

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

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Knoxville, Tennessee 37902
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MPC AGENDA

October 12, 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 OCTOBER 12, 2017 AGENDA**
- * 3. APPROVAL OF SEPTEMBER 14, 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Items to be voted on to be Withdrawn	(Indicated with a W)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 at <http://www.knoxmpc.org/agenda>.

Ordinance Amendments:

- 5. METROPOLITAN PLANNING COMMISSION**
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

9-A-16-OA

Agenda Item No.

MPC File No.

- | | | |
|-------------|--|------------------|
| P 6. | <u>MPC</u>
Amendments to the Knox County Zoning Ordinance to create a new Agricultural Preservation zoning district. | 5-B-17-OA |
| 7. | <u>CITY OF KNOXVILLE LAW DEPARTMENT</u>
Amendment to City of Knoxville Code of Ordinances regulating short term rental. | 5-C-17-OA |
| 8. | <u>KNOXVILLE HISTORIC ZONING COMMISSION</u>
Update of Historic District Design Guidelines for existing Edgewood-Park City Historic District Zoning Overlay (H-1). | 9-A-17-OA |
| 9. | <u>METROPOLITAN PLANNING COMMISSION</u>
E. Glenwood Ave. from I-40 to Spruce St.; Washington Ave. from the Standard Knitting Mill Complex to N. Chestnut St.; Jefferson, Woodbine, and E. Fifth Ave. and from the Standard Knitting Mill Complex to N. Cherry St., Council District 6. Rezoning from multiple zoning districts to multiple zoning districts with H-1 (Historic Overlay) and Design Guidelines. | 9-L-17-RZ |

Alley or Street Closures:

- | | | |
|--------------|--|-------------------|
| * 10. | <u>BOB WHETSEL</u>
Request closure of unnamed alley between W. Glenwood Ave. and Harvey St., Council District 4. | 10-A-17-AC |
| * 11. | <u>A.G. HEINS COMPANY INC.</u>
Request closure of Hannah Ave. between Heins St. and northwest terminus at I-40 right-of-way, Council District 6. | 10-A-17-SC |
| * 12. | <u>KNOXVILLE UTILITIES BOARD</u>
Request closure of Campbell Avenue between S. Kentucky St. and eastern terminus at First Creek, Council District 6. | 10-B-17-SC |

Street or Subdivision Name Changes:

- | | | |
|--------------|--|--------------------|
| * 13. | <u>TOM SIMONS</u>
Change unnamed right-of-way to 'Quaker Way' between Chapman Highway and dead end, Commission District 9. | 10-A-17-SNC |
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Plans, Studies, Reports:

None

Concepts/Uses On Review:

Agenda Item No.

MPC File No.

- P 14. FIVE POINTS, PHASE 3** **8-SB-17-C**
(11-9-17) Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St., Council District 6.
- * **15. AVIAN FOREST - IRON FORGE, LLC** **9-SA-17-C**
a. Concept Subdivision Plan
Southeast side of E. Raccoon Valley Dr., southwest of Raccoon Woods Rd., Commission District 7.
- * **b. USE ON REVIEW** **9-D-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 16. 6702 WESTLAND DRIVE** **10-SA-17-C**
(11-9-17) Southeast side of Westland Dr., west of Craig Rd., Council District 2.
- 17. HOPE SPRINGS - MESANA INVESTMENTS** **10-SB-17-C**
a. Concept Subdivision Plan
Southeast side Yarnell Rd, east of Lamons Quarry Ln., Commission District 6.
- b. USE ON REVIEW** **10-F-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- * **18. GOODISON PARK - TURNER HOMES, LLC** **10-SC-17-C**
a. Concept Subdivision Plan
North side of George Light Rd., west side of Pellissippi Parkway., Commission District 6.
- * **b. USE ON REVIEW** **10-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
- P 19. STRATFORD PARK, UNIT 5 - SPD PROPERTIES** **10-SD-17-C**
(11-9-17) **a. Concept Subdivision Plan**
West side of Jim Sterchi Rd., west of Dry Gap Pike., Council District 5.
- P** **b. USE ON REVIEW** **10-H-17-UR**
(11-9-17) Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.
- P 20. HARPERS COVE** **10-SE-17-C**
(11-9-17) Northwest side of S. Northshore Dr., north of Charlottesville Blvd., Commission District 5.

Agenda Item No.

MPC File No.

- 21. PARK WEST MEDICAL CENTER EXPANSION - LAND DEVELOPMENT SOLUTIONS**
- a. Concept Subdivision Plan** **10-SF-17-C**
Southeast side of Sherrill Blvd, west end of Park West Blvd., Council District 2 & Commission District 3.
- b. USE ON REVIEW** **10-I-17-UR**
Proposed use: Expansion of Hospital in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) District.

Final Subdivisions:

- W 22. BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1** **2-SO-09-F**
Intersection of I-40 and McMillan Rd., Commission District 8.
- * **23. CHEBAN PROPERTY** **7-SK-17-F**
North side of McKamey Rd, northwest of the Cain Rd intersection, Council District 5.
- P 24. KILMORE PROPERTIES** **8-SJ-17-F**
(11-9-17) South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.
- * **25. ELMWOOD PLACE, RESUBDIVISION OF LOT 1** **10-SA-17-F**
At the intersection of Mellen Ave and Arrowhead Trail, Council District 2.
- * **26. R M MOORE PROPERTY, RESUBDIVISION OF LOT 1** **10-SB-17-F**
At the intersection of Westland Dr and Clover Hill Lane, Commission District 6.
- * **27. WELL CREEK SUBDIVISION** **10-SC-17-F**
South side of John Sevier Hwy., east side of Winkle Lane, Commission District 9.
- * **28. ARLIE'S S/D RESUBDIVISION OF LOT 19-R3** **10-SD-17-F**
Southwest side of Buena Rd, south of Westland Dr, Council District 2.
- * **29. THOMAS & KINGS S/D RESUBDIVISION OF LOTS 10 & 11** **10-SE-17-F**
Southeast side of Lindy Dr, southwest of Thomas Rd, Council District 1.
- * **30. LOVIN AND MULVIHILL PROPERTY** **10-SF-17-F**
Southwest side of Choto Rd, southeast of Woodcove Ln, Commission District 5.

<u>Agenda Item No.</u>		MPC File No.
* 31.	<u>JCR LLC PROPERTY</u> West side of Ellistown Rd, north of Rutledge Pike, Commission District 8.	10-SG-17-F
* 32.	<u>JOE P WORLEY PROPERTY</u> North side of Stock Creek Rd, northeast of Martin Mill Pike, Commission District 9.	10-SH-17-F
* 33.	<u>TORRES AND PATTERSON PROPERTY</u> North side of Taliwa Dr at the north end of Pell St, Council District 1.	10-SI-17-F
* 34.	<u>EAST INVESTMENT PROPERTIES RESUBDIVISION</u> North side of North Mall Rd at East Town Rd, Council District 4.	10-SJ-17-F
* 35.	<u>PROMENADE SUBDIVISION</u> West side of State St, north of Union Ave, Council District 6.	10-SK-17-F
* 36.	<u>VILLAGE OF SADDLEBROOKE, PHASE IV</u> At the terminus of the built portion of Saddlebrooke Dr, north of E Emory Rd, Commission District 7.	10-SL-17-F
* 37.	<u>LKM PROPERTIES HARDIN VALLEY & PELLISSIPPI RESUBDIVISION OF LOT 1</u> Hardin Valley, Charlevoix Rd, Pentwater Dr at Cherahala Blvd., Commission District 6.	10-SM-17-F
* 38.	<u>WESTMORELAND HILLS RESUBDIVISION OF LOT 49 PLUS ACREAGE</u> West side of Lorimar Place, southwest of Nubbin Ridge Dr, Council District 2.	10-SN-17-F
* 39.	<u>JANICE HALLIDAY PROPERTY</u> North side of Westland Dr, southwest of Sherwood Dr, Council District 2.	10-SO-17-F

Rezoning and Plan Amendments:

- | | | |
|------------|---|-------------------|
| 40. | <u>IDEAL ENGINEERING</u>
Northwest side E, Emory Rd., northeast of Fortner Ln., Commission District 7. Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential). | 9-K-17-RZ |
| 41. | <u>DDC DOWELL SPRINGS, LLC</u>
West side Dowell Springs Blvd., north side Middlebrook Pike, Council District 3. | |
| | a. Northwest County Sector Plan Amendment
From O (Office) to GC (General Commercial). | 10-A-17-SP |

<u>Agenda Item No.</u>		MPC File No.
	b. One Year Plan Amendment From O (Office) to GC (General Commercial).	10-A-17-PA
	c. Rezoning From O-1 (Office, Medical, and Related Services) to PC-1 (Retail and Office Park).	10-A-17-RZ
* 42.	<u>TIM HILL HATCHER-HILL EC, LLC</u> South side Kingston Pike, east of Wellington Dr. Council District 2.	
	a. West City Sector Plan Amendment From LDR (Low Density Residential) to GC (General Commercial).	10-B-17-SP
* b.	One Year Plan Amendment From O (Office) to GC (General Commercial).	10-B-17-PA
* c.	Rezoning From C-4 (Highway and Arterial Commercial) and O-3 (Office Park) to C-3 (General Commercial).	10-B-17-RZ
P 43.	<u>AVERY LEON CLARK JR.</u> (12-14-17) 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
P 44.	<u>TIM DWYER, LEESMAN ENGINEERING</u> (11-9-17) South side S. Northshore Dr., north side Osprey Point Ln., Council District 2.	
	a. Southwest County Sector Plan Amendment From O (Office) to GC (General Commercial).	10-C-17-SP
P	b. One Year Plan Amendment (11-9-17) From O (Office) to GC (General Commercial).	10-C-17-PA
P	c. Rezoning (11-9-17) From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).	10-D-17-RZ
* 45.	<u>ARTHUR SEYMOUR JR.</u> East side N. Broadway, southwest of Rennoc Rd., Council District 4. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).	10-E-17-RZ
46.	<u>ARTHUR SEYMOUR JR.</u> Southeast side Old Callahan Dr., northeast of Clinton Hwy., Council District 3. Rezoning from PC-1 (Retail and Office Park) to C-3 (General Commercial).	10-F-17-RZ

Agenda Item No.

MPC File No.

- * **47. STUART BOYER** **10-G-17-RZ**
West side Shipetown Rd., south side B Dr., north side C Dr., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

- 48. GARY KOONTZ**
West side Central Avenue Pike, north of Callahan Dr., Council District 5.
 - a. North County Sector Plan Amendment** **10-D-17-SP**
From MDR/O (Medium Density Residential and Office) & STPA (Stream Protection) to GC (General Commercial) & STPA (Stream Protection).

 - b. One Year Plan Amendment** **10-D-17-PA**
From MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) to GC (General Commercial) & F (Floodway).

 - 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).

- 49. DEANNA ALEXI AND CHRIS POLLOCK** **10-I-17-RZ**
Northeast side Old Broadway, southwest side N. Broadway, northwest of Tazewell Pike, Council District 4. Rezoning from SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

- 50. TIM DWYER, LEESMAN ENGINEERING** **10-J-17-RZ**
Southeast side Moss Grove Blvd., south of Kingston Pike, Council District 2. Rezoning from PC-1 (Retail and Office Park) to C-6 (General Commercial Park).

- 51. PRO-MARK, INC.**
Northwest side Anderson Rd., northeast of Beverly Rd., Council District 4.
 - a. North City Sector Plan Amendment** **10-E-17-SP**
From O (Office) to LI (Light Industrial).

 - b. One Year Plan Amendment** **10-E-17-PA**
From O (Office) to LI (Light Industrial).

 - c. Rezoning** **10-K-17-RZ**
From O-1 (Office, Medical, and Related Services) to I-3 (General Industrial).

Uses on Review:

- P 52. AARON PENNINGTON 8-E-17-UR**
(11-9-17) 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.
- P 53. FELLOWSHIP CHURCH 9-E-17-UR**
(2-8-18) West side Broome Rd, south of Middlebrook Pike Proposed use: Driveway connection to Broome Road for church in R-1 (Low Density Residential) District. Council District 2.
- * 54. C. HUNTER NELSON 9-K-17-UR**
Northeast side E. Martin Mill Pike, north side Lippencott St. Proposed use: Multi-family residential development in RP-2 (Planned Residential) District. Council District 1.
- * 55. HONEY BADGER PROPERTIES 10-A-17-UR**
Northeast side Chapman Hwy, northeast side E. Circle Dr. Proposed use: Addition to existing self-storage facility in CA (General Business) pending District. Commission District 9.
- W 56. ELENA LEUCIUC 10-B-17-UR**
South side Hiawasse Ave, west of Grove St. Proposed use: Rooming and boarding house for 7 people in R-2 (General Residential) District. Council District 5.
- P 57. GATEHOUSE PROPERTIES 10-C-17-UR**
(12-14-17) 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.
- 58. PRIME SENIOR LIVING 10-D-17-UR**
Northeast side of Falling Waters Rd., south of Twin Branch Dr. Proposed use: Assisted Living Facility in PC (Planned Commercial) & RA (Low Density Residential) District. Commission District 4.
- * 59. KATHIE WEAVER 10-E-17-UR**
West side South Haven Rd, south of Price Ave. Proposed use: Residence over commercial use in C-1 (Neighborhood Commercial) District. Council District 1.

Other Business:

- * 60. Consideration of amendment 1 to MPC FY 2017-2018 budget. 10-A-17-OB**

Agenda Item No.

MPC File No.

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	<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
U	b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
	<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>	<u>MPC File No.</u>
<p><u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.</p>	7-SR-15-F
<p><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.</p>	9-SA-15-F
<p><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><u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.</p>	2-SG-17-F
<p><u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.</p>	5-SA-17-F
<p><u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 5.</p>	9-SD-17-F
<p><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><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><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

<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