

**MPC AGENDA REVIEW MEETING**  
**July 9, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Knox County Commission (7-A-13-OA)** Staff Recommendation: **APPROVE**. This is request from County Commission that MPC consider and make recommendations to amendment sections of the Knox County Zoning Ordinance to remove separation distance regulations regarding the location of establishments selling beer. **(Donaldson)**

- **Concept Plans**

**#10 Brandywine at Turkey Creek (6-SB-13-C)** Staff Recommendation: **PENDING**. The staff is awaiting the results of a meeting that has been scheduled with the Town of Farragut staff, Knox County staff and affected property owners to discuss right-of-way acquisition on Fretz Road. MPC staff will make a recommendation based on the outcome of that meeting and the recommendations from the engineering staffs from Farragut and Knox County regarding the issuance of five additional building permits for the subdivision. **(Brechko)**

- **Rezoning**

**#21 Choto Partners (6-C-13-RZ and 6-A-13-SP)** Staff Recommendation: **DENY High Density Residential plan designation and PR zoning at 35 dus/ac**. This request was postponed from the June meeting. The staff's recommendation to deny is based on the fact that the subject property is across the street from low density residential uses and does not have direct access to Parkside Drive. The only access would from neighborhood streets. The creek along the northwest property line is an appropriate, natural dividing line between low density residential and other uses. The current RA zoning allows uses that would be more compatible with the scale and intensity of the adjoining Boxwood Hills neighborhood to the southeast that a development with a density of up to 35 dwellings per acre. There is neighborhood opposition to this request. **(Brusseau)**

**#28 Primos Land Company, LLC (7-F-13-RZ)** Staff Recommendation: **APPROVE PR @ 4 dus/ac (request is for 5 dus/ac)**. The proposed rezoning is consistent with the low density residential plan designation for this site. The staff has determined that a reduce density, from 5 to 4 dwellings per acre would be more compatible with surrounding residential densities that do not exceed 4 dwellings per acre. The rezoning will also eliminate leftover and inappropriate industrial zoning on the southwest side of the property. **(Brusseau)**

**#31 Metro Knoxville HMA, LLC (7-E-13-SP, 7-I-13-RZ and 7-D-13-PA)** Staff Recommendation: **DENY Office sector plan and One Year Plan designations for the south side of the creek; APPROVE O-1 zoning for the north side of the creek and DENY O-1 zoning for the south side of the creek**. The current sector plan and One Year Plan recognize office development as a recommended use for the subject property, but only for the north side of a creek that traverses the property from east to west. The recommended O-1 zoning should also be limited to the north side of the creek consistent with the current plan designations. This will allow the development of the property that has orientation to Middlebrook Pike to be developed with hospital and medical-related uses, while the southern portion of the property south of the creek is maintained as a buffer area

for the developed residential area to the southeast. The southern portion also is designated with slope protection indicating that this area has some slope constraints that possibly would be better suited for lower intensity uses. The adopted plan designations are correct and should be maintained, as they roughly corresponding to the proposed land use plan pattern to the west. There is neighborhood opposition to this request. **(Brusseau)**

- **Other Business**

**#44 Consideration of revisions to the TTCDA fee schedule (7-B-13-OB)** Staff Recommendation: **APPROVE**. The recommended fee increase of \$25.00 for most TTCDA application will help defray the increased costs of an expanded newspaper public notice. The TTCDA Board approved these increases at their July 8<sup>th</sup> meeting. **(Johnson)**

**AUTOMATIC  
POSTPONEMENTS, WITHDRAWALS  
JULY 11, 2013 MPC Meeting**

Automatic Postponements are provided for in Article XII, Section 1.B of MPC's Administrative Rules and Procedures, which allows for one automatic postponement when the request is received by 3:30 p.m. on the Monday prior to the Thursday MPC meeting.

***AUTOMATIC POSTPONEMENTS*** until the August 8, 2013 MPC meeting (Indicated with **P**):

- P** 11. **CASCADE VILLAS - PHASE III** **7-SA-13-C**  
North end of Gatekeeper Way, northwest of Ball Camp Pike.,  
Commission District 6.
- P** 15. **A. A. METLER** **7-SC-13-F**  
South side of Dutch Valley Road, east of Plummer Road,  
Council District 5.
- P** 19. **MRS. L L HOLLOWAY** **7-SG-13-F**  
Northwest side of Kingston Pike at north intersection of  
Boxwood Square, Council District 2.
- P** 35. **M & M PROPERTIES** **7-M-13-RZ**  
Northwest side Westland Dr., northeast side Morrell Rd.,  
Council District 2. Rezoning from R-1 (Low Density  
Residential) to R-1A (Low Density Residential).
- P** 41. **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) pending District. Council District 2.
- P** 42. **KNOX HERITAGE, INC.** **7-C-13-UR**  
Northwest side of Kingston Pike, northeast of Cherokee  
Blvd. Proposed use: Museum and non-profit preservation  
organization office in R-1 (Low Density Residential) District.  
Council District 2.

***AUTOMATIC WITHDRAWALS*** (Indicated with an underlined **W** with no vote required)

None





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## Fwd: Comment on meeting agenda for 11 July 2013

1 message

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**Sarah Powell** <sarah.powell@knoxmpc.org>  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Mon, Jul 8, 2013 at 7:58 AM

----- Forwarded message -----

From: <[kliefoth@earthlink.net](mailto:kliefoth@earthlink.net)>  
Date: Sun, Jul 7, 2013 at 5:54 PM  
Subject: Comment on meeting agenda for 11 July 2013  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

To: Commissioners, Metropolitan Planning Commission  
Knoxville, TN,  
Fm: A. B. Kliefoth, MD  
718 Westborough Rd, 37909  
Subj: Tennova request for zoning change on Middlebrook Pike  
Date: 7 July 2013

I am opposed to granting Tennova (dba METRO KNOXVILLE HMA, LLC) a change in the current usage of the land on the southwest side of Middlebrook Pike, extending west from Old Middlebrook Pike Rd in Council District 2.

OPPOSED to a. Northwest City Sector Plan Amendment, 7-E-13-SP  
OPPOSED to b. One Year Plan Amendment, 7-D-13-PA  
OPPOSED to c. Rezoning A-1 and F-1 to Office and Medical, 7I-13-RZ

This land is within the boundary of West Hills, one of the oldest designated residential neighborhoods in Knoxville. It is contrary to the plan for West Hills and this area of the city. If permitted to locate a full service hospital in this area, Tennova Hospital will drastically increase the traffic, noise, pollution and night time light. The peace of a large segment of an historic residential neighborhood will be greatly diminished. The air quality will be adversely effected, both by the activities of a large commercial operation and its requisite traffic, but also by the loss of a wooded area which currently transforms carbon dioxide to oxygen. Water quality of the creek which flows through the property will be diminished and flooding of surrounding areas will be more likely. Knoxville's scenic beauty will be diminished by a proliferation of signs and tall buildings.

Property values of those residencies in closest proximity to the hospital will be decreased, and resale will be hindered.

The character of a residential neighborhood with active, tax-paying, voting citizens will be adversely effected.

Removal of the full service hospital from its current location in north Knoxville on Emerald Ave./St. Mary's St and Woodland Ave will deprive those residents, and a large section of the city, of ready access to medical care, support businesses, and near-by employment. There are already an adequate number of hospitals in west Knoxville with Ft. Sanders, UT hospital, Tennova West (Turkey Creek), and Park

West Hospital readily available for emergency and routine care.  
I earnestly request that you decline the application of this  
for-profit entity to move to a peaceful, residential neighborhood that  
favors keeping Middlebrook Pike from becoming commercialized and  
turning into another Kingston Pike.