

MPC AGENDA

December 14, 2017

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 DECEMBER 14, 2017 AGENDA**
- * 3. **APPROVAL OF NOVEMBER 9, 2017 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Items to be voted on to be Withdrawn	(Indicated with a W)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
<http://www.knoxmpc.org/agenda>

Ordinance Amendments:

None

Alley or Street Closures:

5. **CITY OF KNOXVILLE** **12-A-17-AC**
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5.

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|-----------|--|-------------------|
| 6. | <u>CITY OF KNOXVILLE</u>
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5. | 12-B-17-AC |
| 7. | <u>CITY OF KNOXVILLE</u>
Request closure of Minnesota Ave between Sherman Street and Stonewall Street, Council District 5. | 12-A-17-SC |

Street or Subdivision Name Changes:

- | | | |
|-----------|---|---------------------|
| 8. | <u>CHARLENE RAMSEY</u>
Change unnamed easement to 'Pine Forest Way' between Perry Road and terminus, Commission District 8. | 12-A-17-SNC |
| 9. | <u>WORLEY BUILDERS</u>
Change Maitland Woods to Maitland Meadows, Commission District 3. | 12-A-17-SDNC |

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
|------------|---|-------------------|
| 10. | <u>STRATFORD PARK, UNIT 5 - SPD PROPERTIES</u>
a. Concept Subdivision Plan
West side of Jim Sterchi Rd., west of Dry Gap Pike., Council District 5. | 10-SD-17-C |
| | b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District. | 10-H-17-UR |
| 11. | <u>CENTURY PARK, PHASE II</u>
South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd., Council District 2. | 11-SB-17-C |
| 12. | <u>CASCADE FALLS, LLC ON LOBETTI ROAD - CASCADE FALLS, LLC</u>
a. Concept Subdivision Plan
Southwest side of Lobetti Rd., southeast of Ball Rd., Commission District 6. | 11-SD-17-C |
| | b. USE ON REVIEW
Proposed use: Attached Residential Subdivision in PR (Planned Residential) District. | 11-F-17-UR |

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13.	<u>HARBOR CREST</u> Southeast side of S. Northshore Dr., east end of Mont Cove Blvd., Commission District 5.	12-SA-17-C
14.	<u>PENROSE FOREST - RICK WILKINSON</u> a. Concept Subdivision Plan South side of Nubbin Ridge Rd., east of Wallace Rd., Commission District 4.	12-SB-17-C
	b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	12-A-17-UR
15.	<u>KARNS VALLEY BUSINESS PARK - THE DEVELOPMENT CORPORATION OF KNOX COUNTY</u> a. Concept Subdivision Plan South side of Garrison Dr., east of Karns Valley Dr., Commission District 6.	12-SC-17-C
	b. USE ON REVIEW Proposed use: Business Park Subdivision and Design Guidelines in EC (Employment Center) District.	12-D-17-UR
P 16. (2-8-18)	<u>CORNERSTONE COVE</u> Southeast side of Raby Way, northeast side of Harvey Rd., Commission District 5.	12-SD-17-C
P 17. (1-11-18)	<u>HICKORY CREEK FARMS - JIM SULLIVAN</u> a. Concept Subdivision Plan Both side Nora Mae Ln, north side Hickory Creek Rd., Commission District 6.	12-SE-17-C
P (1-11-18)	b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	12-I-17-UR

Final Subdivisions:

P 18. (2-8-18)	<u>KILMORE PROPERTIES</u> South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.	8-SJ-17-F
19.	<u>GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUB OF LOTS 1 & 3</u> N Broadway at the intersection of Gibbs Drive, Council District 4.	11-SE-17-F
	Withdrawn prior to public notice	12-SA-17-F

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- P 20. KNOX RAIL SALVAGE** **12-SB-17-F**
(1-11-18) South side of Greenway Drive, east of Beverly Road, Council District 4.
- 21. HOPE CENTRAL INC. PROPERTY & RESUB. OF JOHN H SHIELDS LOTS 302-303 AND 312-313** **12-SC-17-F**
At the southwest intersection of East Magnolia Avenue and North Cruze Street, Council District 6.
- 22. HARDEE & CO. ADDITION RESUBDIVISION OF PART OF LOTS 96-98, 100, & 104-109** **12-SD-17-F**
At the intersection of E Jackson Avenue and Kentucky Street, Council District 6.
- 23. WEIGEL PROPERTY BOYDS BRIDGE PIKE** **12-SE-17-F**
South side of Boyds Bridge Pike, west of Holston Hills Road, Council District 6.
- 24. JOHN ACUFF PROPERTY RESUBDIVISION OF LOTS 1 & 2** **12-SF-17-F**
East side of Hudson Road, south of McKinney Road, Commission District 8.
- 25. SUSAN TOOLE PROPERTY** **12-SG-17-F**
East side of Rudder Lane, south of S. Northshore Drive, Commission District 4.
- 26. CHAPMAN TRIANGLE** **12-SH-17-F**
North side of Chapman Hwy at the intersection of E. Governor John Sevier Hwy., Commission District 9.
- 27. HOXIE S/D, RESUBDIVISION OF LOTS 3 & 4** **12-SI-17-F**
West side of Luttrell Street, north of Haynes Place, Council District 4.
- 28. GLENWOOD PARK ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 10-12, BLOCK N** **12-SJ-17-F**
Southeast side of Knoxwood Drive, north of Parkwood Road, Council District 3.
- 29. HOLSINGER CONSTRUCTION, LLC STORMER ROAD RESUBDIVISION OF LOT 2** **12-SK-17-F**
Northeast side of Stormer Road, southeast of E Emory Road, Commission District 7.
- 30. HUBER PROPERTIES CANTON HOLLOW ROAD** **12-SL-17-F**
Southwest side of Canton Hollow Road, south of Deep Woods Lane, Commission District 5.

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31.	<u>WEATHERSTONE RESUBDIVISION LOTS 1-9 UNIT 1, LOTS 54-74 & 132-135 UNIT 8</u> West side of Pipkin Lane, North side of Autumn Valley Lane, Council District 2.	12-SM-17-F
32.	<u>MASSEY CREEK, PHASE IB</u> Northeast side of Mission Hill Lane, north of Hardin Valley Road, Commission District 6.	12-SN-17-F
33.	<u>CAMBRIDGE SHORES</u> West side of S Northshore Drive, south of Sandpiper Lane, Commission District 5.	12-SO-17-F
34.	<u>HICKEY AND KACHELRIES PROPERTY</u> Southeast side of Creekhead Drive, southwest of Hembolt Road, Council District 3.	12-SP-17-F
35.	<u>CHEROKEE LANDING</u> East side of Coatney Road, north of Tipton Station Road, Commission District 9.	12-SQ-17-F
36.	<u>LOVEDAY PROPERTY</u> North side of Tarklin Valley Road, north of Spangler Road, Commission District 9.	12-SR-17-F

Rezoning and Plan Amendments:

37.	<u>AVERY LEON CLARK JR.</u> Northeast side E. Governor John Sevier Hwy., west side Cinder Ln., Commission District 8. Rezoning from CA (General Business) to I (Industrial).	10-C-17-RZ
38.	<u>GARY KOONTZ (Referred back from City Council)</u> West side Central Avenue Pike, north of Callahan Dr., Council District 5. a. North County Sector Plan Amendment From MDR/O (Medium Density Residential and Office) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection). b. One Year Plan Amendment From MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) to GC (General Commercial) & F (Floodway).	10-D-17-SP 10-D-17-PA

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- c. Rezoning** **10-H-17-RZ**
From R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway) to C-4 (Highway and Arterial Commercial) & F-1 (Floodway).
- 39. CLAUDE COOPER** **12-A-17-RZ**
North side Old Central Avenue Pike, southwest side Central Avenue Pike, Council District 5. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- 40. URBAN ENGINEERING** **12-B-17-RZ**
Northwest side W. Anderson Ave., northeast of Wray St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- 41. LARISA ONOFRIYCHUK** **12-C-17-RZ**
Northeast side Byington Solway Rd., north of Westcott Blvd., Commission District 6. Rezoning from A (Agricultural) and I (Industrial) to OB (Office, Medical, and Related Services).
- 42. BOB HAMILTON** **12-D-17-RZ**
Northwest side Yarnell Rd., east and west sides Long Farm Way, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).
- 43. PRIMOS LAND COMPANY, LLC** **12-E-17-RZ**
Northwest side Crippen Rd., southwest side Recreation Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- 44. THOMAS C. BROOKS**
West side S. Peters Rd., south of Kingston Pike, Commission District 3.
a. Southwest County Sector Plan Amendment **12-A-17-SP**
From O (Office) to LDR (Low Density Residential).
b. Rezoning **12-F-17-RZ**
From OA (Office Park) to RAE (Exclusive Residential).
- 45. DALE THOMPSON** **12-G-17-RZ**
Northwest side E. Magnolia Ave., southwest of Milligan St., Council District 6. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- 46. VALERIY ALIY** **12-H-17-RZ**
Northeast side Heiskell Rd., southeast of W. Copeland Dr., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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- 47. MESANA INVESTMENTS, LLC** **12-I-17-RZ**
Northwest side S. Northshore Dr., northeast of Charlottesville Blvd., Commission District 5. Rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway).
- 48. CITY OF KNOXVILLE**
Southeast side Texas Ave., southwest side Stonewall St., Council District 5.
- a. Central City Sector Plan Amendment** **12-B-17-SP**
From TDR (Traditional Neighborhood Residential) to PP (Public Parks and Refuges).
- b. Rezoning** **12-J-17-RZ**
From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay).
- 49. EVELYN KEITH** **12-K-17-RZ**
Northwest side E. Emory Rd., northeast of Bishop Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- 50. CASCADE FALLS LLC AND WALT DICKSON**
West side Fretz Rd., south of Woodhollow Ln., Commission District 6.
- a. Northwest County Sector Plan Amendment** **12-C-17-SP**
From AG (Agricultural) to LDR (Low Density Residential).
- b. Rezoning** **12-L-17-RZ**
From A (Agricultural) to PR (Planned Residential).

Uses on Review:

- T 51. 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.
- 52. GATEHOUSE PROPERTIES** **10-C-17-UR**
South side Sevierville Pike, west side Sevier Heights Rd. Proposed use: Mixed use building with 3 dwelling units and 2,200 square feet of retail in C-1 (Neighborhood Commercial) District. Council District 1.
- 53. REALTY TRUST GROUP** **11-B-17-UR**
North side Sherrill Blvd, west side Christian Academy Blvd. Proposed use: Medical office development in PC-1 (Retail and Office Park) District. Council District 2.

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- 54. UNION BAPTIST CHURCH** **12-B-17-UR**
North side of Washington Pike, west of Maloneyville Rd. Proposed use: Offices, classrooms, and daycare center in A (Agricultural) District. Commission District 8.
- P 55. HUBER PROPERTIES** **12-C-17-UR**
1-11-2018 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.
- 56. LANNY COPE** **12-E-17-UR**
Northeast side of Oak Ridge Hwy., southeast side of Jim Jones Ln. Proposed use: Revision to the access condition for the commercial tree service and mulching facility in PC (Planned Commercial) District. Commission District 6.
- 57. AARON PENNINGTON** **12-F-17-UR**
North side W. Martin Mill Pike, east of W. Blount Ave. Proposed use: Multi-dwelling residential building with 2 dwelling units with 5 bedrooms each in C-3 (General Commercial) District. Council District 1.
- 58. KNOXVILLE ORTHOPEDIC SURGERY CENTER** **12-G-17-UR**
North side Fort Sanders West Blvd, south of Kingston Pike. Proposed use: Expansion of existing medical office in PC (Planned Commercial) District. Commission District 5.
- 59. GBS ENGINEERING** **12-H-17-UR**
North side Hardin Valley Rd, east of Westcott Blvd. Proposed use: Hardware store in PC (Planned Commercial) District. Commission District 6.
- 60. CAMERON BOLIN** **12-J-17-UR**
East side Candora Rd, southeast of Army St. Proposed use: Community building for Log Haven in RP-1 (Planned Residential) District. Council District 1.

Other Business:

- 61. Consideration of Election of Calendar Year 2018 MPC Officers** **12-A-17-OB**
- 62. Consideration of Appeal of Infill Housing Design Review Committee approval of Certificate of Appropriateness for Habitat for Humanity at 431 East Springdale** **12-B-17-OB**
- 63. Consideration of amending the MPC Administrative Rules and Procedures to address Wireless Communication Facilities administration** **12-C-17-OB**

<u>Agenda Item No.</u>		<u>MPC File No.</u>
64.	<u>Consideration of Sidewalk Policy adopted in October 2017 by amendment to the Knoxville-Knox County Minimum Subdivision Regulations (Sect. 3.05 A.2)</u>	12-D-17-OB
65.	<u>Consideration of Request to purchase computers under cooperative purchasing agreement</u>	12-E-17-OB

Adjournment

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

<u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	12-B-13-OA
<u>METROPOLITAN PLANNING COMMISSION</u> 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.	10-A-15-OA
<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>Agenda Item No.</u>	MPC File No.
<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 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-17-UR
<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>FAERBER PROPERTIES</u>	
Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F

<u>Agenda Item No.</u>	MPC File No.
<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>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> East of S Northshore Drive off an un-named easement, Commission District 5.	9-SD-17-F
<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).	4-J-14-RZ
<u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial). b. Rezoning From A (Agricultural) to CA (General Business).	10-F-15-SP 10-Q-15-RZ
<u>SOUTHEAST COMMERCIAL, LLC</u> Northeast side Zion Ln., northwest of Ball Rd., Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office). b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).	2-A-17-SP 2-A-17-RZ

<u>Agenda Item No.</u>	MPC File No.
<u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	3-G-17-RZ
<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).	4-B-10-UR
<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.	9-B-16-UR
<u>RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE</u> 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
<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