



Preliminary MPC AGENDA September 14, 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 SEPTEMBER 14, 2017 AGENDA
- * 3. APPROVAL OF AUGUST 10, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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. METROPOLITAN PLANNING COMMISSION
 Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

9-A-16-OA

<u>Agenda Item No.</u>		MPC File No.
6.	<u>MPC</u> Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.	5-B-17-OA
7.	<u>MPC</u> Amendments to the Knoxville Zoning Ordinance regarding wireless communication facilities that replaces the existing Article V, Section 20 - Commercial telecommunications facilities with Article V, Section 20 - Wireless Communication Facilities (WCF).	8-A-17-OA
8.	<u>MPC</u> Amendments to the Knox County Zoning Ordinance regarding standards for wireless communication facilities that replaces the existing Article 4, Section 4.92 - Standards for commercial telecommunications facilities with Article 4, Section 4.92 – Standards for Wireless Communication Facilities (WCF).	8-B-17-OA
P 9.	<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
P 10.	<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:

11	<u>OBSIDIAN DEVELOPMENT</u> Request closure of Blackstock Ave between west R-O-W line of N. Seventeenth Street and northeast corner of parcel 094KQ004, Council District 6.	9-A-17-SC
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Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

12.	<u>METROPOLITAN PLANNING COMMISSION</u> East Knox County Community Plan. Commission District 8 and Council District 4.	7-A-17-CP
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Concepts/Uses on Review:

- 13. **ARBOR BROOK - DK DEVELOPMENT**
 - a. **Concept Subdivision Plan** **8-SA-17-C**
North side of Beaver Ridge Rd., west of Windcrest Rd, Commission District 6.
 - b. **USE ON REVIEW** **8-I-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.

- 14. **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.

- 15. **AVIAN FOREST - IRON FORGE, LLC**
 - a. **Concept Subdivision Plan** **9-SA-17-C**
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. **WOODSON TRAIL - BRIAR ROCK PARTNER, LLC**
 - a. **Concept Subdivision Plan** **9-SB-17-C**
East of terminus of Creek Bank Ln., east of Chimney Rock Ln., Council District 1.
 - b. **USE ON REVIEW** **9-F-17-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

- 17. **THE WOODS AT CHOTO - BALL HOMES, LLC**
 - a. **Concept Subdivision Plan** **9-SC-17-C**
South side Choto Rd, southeast of S. Northshore Dr., Commission District 5.
 - b. **USE ON REVIEW** **9-I-17-UR**
Proposed use: Detached residential neighborhood in PR (Planned Residential) District.

Final Subdivisions:

- 18. **WILLIAM S. AND HANNA J. CUMMINGS PROPERTY** **9-SF-16-F**
Bob Cummings Rd due east of W. Marine Rd., Commission District 9.

<u>Agenda Item No.</u>		MPC File No.
19.	<u>THE TIMBERS</u> North side of Hurst Ln, east of E Beaver Creek Dr., Commission District 7.	7-SH-17-F
20.	<u>KILMORE PROPERTIES</u> South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.	8-SJ-17-F
21.	<u>ROY H BROWN S/D RESUBDIVISION OF LOT 49</u> Southwest side of Greer Road, southeast of Brown Drive, Commission District 7.	9-SA-17-F
22.	<u>JANEIL'S FIELDS</u> Northwest side of Greenwell Drive, east of Pedigo Road, Commission District 7.	9-SB-17-F
23.	<u>COLD SPRINGS ADDITION</u> Northwest side of Parkview Avenue, northeast of N Harrison Street, Council District 6.	9-SC-17-F
24.	<u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 6.	9-SD-17-F
25.	<u>BEN H MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> East side of Hobby Lane, South of I-40, Commission District 8.	9-SE-17-F
26.	<u>RALPH TEAGUE PROPERTY, RESUBDIVISION OF LOTS 1 & 2</u> North side of Teague Way, northwest of Greenwell Drive, Commission District 7.	9-SF-17-F
	File Number not assigned	9-SG-17-F
27.	<u>LKM PROPERTIES AT W EMORY ROAD AND CLINTON HIGHWAY RESUBDIVISION OF LOTS 1-3</u> At the intersection of W Emory Road and Clinton Highway, Commission District 6.	9-SH-17-F
28.	<u>HICKORY CREST, PHASE II</u> North side of Hickory Creek Road, east of Lovelace Road, Commission District 6.	9-SI-17-F
29.	<u>GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUBDIVISION OF LOTS 1 & 3</u> At the intersection of Gibbs Drive and N Broadway, Council District 4.	9-SJ-17-F

<u>Agenda Item No.</u>		MPC File No.
30.	<u>RHYNE & PATTON</u> North side of Callahan Drive, west of I-75, Council District 3.	9-SK-17-F
31.	<u>JONES AND SUSONG ADDITION TO KNOXVILLE</u> At the intersection of N Central Avenue and W Quincy Avenue, Council District 2.	9-SL-17-F
32.	<u>LOVELL POINTE LLC</u> Northeast side of Lovell Road, south of I-40, Council District 2.	9-SM-17-F
33.	<u>MY SIX KIDS PROPERTY</u> North side of Sunflower Drive, at Kramer Way, Council District 2.	9-SN-17-F
34.	<u>BOYD'S GROUP PROPERTIES, LLC</u> East side of S Central Street, south of Jackson Avenue intersection, Council District 6.	9-SO-17-F
35.	<u>G C HUTSON RESUBDIVISION OF LOT 2 & P/O LOT 1</u> East side of Lindsay Place, north of Kingston pike, Council District 2.	9-SP-17-F
36.	<u>LOVELL COVE</u> North side of Yarnell Road, northwest of Lovell Road, Commission District 6.	9-SQ-17-F
37.	<u>EDWARDS PLACE</u> Northeast side of Edwards Place Blvd., east of Thompson School Road, Commission District 8.	9-SR-17-F
38.	<u>GROVER & MARGERY HUGHES PROPERTY</u> South side of Clinton Highway at the intersection of Murray Drive, Council District 3.	9-SS-17-F

Rezoning and Plan Amendments:

39. **KNOX COUNTY COMMISSION**
Southeast side Hardin Valley Rd., southeast of Steele Rd., Commission
District 6.
- a. **Northwest County Sector Plan Amendment** 9-B-17-SP
From RR (Rural Residential) to LDR (Low Density Residential).
- H.E. BITTLE III**
- b. **Rezoning** 6-G-17-RZ
From PR (Planned Residential) at 1-2 du/ac to PR (Planned Residential)
at up to 5 du/ac.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
40.	<u>CLEAR WATER PARTNERS, LLC</u> Southeast side Carmichael Rd., southeast of Valley Vista Rd, southwest of Pellissippi Pkwy., Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).	7-D-17-RZ
41.	<u>JAMES NOLES</u> Northwest end Ancient Oak Ln., northwest of Airtree Ln., Commission District 3. Rezoning from PR (Planned Residential) to A (Agricultural).	9-A-17-RZ
42.	<u>T & Y PROPERTIES DBA LANCE CUNNINGHAM FORD</u> Northeast side Hero Rd., northeast of Rickard Dr., Council District 5. Rezoning from R-1 (Low Density Residential) to C-4 (Highway and Arterial Commercial).	9-B-17-RZ
43.	<u>GEORGIA L. WALKER</u> Northwest side Rickard Dr., southwest side Hero Rd., Council District 5. Rezoning from R-1 (Low Density Residential) to C-6 (General Commercial Park).	9-C-17-RZ
44.	<u>ALICE KACHELRIES</u> Southeast side Creekhead Dr., west of Helmbolt Rd., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).	9-D-17-RZ
45.	<u>FMS AD VENTURES</u> Northwest side Harvey Dr., southwest of Jacksboro Pike, Council District 4. Rezoning from R-1 (Low Density Residential) to R-1A (Low Density Residential).	9-E-17-RZ
46.	<u>SOUTHERN HOMES & FARMS, LLC</u> Northeast side French Broad Ln., southeast of Asbury Cemetery Rd., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	9-F-17-RZ
47.	<u>JOHN H. KERR</u> Northwest end of Ford Pl., east of McCormick St., west side James White Pkwy., Council District 1. Rezoning from R-2 (General Residential) to RP-1 (Planned Residential).	9-G-17-RZ
48.	<u>TURNER HOMES, LLC</u> North side George Light Rd., west side Pellissippi Pkwy., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).	9-H-17-RZ

Agenda Item No.

MPC File No.

49. **HONEY BADGER PROPERTIES**
Northeast side Chapman Hwy., northeast side E. Circle Dr. Commission District 9.
a. South County Sector Plan Amendment **9-A-17-SP**
From LDR (Low Density Residential) to GC (General Commercial).
b. **Rezoning** **9-I-17-RZ**
From A (Agricultural) to CA (General Business).
50. **BENCHMARK ASSOCIATES, INC.** **9-J-17-RZ**
Northeast side Staffordshire Blvd., northwest of W. Emory Rd., Commission District 7. Rezoning from CB (Business and Manufacturing) to A (Agricultural).
51. **IDEAL ENGINEERING** **9-K-17-RZ**
Northwest side E, Emory Rd., northeast of Fortner Ln., Commission District 7. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

Uses on Review:

52. **CHEROKEE FARM DEVELOPMENT CORPORATION** **5-C-16-UR**
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.
53. **R2R STUDIO, LLC JESSALYN FRISKE** **2-D-17-UR**
Northeast of Valgro Rd, west of Sevierville Pike. Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.
54. **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.
55. **AARON PENNINGTON** **8-E-17-UR**
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) & C-3 pending District. Council District 2.
56. **LANNY COPE** **9-A-17-UR**
Northeast side of Oak Ridge Hwy., southeast of Jim Jones Ln. Proposed use: Commercial tree service and mulching facility in PC (Planned Commercial) District. Commission District 6.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
57.	<u>BLUEMONT GROUP, LLC</u> Southwest side of Western Ave., west of Shoppers Ln. Proposed use: Dunkin Donuts in SC-1 (Neighborhood Shopping Center) District. Council District 3.	9-B-17-UR
58.	<u>ROMANS ENGINEERING TERRY ROMANS</u> Southeast side E. Governor John Sevier Hwy, east of Burnett Creek Rd. Proposed use: Office/warehouse in PC (Planned Commercial) District. Commission District 9.	9-C-17-UR
59.	<u>FELLOWSHIP CHURCH</u> 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.	9-E-17-UR
60.	<u>URBAN ENGINEERING, INC</u> Southeast side of Lovell Rd., southwest side of Pellissippi Parkway. Proposed use: Church parking lot and building expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.	9-G-17-UR
61.	<u>WEST LONSDALE BAPTIST CHURCH</u> East side Dayton St, south of Western Ave. Proposed use: Medical Clinic in R-2 (General Residential) District. Council District 3.	9-H-17-UR
62	<u>SHERRILL HILL II, LLC</u> South side of Kingston Pike, west of Moss Grove Blvd. Proposed use: Commercial center in PC-1 (Retail and Office Park) (k) District. Council District 2.	9-J-17-UR
63.	<u>C. HUNTER NELSON</u> 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.	9-K-17-UR

Other Business:

64.	<u>Consideration of two-year concept plan extension for Cambridge Shores. Commission District 5. – 10-SD-15-C</u>	9-A-17-OB
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Adjournment

Agenda Item No.

MPC File No.

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.

METROPOLITAN PLANNING COMMISSION

10-A-15-OA

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.

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.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT

a. Concept Subdivision Plan

4-SC-09-C

Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

b. Use On Review

4-D-09-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC

a. Concept Subdivision Plan

7-SC-15-C

Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.

b. USE ON REVIEW

7-H-15-UR

Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

a. Concept Subdivision Plan

4-SD-16-C

<u>Agenda Item No.</u>	MPC File No.
<p>South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.</p> <p>b. USE ON REVIEW</p> <p>Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.</p>	4-I-16-UR
<p><u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u></p> <p>a. Concept Subdivision Plan</p> <p>North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.</p>	1-SA-17-C
<p>b. USE ON REVIEW</p> <p>Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.</p>	1-B-17-UR
<p><u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u></p> <p>a. Concept Subdivision Plan</p> <p>Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.</p>	1-SD-17-C
<p>b. USE ON REVIEW</p> <p>Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p>	1-G-17-UR
<p><u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u></p> <p>a. Concept Subdivision Plan</p> <p>Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.</p>	1-SF-17-C
<p>b. USE ON REVIEW</p> <p>Proposed use: Detached residential in PR (Planned Residential) District.</p>	1-J-17-UR
<p>U <u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u></p> <p>Intersection of I-40 and McMillan Rd., Commission District 8.</p>	2-SO-09-F
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u></p> <p>North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.</p>	12-SJ-13-F
<p><u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u></p> <p>North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.</p>	4-SE-14-F
<p><u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u></p> <p>Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.</p>	5-SH-15-F
<p><u>FAERBER PROPERTIES</u></p> <p>Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.</p>	7-SL-15-F

<u>Agenda Item No.</u>	MPC File No.
<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>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
<p><u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	3-G-17-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).

VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)

9-B-16-UR

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.

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

2-B-17-UR

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.

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.