-A-18-UR**
 West side of Pelleaux Rd, south of the intersection with Reflection Bay Dr. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 7.
- * 55. CHARLES & BRENDA STEPHENSON 10-B-18-UR**
 Southeast side of Arcadia Peninsula Way, northeast side of Stoppard View Way Proposed use: Reduction of the front building setback on Both road frontages in PR (Planned Residential) District. Commission District 5.
- * 56. DAMON FALCONNIER 10-F-18-UR**
 North side of Middlebrook Pike, east side of Park Church Dr Proposed use: Expansion of existing church building for nursery in PR (Planned Residential) & RB (General Residential) District. Commission District 3.

- * **57. MARK RANDOLPH** **10-G-18-UR**
South side of Dry Gap Pk, east of Jim Sterchi Rd. Proposed use:
Church expansion in RP-1 (Planned Residential) District. Council
District 5.
- P 58. ECG ACQUISITIONS, LLC** **10-H-18-UR**
(11-8-18) 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.
- 59. ECG ACQUISITIONS, LLC** **10-I-18-UR**
West side of Hollywood Rd, south of I-40/I-75 Proposed use: 110
unit multi-dwelling development in RP-1 (Planned Residential)
District. Council District 2.

Other Business:

- * **60. Consideration of Amendments to Position Descriptions for
Knoxville-Knox County Planning.** **10-A-18-OB**
- * **61. Consideration of Concept Plan Extension for Steele Road
Subdivision to September 8, 2020. (9-SC-16-C)** **10-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)

TARYN'S NEST

- East side of Cate Rd at the intersection Cateland Ln, Commission District 6. (Tabled date 4/12/2018) 2-SG-17-F

CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R

- Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. (Tabled date 5/10/2018) 5-SH-18-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 2-B-17-UR

(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)