KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN
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MPC AGENDA

August 11, 2016

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 AUGUST 11, 2016 AGENDA**

* **3. APPROVAL OF JULY 14, 2016 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Items to be voted on to be Withdrawn	(Indicated with a **W**)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 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 the status of any agenda item, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

P 5. **METROPOLITAN PLANNING COMMISSION** **10-A-15-OA**
(9/8/16) 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.

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P 6. **METROPOLITAN PLANNING COMMISSION** **5-A-16-OA**
(9/8/16) Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

P 7. **METROPOLITAN PLANNING COMMISSION** **8-A-16-OA**
(9/8/16) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

Concepts/Uses On Review:

8. **BENTLEY FIELDS (FKA BENTLEY ESTATES)** **5-SE-16-C**
East side of Broome Rd., south of Chadwick Dr., Council District 2.

9. **THE HIGHLANDS AT HARDIN VALLEY - IDEAL ENGINEERING SOLUTIONS**

a. Concept Subdivision Plan **6-SC-16-C**
Northwest side of N. Campbell Station Rd., south of Hardin Valley Rd., Commission District 6.

b. USE ON REVIEW **6-J-16-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

10. **ERIC MOSELEY DEVELOPMENT - ERIC MOSELEY**

a. Concept Subdivision Plan **8-SA-16-C**
North side of Yarnell Rd., east of Armiger Ln., Commission District 6.

b. USE ON REVIEW **8-C-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay) District.

11. **MILL CREEK MANOR - RYAN LYNCH**

a. Concept Subdivision Plan **8-SB-16-C**
Northeast side of Canton Hollow Rd., south of Deep Woods Ln., Commission District 5.

b. USE ON REVIEW **8-E-16-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

P 12. **MILLSTONE - ERIC MOSELEY**
(9/8/16) **a. Concept Subdivision Plan** **8-SC-16-C**

Southeast side of Millstone Ln., southeast of George Williams Rd., Commission District 5.

P **b. USE ON REVIEW** **8-H-16-UR**
(9/8/16) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

Final Subdivisions:

13. **EMORY VIEW (FKA W M BRAGG) RESUBDIVISION OF LOTS 9R & 10R** **5-SI-16-F**
Northwest side of E Emory Road at the intersection of Blueberry Road, Commission District 7.

14. **GIDEONS LANDING** **6-SC-16-F**
South side of Tipton Station Road, east side of Dempster Lane, Commission District 9.

P 15. **REEDER CHEVROLET** **7-SG-16-F**
South side of Clinton Hwy, west of I-75, Council District 5.

16. **M A PARKERS LAKE SIDE ADDITION** **8-SA-16-F**
Southeast side of Linden Avenue, northeast of Alice Street, Council District 6.

17. **CRAIGLAND, RESUBDIVISION OF LOT 8R** **8-SB-16-F**
Northeast side of Craigland Court, north of Westland Drive, Council District 2.

18. **HIDDEN MEADOWS, UNIT 4, PHASE II** **8-SC-16-F**
Southeast side of Gray Hendrix Road, south of Garrison Drive, Commission District 6.

19. **BROADACRES, RESUB. OF LOT 24, UNIT 9 AND LOTS 3&4, UNIT 12** **8-SD-16-F**
Southwest side of Whitcomb Road, northeast side of Castlecomb Road, Commission District 6.

20. **S H COTTRELL'S S/D, RESUBDIVISION OF LOTS 1-5, 7-12, 14-21, 23 AND P/O 13** **8-SE-16-F**
West side of Sevier Avenue, north side of Woodsia Drive, Council District 1.

21. **HIGHBURY PARK** **8-SF-16-F**
West side of Ebenezer Road, north of Bluegrass Road, Commission District 5.

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P 22. **WOOTEN AND MASON 2ND ADDITION, RESUB. OF LOT 7 & PART OF LOT 8** **8-SG-16-F**
(9/8/16)
South side of Tillery Road, southeast of Paris Road, Council District 5.

P 23. **MAPLEHURST PARK, RESUB. OF LOT 2** **8-SH-16-F**
(12/8/16) South side of W Hill Avenue southwest of Henley Street, Council District 6.

24. **HOMER & SHIRLEY SMITH PROPERTY** **8-SI-16-F**
South side of Irwin Drive, east of Adams Road, Commission District 6.

Rezonings and Plan Amendment/Rezonings:

25. **S & E PROPERTIES** **7-D-16-RZ**
Southeast side Millstone Ln., west side Freels Ln., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

26. **HOMESTEAD LAND HOLDINGS, LLC**
Southwest side of Hardin Valley Rd., east of Marietta Church Rd., Commission District 6.

a. Northwest County Sector Plan Amendment **7-E-16-SP**
From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).

b. Rezoning **7-J-16-RZ**
From A (Agricultural) to PR (Planned Residential) up to 2 du/ac.

P 27. **VINTAGE NORTHSHORE TOWN CENTER, LLC**
(9/8/16) East side Thunderhead Rd., north side Boardwalk Blvd., Council District 2.

a. Southwest County Sector Plan Amendment **7-G-16-SP**
From MU (Mixed Use) to HDR (High Density Residential).

P **b. One Year Plan Amendment** **7-E-16-PA**
(9/8/16) From MU (Mixed Use) to HDR (High Density Residential).

P **c. Rezoning** **7-L-16-RZ**
(9/8/16) From TC-1 (Town Center) and PC-1 (Retail & Office Park) to RP-2 (Planned Residential).

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28. CHURCH STREET UNITED METHODIST CHURCH **8-A-16-RZ**
West side Henley St., south side Main St., north side W. Hill Ave., Council District 6. Rezoning from R-3 (High Density Residential) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

29. HM PROPERTIES, GP **8-B-16-RZ**
Northeast side Harvey Rd., northwest of Mallard Bay Dr., Commission District 5. Rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway).

Uses On Review:

P 30. CHEROKEE FARM DEVELOPMENT CORPORATION **5-C-16-UR**
(11/10/16) North and south side of Momentum Way, west of Accelerator Way. Proposed use: Amendments to the Cherokee Farm Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.

W 31. TRUMAN JACQUES III **8-A-16-UR**
Southeast side of Ridgedale Rd., southwest of Mandalay Rd. Proposed use: Accessory building in R-1 (Low Density Residential) District. Council District 3.

P 32. PELLISSIPPI INVESTORS III **8-B-16-UR**
(9/8/16) Northwest side of Hardin Valley Rd., northeast of Cherahala Blvd. Proposed use: Office, research and development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

33. STEVE WOULLARD **8-D-16-UR**
Northeast side of Appaloosa Way, southeast of Belgian Way. Proposed use: Reduction of peripheral setback from 35' to 15' in PR (Planned Residential) District. Commission District 5.

34. JOHN L. SANDERS, AIA C/O FLOUR HEAD **8-F-16-UR**
Southwest side of N. Central St., southeast side of Bernard Ave. Proposed use: Craft Bakery and a craft brewery in C-3 (General Commercial) District. Council District 4.

35. EUROPEAN AUTO GARAGE **8-G-16-UR**
West side of Lovell Rd., north of Snyder Rd. Proposed use: Auto repair in CA (General Business) / TO (Technology Overlay) (k) District. Commission District 6.

WITHDRAWN PRIOR TO PUBLICATION 8-I-16-UR

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36. **MCBRIEN ROAD PROPERTIES** **8-J-16-UR**
North side of Schaeffer Rd., east side of Waterville Ln. Proposed use: Assisted Living Facility in OB (Office, Medical, and Related Services) / TO (technology Overlay) District. Commission District 6.

37. **W. SCOTT WILLIAMS AND ASSOCIATES** **8-K-16-UR**
Northwest side of Everett Rd., east of N. Watt Rd. Proposed use: Self Storage Facility in CB (Business and Manufacturing) District. Commission District 6.

38. **BENCHMARK ASSOCIATES, INC.** **8-L-16-UR**
South side of W. Hill Ave., east of Maplehurst Ct. Proposed use: Residential redevelopment in R-3 (High Density Residential) District. Council District 6.

Other Business:

39. **Consideration of MPC's FY 2016 – 2017 Work Program** **8-A-16-OB**

Adjournment

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

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.

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.

WILSON RITCHIE 3-F-10-SC
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.

WILLOW FORK - GRAHAM CORPORATION
a. Concept Subdivision Plan 11-SJ-08-C
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
b. Use on Review 11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

Agenda Item No.	MPC File No.
HARRISON SPRINGS - EAGLE BEND DEVELOPMENT	
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
VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC	
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
GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY	
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
BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1 Intersection of I-40 and McMillan Rd., Commission District 8.	2-SO-09-F
HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F
RESUBDIVISION OF GEORGE HOSKINS PROPERTY North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1 Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	5-SH-15-F
FAERBER PROPERTIES Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F

Agenda Item No.	MPC File No.
HOOD PROPERTY North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F
FINAL PLAT OF THE JERRY SHARP PROPERTY At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.	9-SA-15-F
BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE Northeast side of Clingmans Dome Drive, northwest side of Chimney Top Lane, Council District 6.	6-SF-16-F
FIVE POINTS REDEVELOPMENT, PHASE 2 South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue, Council District 6.	6-SG-16-F
TANASI GIRL SCOUT COUNCIL, INC. (REVISED) 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
FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH North side Westland Dr., east side I-140, Council District 2.	
a. Southwest County Sector Plan Amendment From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).	7-D-15-SP
b. One Year Plan Amendment From P (Public Institution) to GC (General Commercial).	7-C-15-PA
c. Rezoning From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).	7-G-15-RZ
GUSTO DEVELOPMENT, LLC 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).	10-F-15-SP
b. Rezoning From A (Agricultural) to CA (General Business).	10-Q-15-RZ

Agenda Item No. MPC File No.

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST 4-B-10-UR

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).

SOUTHLAND ENGINEERING 7-A-13-UR

South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 2.