



MPC AGENDA

November 9, 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 NOVEMBER 9, 2017 AGENDA
- * 3. APPROVAL OF OCTOBER 12, 2017 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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 any agenda item, please visit our web site at <http://www.knoxmpc.org/agenda>

Ordinance Amendments:

- 5. MPC 5-B-17-OA
 Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.

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Alley or Street Closures:

6. **NORTH KNOXVILLE BAPTIST CHURCH** **11-A-17-AC**
Request closure of unnamed alley between W. Emerald Ave and W. Oldham Ave, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- W 7. **WILLOW FORK - GRAHAM CORPORATION** **11-SJ-08-C**
a. **Concept Subdivision Plan**
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- W **b. Use on Review** **11-H-08-UR**
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.
8. **FIVE POINTS, PHASE 3** **8-SB-17-C**
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.
9. **6702 WESTLAND DRIVE** **10-SA-17-C**
Southeast side of Westland Dr., west of Craig Rd., Council District 2.
- P 10. **STRATFORD PARK, UNIT 5 - SPD PROPERTIES** **10-SD-17-C**
(12-14-17) 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**
(12-14-17) Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.
11. **HARPERS COVE** **10-SE-17-C**
Northwest side of S. Northshore Dr., north of Charlottesville Blvd., Commission District 5.

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12.	<u>PARK WEST MEDICAL CENTER EXPANSION - LAND DEVELOPMENT SOLUTIONS</u>	
	a. Concept Subdivision Plan Southeast side of Sherrill Blvd, west end of Park West Blvd., Council District 2 & Commission District 3.	10-SF-17-C
	b. USE ON REVIEW Proposed use: Expansion of Hospital in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) District.	10-I-17-UR
13.	<u>2129 EMORY ROAD - STEVE BETHEL</u>	
	a. Concept Subdivision Plan West side E. Emory Rd, east of Fortner Ln., Commission District 7.	11-SA-17-C
	b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	11-C-17-UR
P 14. (12-14-17)	<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
P 15. (1-11-18)	<u>RIVER MEADOWS, PHASE TWO</u> West side of Saylor's Ford Rd., south end of River Poppy Rd., Commission District 8.	11-SC-17-C
P 16. (12-14-17)	<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
P (12-14-17)	b. USE ON REVIEW Proposed use: Attached Residential Subdivision in PR (Planned Residential) District.	11-F-17-UR

Final Subdivisions:

P 17. (12-14-17)	<u>KILMORE PROPERTIES</u> South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.	8-SJ-17-F
18.	<u>ARTHUR STREET PROPERTY</u> At the intersection of Arthur Street and McGhee Avenue, Council District 6.	11-SA-17-F

<u>Agenda Item No.</u>		<u>MPC File No.</u>
19.	<u>THE MANESS PROPERTY</u> Northwest side of Kensi Drive at intersection of Ruth Road, Council District 5.	11-SB-17-F
20.	<u>WEST LONSDALE S/D RESUBDIVISION OF LOT 82R</u> North side of Canna Avenue at intersection of both Dayton Street and Waverly Street, Council District 3.	11-SC-17-F
21.	<u>JOHNSTONE SUBDIVISION, UNIT 2</u> Calvert Lane 303.97' from intersection of Havenstone Lane, Commission District 2.	11-SD-17-F
22.	<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
23.	<u>MAITLAND MEADOWS</u> North and East sides of Ancient Oak Lane, east of Airtree Lane, Commission District 3.	11-SF-17-F
24.	<u>PALMER SUBDIVISION</u> South side of Hardin Valley Road, southwest of Castaic Lane, Commission District 6.	11-SG-17-F
25.	<u>HIGHLAND POINTE</u> Northwest side of Westland Drive at intersection of Anthem View Lane, Commission District 5.	11-SH-17-F
26.	<u>BRAXTON CREEK</u> North side of N Campbell Station Road, east of Fretz Road, Commission District 6.	11-SI-17-F
27.	<u>VINING MILL, UNIT 1</u> Intersection of Hardin Valley Road and Marietta Church Road, Commission District 6.	11-SJ-17-F
28.	<u>RESUBDIVISION OF CENTURIANS II AND UNPLATTED PROPERTY</u> At the intersection of Cross Park Drive and Directors Drive, Council District 2.	11-SK-17-F

Rezoning and Plan Amendments:

29. **KNOX COUNTY COMMISSION**
Northwest side Coward Mill Rd., northeast side Pellissippi Pkwy.,
Commission District 6.
- a. Northwest County Sector Plan Amendment** **11-C-17-SP**
From TP (Technology Park) to LDR (Low Density Residential).
- H.E. BITTLE III (Revised)**
- b. Rezoning** **7-J-17-RZ**
From BP (Business and Technology) / TO (Technology Overlay) to PR
(Planned Residential) / TO (Technology Overlay).
30. **TIM DWYER, LEESMAN ENGINEERING**
- South side S. Northshore Dr., north side Osprey Point Ln., Council
District 2.
- a. Southwest County Sector Plan Amendment** **10-C-17-SP**
From O (Office) to GC (General Commercial).
- b. One Year Plan Amendment** **10-C-17-PA**
From O (Office) to GC (General Commercial).
- c. Rezoning** **10-D-17-RZ**
From O-1 (Office, Medical, and Related Services) to C-6 (General
Commercial Park).
31. **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).
32. **S2 CORPORATION** **11-A-17-RZ**
South side Loop Rd., east side Concord Rd., Commission District 5.
Rezoning from A (Agricultural) to RA (Low Density Residential).
33. **KATHY PINKSTON**
- Northwest side Hickory Creek Rd., southwest of Graybeal Rd.,
Commission District 6.
- a. Northwest County Sector Plan Amendment** **11-D-17-SP**
From AG (Agricultural) to LDR (Low Density Residential).
- b. Rezoning** **11-B-17-RZ**
From A (Agricultural) to PR (Planned Residential).

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- 34. JACQUETTA SCATES**
Southeast side Lovell Rd., southeast of Schaeffer Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **11-A-17-SP**
From MDR/O (Medium Density Residential and Office) to GC (General Commercial).
b. Rezoning **11-C-17-RZ**
From PR (Planned Residential) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).
- 35. MJM DEVELOPMENT, INC.** **11-D-17-RZ**
Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln. and Stanley Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 36. PRIMOS LAND CO., LLC** **11-E-17-RZ**
Southeast side Oak Ridge Hwy., west of Beaver Ridge Rd., Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 37. BENCHMARK ASSOCIATES, INC.**
Southeast side Hardin Valley Rd., west side Thompson Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **11-B-17-SP**
From TP (Technology Park) to GC (General Commercial).
b. Rezoning **11-F-17-RZ**
From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).
- 38. KING PROPERTIES & DEVELOPMENT, LLC** **11-G-17-RZ**
South side Rather Rd., east of George Light Rd. and Pellissippi Pkwy., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses on Review:

- P 39. AARON PENNINGTON** **8-E-17-UR**
(12-14-17) 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.

<u>Agenda Item No.</u>	MPC File No.
<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>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

<u>Agenda Item No.</u>	MPC File No.
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>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>Agenda Item No.</u>	MPC File No.
<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).	10-F-15-SP
b. Rezoning From A (Agricultural) to CA (General Business).	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).	2-A-17-SP
b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).	2-A-17-RZ
<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

Preliminary November 9, 2017 MPC Agenda

Agenda Item No.

MPC File No.

MAC TOBLER

5-A-17-UR

South side of Forestdale Ave, west of Woodmont Rd. Proposed use:
Detached residential subdivision in RP-1 (Planned Residential)
District. Council District 4.

G.M. PROPERTIES

6-H-17-UR

Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use:
4-plex in R-1A (Low Density Residential) District. Council District 4.