

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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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 *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Items to be voted on to be Withdrawn (Indicated with a **W**)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
<http://www.knoxmpc.org/agenda>*

Ordinance Amendments:

5. METROPOLITAN PLANNING COMMISSION 9-A-16-OA
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

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

- 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.
- 16.** **6702 WESTLAND DRIVE** **10-SA-17-C**
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.

<u>Agenda Item No.</u>		MPC File No.
20.	<u>HARPERS COVE</u> Northwest side of S. Northshore Dr., north of Charlottesville Blvd., Commission District 5.	10-SE-17-C
21.	<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. 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-SF-17-C 10-I-17-UR

Final Subdivisions:

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

<u>Agenda Item No.</u>		MPC File No.
30.	<u>LOVIN AND MULVIHILL PROPERTY</u> Southwest side of Choto Rd, southeast of Woodcove Ln, Commission District 5.	10-SF-17-F
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
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<u>Agenda Item No.</u>		<u>MPC File No.</u>
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
	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
44.	<u>TIM DWYER, LEESMAN ENGINEERING</u> 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
	b. One Year Plan Amendment From O (Office) to GC (General Commercial).	10-C-17-PA
	c. Rezoning 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

<u>Agenda Item No.</u>	MPC File No.
<p>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).</p>	10-F-17-RZ
<p>47. <u>STUART BOYER</u> West side Shipetown Rd., south side B Dr., north side C Dr., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).</p>	10-G-17-RZ
<p>48. <u>GARY KOONTZ</u> West side Central Avenue Pike, north of Callahan Dr., Council District 5.</p> <p>a. North County Sector Plan Amendment From MDR/O (Medium Density Residential and Office) & STPA (Stream Protection) to GC (General Commercial) & STPA (Stream Protection).</p> <p>b. One Year Plan Amendment From MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) to GC (General Commercial) & F (Floodway).</p> <p>c. Rezoning From R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway) to C-4 (Highway and Arterial Commercial) & F-1 (Floodway).</p>	<p>10-D-17-SP</p> <p>10-D-17-PA</p> <p>10-H-17-RZ</p>
<p>49. <u>DEANNA ALEXI AND CHRIS POLLOCK</u> 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).</p>	10-I-17-RZ
<p>50. <u>TIM DWYER, LEESMAN ENGINEERING</u> 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).</p>	10-J-17-RZ
<p>51. <u>PRO-MARK, INC.</u> Northwest side Anderson Rd., northeast of Beverly Rd., Council District 4.</p> <p>a. North City Sector Plan Amendment From O (Office) to LI (Light Industrial).</p> <p>b. One Year Plan Amendment From O (Office) to LI (Light Industrial).</p> <p>c. Rezoning From O-1 (Office, Medical, and Related Services) to I-3 (General Industrial).</p>	<p>10-E-17-SP</p> <p>10-E-17-PA</p> <p>10-K-17-RZ</p>

Agenda Item No.

MPC File No.

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.
- 53. FELLOWSHIP CHURCH 9-E-17-UR**
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>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
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. b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-SD-16-C 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. b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-SA-17-C 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. b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-SD-17-C 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. b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-SF-17-C 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