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PRELIMINARY MPC AGENDA June 8, 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 JUNE 8, 2017 AGENDA
- * 3. APPROVAL OF MAY 11, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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. MPC (REFERRED BACK BY CITY COUNCIL) 5-A-16-OA
 Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

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|----|---|------------------|
| 6. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts. | 8-A-16-OA |
| 7. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district. | 5-B-17-OA |

Alley or Street Closures:

- | | | |
|-----|--|------------------|
| 8. | <u>LAND DEVELOPMENT SOLUTIONS</u>
Request closure of Park West Blvd between southeast corner of parcel 119-018.36 and southeast corner of parcel 119-018.23, Council District 2. | 4-C-17-SC |
| 9. | <u>STEVEN W. ABBOTT JR.</u>
Request closure of unnamed alley between northern edge of Western Avenue right-of-way and northern terminus, Council District 5. | 5-A-17-AC |
| 10. | <u>MACKAY BROWNLEE</u>
Request closure of E Magnolia Ave between Hall of Fame Drive and northeast corner of parcel 095AM00401, Council District 6. | 6-A-17-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
|-----|--|------------------|
| 11. | <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 |
| 12. | <u>VERTEX DEVELOPMENT ON LOBETTI ROAD - VERTEX DEVELOPMENT</u>
a. Concept Subdivision Plan
Southwest side of Lobetti Rd., northwest of Ball Camp Pike., Commission District 6. | 5-SD-17-C |

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- b. USE ON REVIEW** **5-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) (k) & PR Pending District.
- 13. AUTUMN WALK - B AND B BUILDERS** **5-SF-17-C**
a. Concept Subdivision Plan
Northeast side of Dry Gap Pk., southeast of Autumn Path Lane. Commission District 7.

b. USE ON REVIEW **5-H-17-UR**
Proposed use: Attached residential development in PR (Planned Residential) District.
- 14. JOHNSTONE SUBDIVISION** **6-SA-17-C**
Northwest side of Tazewell Pike, southwest of Murphy Rd., west end of Calvert Ln., Commission District 2.
- 15. PALMER SUBDIVISION** **6-SB-17-C**
Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.
- 16. N CAMPBELL STATION ROAD - MARSH-DON, LLC** **6-SC-17-C**
a. Concept Subdivision Plan
East side of N. Campbell Station Rd., southwest of El Rancho Trail, Commission District 6.

b. USE ON REVIEW **6-K-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
- 17. CAMPBELL PARK - JIM SULLIVAN** **6-SD-17-C**
a. Concept Subdivision Plan
North side of N. Campbell Station Rd., east of Fretz Rd., Commission District 6.

b. USE ON REVIEW **6-F-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) & PR Pending District.
- 18. CHILDRESS PROPERTY** **6-SE-17-C**
East side of S. Northshore Dr., just south of Mont Cove Blvd., Commission District 5.
- 19. THE BROOKE AT HARDIN VALLEY - BALL HOMES** **6-SF-17-C**
a. Concept Subdivision Plan
North side Hardin Valley Rd., west of Steele Rd., Commission District 6.

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b. USE ON REVIEW

6-I-17-UR

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac (pending) District.

Final Subdivisions:

- | | | |
|------------|--|-------------------|
| 20. | <u>FIVE OAKS OUTLET CENTERS, INC.</u>
At the northern intersection of N Broadway and Tazewell Pike,
Council District 4. | 10-SP-16-F |
| 21. | <u>AUTUMN WALK</u>
Northeast side of Dry Gap Pike, southeast side of Autumn Path Way,
Commission District 7. | 1-SK-17-F |
| 22. | <u>TARYN'S NEST</u>
East side of Cate Road at the intersection Cateland Lane, Commission
District 6. | 2-SG-17-F |
| 23. | <u>FOREST HOMES</u>
South side of Forestdale Ave, west of Woodmont Rd, Council District 4. | 5-SA-17-F |
| 24. | <u>SECOND COAT LLC & NEXT STEP DEVELOPMENT II LLC
PROPERTY</u>
Southeast side of E Jackson Avenue, north side of Willow Avenue,
Council District 6. | 6-SA-17-F |
| 25. | <u>THE LYONS CROSSING, UNIT VI</u>
At the terminus of Sunburst Lane, off of Mossy Rock Lane,
Commission District 4. | 6-SB-17-F |
| 26. | <u>GRIFFIN SENIOR COMMUNITY</u>
East side of Beech Street at the intersection of Buford Street, Council
District 1. | 6-SC-17-F |
| 27. | <u>DOUGLAS & CLYDENE ELKINS PROPERTY</u>
Northwest side of Millertown Pike, southwest of Shipe Road,
Commission District 8. | 6-SD-17-F |
| 28. | <u>CRYSTAL LAKE ADDITION, RESUBDIVISION OF LOTS 19 & 26</u>
West side of Duncan Road, south of Crystal Lake Avenue,
Commission District 4. | 6-SE-17-F |

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- 29. **SEVIER HEIGHTS ADDITION & J A HALL S/D RESUBDIVISION** **6-SF-17-F**
At the southeast intersection of Sevier Heights Road and Wallace Drive, Council District 1.
- 30. **CAMPBELL PARK, UNIT 2** **6-SG-17-F**
North side of N Campbell Station Road at the intersection of Fretz Road, Commission District 6.
- 31. **C W PEAK ESTATE RESUBDIVISION OF PART OF LOT 15** **6-SH-17-F**
North side of West Gallaher Ferry Road, east of Goose Landing Way, Commission District 6.
- 32. **WAYNE BURNS PROPERTY RESUBDIVISION** **6-SI-17-F**
West side of Campbell Road, north of the intersection with Drinnen Road, Commission District 8.
- 33. **SHADY GLENN, UNIT II** **6-SJ-17-F**
South side of S Northshore Drive between Holder Lane and Falcone Pointe Drive, Commission District 5.

Rezoning and Plan Amendments:

- 34. **SHADY GLEN LLC** **3-G-17-RZ**
Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 35. **BALL HOMES LLC**
South side Choto Rd., southeast of S. Northshore Dr., Commission District 5.
 - a. **Southwest County Sector Plan Amendment** **6-A-17-SP**
From RR (Rural Residential) to LDR (Low Density Residential).
 - b. **Rezoning** **6-A-17-RZ**
From A (Agricultural) to PR (Planned Residential).
- 36. **RICHARD HUSKEY** **6-B-17-RZ**
Southeast end Whirlwind Way, south of Mascot Rd., Commission District 8. Rezoning from I (Industrial) to A (Agricultural).
- 37. **CHC PROPERTIES**
Southeast side Powell Dr., northeast of Brickyard Rd., Commission District 7.
 - a. **North County Sector Plan Amendment** **6-B-17-SP**
From LDR (Low Density Residential) to O (Office).

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	b. Rezoning From A (Agricultural) to OB (Office, Medical, and Related Services).	6-C-17-RZ
38.	<u>MARY JANE SHARP</u> Southwest side S. Peters Rd., southeast of Kingston Pike, Commission District 3. Rezoning from A (Agricultural) to OA (Office Park).	6-D-17-RZ
39.	<u>JHS LIMITED PARTNERSHIP</u> West side Mynderse Ave., north of Western Ave., Council District 5. Rezoning from I-3 (General Industrial) to I-2 (Restricted Manufacturing and Warehousing).	6-E-17-RZ
40.	<u>DOMINION DEVELOPMENT GROUP</u> Southeast side Deane Hill Dr., south of Gerald R. Ford St., Council District 2. a. West City Sector Plan Amendment From O (Office) to GC (General Commercial).	6-C-17-SP
	b. Rezoning From O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).	6-F-17-RZ
41.	<u>H.E. BITTLE III</u> Southeast side Hardin Valley Rd., southeast of Steele Rd., Commission District 6. a. Northwest County Sector Plan Amendment From RR (Rural Residential) to LDR (Low Density Residential).	6-D-17-SP
	b. Rezoning From PR (Planned Residential) at 1-2 du/ac to PR (Planned Residential) at up to 5 du/ac.	6-G-17-RZ

Uses on Review:

42.	<u>CHEROKEE FARM DEVELOPMENT CORPORATION</u> 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.	5-C-16-UR
W 43.	<u>ROBERT "NATHAN" EVERS, C/O 3D PROPERTY HOLDINGS, LLC</u> West side of Riverside Rd., south of Brooks Ave. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.	2-A-17-UR

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44. **RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE** **2-B-17-UR**
East side of Cate Rd., directly east of Cate land Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.
45. **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.
46. **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.
47. **MARK GRAHAM ENGINEERING CONSULTANTS, LLC** **5-E-17-UR**
Southeast side of W. Governor John Sevier Hwy., southeast side of Alcoa Hwy. Proposed use: Church Expansion in RP-1 (Planned Residential) District. Council District 1.
48. **CARDINAL BUILDERS LLC** **6-A-17-UR**
Northeast side of Appaloosa Way, southeast side of Palmino Way. Proposed use: Reduce rear setback from 15' to 7.75' in PR (Planned Residential) District. Commission District 5.
49. **OLD DOMINION FREIGHT LINE, INC.** **6-B-17-UR**
South side of Palestine Ln, northeast of Watt Rd. Proposed use: Truck terminal in PC (Planned Commercial) District. Commission District 5.
50. **DAVID D. WELLS** **6-C-17-UR**
North side of Bob Gray Rd, east of Gray Eagle Ln. Proposed use: Second residence in BP (Business and Technology)/TO (Technology Overlay) District. Commission District 6.
51. **DARREN F. GREEN** **6-D-17-UR**
North side of E Beaver Creek Dr, west of Rhyne Ln. Proposed use: Attached residential development in PR (Planned Residential) (pending) District. Commission District 7.
52. **MARYANA HAVRYLOVYCH** **6-E-17-UR**
Northwest side of E. Emory Rd., west of Homestead Dr. Proposed use: Detached Residence in PR (Planned Residential) District. Commission District 7.

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53. **G.M. PROPERTIES** 6-H-17-UR
Northwest side of Garden Dr, west of Jacksboro Pk. Proposed use: 4-plex in R-1A zone in R-1A (Low Density Residential) District. Council District 4.
54. **TEDS PROPERTIES 2, LLC** 6-J-17-UR
Southwest and southeast side of Miller Place Way, northeast side of Kinzel Way. Proposed use: Zaxby's Restaurant in SC-3 (Regional Shopping Center) District. Council District 4.

Other Business:

55. **Consideration of MPC's FY 2017-2018 Budget** 6-A-17-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.
- 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.

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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
South side of W. Governor John Sevier Hwy., east of Government Farm
Rd., Commission District 9.
- b. USE ON REVIEW 4-I-16-UR
Proposed use: Detached Residential Subdivision, Apartments and
Assisted Living Facility in PR (Planned Residential) District.

CREEKSTONE - RUFUS H. SMITH, JR. & CO.

- a. Concept Subdivision Plan 1-SA-17-C
North side Strawberry Plains Pike, east of Creekside Ln., Commission
District 8.
- b. USE ON REVIEW 1-B-17-UR
Proposed use: Single family residential in PR (Planned Residential) up
to 5 du/ac (pending) District.

CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.

- a. Concept Subdivision Plan 1-SD-17-C
Southwest side of Canton Hollow Rd., west of Edgewater Dr.,
Commission District 5.
- b. USE ON REVIEW 1-G-17-UR
Proposed use: Detached Residential Subdivision in PR (Planned
Residential) District.

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

12-SJ-13-F

<u>Agenda Item No.</u>	MPC File No.
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<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 Lane, Council District 6.	6-SF-16-F
<u>WILLIAM S. AND HANNA J. CUMMINGS PROPERTY</u> Bob Cummings Rd due east of W. Marine Rd., Commission District 9.	9-SF-16-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>TRANTANELLA CONSTRUCTION DAVID TRANTANELLA</u>	

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North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6.

a. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to MDR (Medium Density Residential).

1-E-17-SP

b. Rezoning
From A (Agricultural) to PR (Planned Residential).

1-F-17-RZ

SOUTHEAST COMMERCIAL, LLC

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

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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

VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)

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