



Preliminary MPC AGENDA December 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 DECEMBER 14, 2017 AGENDA
- * 3. APPROVAL OF NOVEMBER 9, 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Items to be voted on to be Withdrawn (Indicated with a **W**)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:

None

Agenda Item No.

MPC File No.

Alley or Street Closures:

- | | | |
|----|--|-------------------|
| 5. | <u>CITY OF KNOXVILLE</u>
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5. | 12-A-17-AC |
| 6. | <u>CITY OF KNOXVILLE</u>
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5. | 12-B-17-AC |
| 7. | <u>CITY OF KNOXVILLE</u>
Request closure of Minnesota Ave between Sherman Street and Stonewall Street, Council District 5. | 12-A-17-SC |

Street or Subdivision Name Changes:

- | | | |
|----|---|---------------------|
| 8. | <u>CHARLENE RAMSEY</u>
Change Unnamed easement to 'Pine Forest Way' between Perry Road and terminus, Commission District 8. | 12-A-17-SNC |
| 9. | <u>WORLEY BUILDERS</u>
Change Maitland Woods to Maitland Meadows, Commission District 3. | 12-A-17-SDNC |

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
|-----|---|-------------------|
| 10. | <u>STRATFORD PARK, UNIT 5 - SPD PROPERTIES</u>
a. Concept Subdivision Plan
West side of Jim Sterchi Road, west of Dry Gap Pike.,
Council District 5. | 10-SD-17-C |
| | b. USE ON REVIEW
Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District. | 10-H-17-UR |
| 11. | <u>CENTURY PARK, PHASE II</u>
South end of Century Park Boulevard, northeast side of Sherrill Boulevard,
west side of Mabry Hood Road, Council District 2. | 11-SB-17-C |

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MPC File No.

12. **CASCADE FALLS, LLC ON LOBETTI ROAD - CASCADE FALLS, LLC**
a. Concept Subdivision Plan 11-SD-17-C
Southwest side of Lobetti Road, southeast of Ball Road,
Commission District 6.
- b. USE ON REVIEW** 11-F-17-UR
Proposed use: Attached Residential Subdivision in PR (Planned
Residential) District.
13. **HARBOR CREST** 12-SA-17-C
Southeast side of S. Northshore Drive, east end of Mont Cove
Boulevard, Commission District 5.
14. **PENROSE FOREST - RICK WILKINSON**
a. Concept Subdivision Plan 12-SB-17-C
South side of Nubbin Ridge Road, east of Wallace Road,
Commission District 4.
- b. USE ON REVIEW** 12-A-17-UR
Proposed use: Detached Residential Subdivision in PR (Planned
Residential) District.
15. **KARNS VALLEY BUSINESS PARK - THE DEVELOPMENT
CORPORATION OF KNOX COUNTY**
a. Concept Subdivision Plan 12-SC-17-C
South side of Garrison Drive, east of Karns Valley Drive,
Commission District 6.
- b. USE ON REVIEW** 12-D-17-UR
Proposed use: Business Park Subdivision and Design Guidelines in EC
(Employment Center) District.
16. **CORNERSTONE COVE** 12-SD-17-C
Southeast side of Raby Way, northeast side of Harvey Road,
Commission District 5.
- P** 17. **HICKORY CREEK FARMS - JIM SULLIVAN**
(1-11-18) **a. Concept Subdivision Plan** 12-SE-17-C
Both side Nora Mae Ln, north side Hickory Creek Road,
Commission District 6.
- P** **b. USE ON REVIEW** 12-I-17-UR
(1-11-18) Proposed use: Detached residential subdivision in PR (Planned
Residential) pending District.

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Final Subdivisions:

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| 18. | <u>KILMORE PROPERTIES</u>
South side of W Ford Valley Road, west of Stonecress Lane,
Council District 1. | 8-SJ-17-F |
| 19. | <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 |
| | Withdrawn prior to public notice | 12-SA-17-F |
| P 20.
(1-11-18) | <u>KNOX RAIL SALVAGE</u>
South side of Greenway Drive, east of Beverly Road, Council District 4. | 12-SB-17-F |
| 21. | <u>HOPE CENTRAL INC. PROPERTY & RESUB. OF JOHN H SHIELDS LOTS 302-303 AND 312-313</u>
At the southwest intersection of East Magnolia Avenue and North Cruze Street, Council District 6. | 12-SC-17-F |
| 22. | <u>HARDEE & CO. ADDITION RESUBDIVISION OF PART OF LOTS 96-98, 100, & 104-109</u>
At the intersection of E Jackson Avenue and Kentucky Street,
Council District 6. | 12-SD-17-F |
| 23. | <u>WEIGEL PROPERTY BOYDS BRIDGE PIKE</u>
South side of Boyds Bridge Pike, west of Holston Hills Road,
Council District 6. | 12-SE-17-F |
| 24. | <u>JOHN ACUFF PROPERTY RESUBDIVISION OF LOTS 1 & 2</u>
East side of Hudson Road, south of McKinney Road,
Commission District 8. | 12-SF-17-F |
| 25. | <u>SUSAN TOOLE PROPERTY</u>
East side of Rudder Lane, south of S. Northshore Drive,
Commission District 4. | 12-SG-17-F |
| 26. | <u>CHAPMAN TRIANGLE</u>
North side of Chapman Highway at the intersection of E. Governor John Sevier Highway, Commission District 9. | 12-SH-17-F |
| 27. | <u>HOXIE S/D, RESUBDIVISION OF LOTS 3 & 4</u>
West side of Luttrell Street, north of Haynes Place, Council District 4. | 12-SI-17-F |

<u>Agenda Item No.</u>		<u>MPC File No.</u>
28.	<u>GLENWOOD PARK ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 10-12, BLOCK N</u> Southeast side of Knoxwood Drive, north of Parkwood Road, Council District 3.	12-SJ-17-F
29.	<u>HOLSINGER CONSTRUCTION, LLC STORMER ROAD RESUBDIVISION OF LOT 2</u> Northeast side of Stormer Road, southeast of E Emory Road, Commission District 7.	12-SK-17-F
30.	<u>HUBER PROPERTIES CANTON HOLLOW ROAD</u> Southwest side of Canton Hollow Road, south of Deep Woods Lane, Commission District 5.	12-SL-17-F
31.	<u>WEATHERSTONE RESUBDIVISION LOTS 1-9 UNIT 1, LOTS 54-74 & 132-135 UNIT 8</u> West side of Pipkin Lane, North side of Autumn Valley Lane, Council District 2.	12-SM-17-F
32.	<u>MASSEY CREEK, PHASE IB</u> Northeast side of Mission Hill Lane, north of Hardin Valley Road, Commission District 6.	12-SN-17-F
33.	<u>CAMBRIDGE SHORES</u> West side of S Northshore Drive, south of Sandpiper Lane, Commission District 5.	12-SO-17-F
34.	<u>HICKEY AND KACHELRIES PROPERTY</u> Southeast side of Creekhead Drive, southwest of Hembolt Road, Council District 3.	12-SP-17-F
35.	<u>CHEROKEE LANDING</u> East side of Coatney Road, north of Tipton Station Road, Commission District 9.	12-SQ-17-F
36.	<u>LOVEDAY PROPERTY</u> North side of Tarklin Valley Road, north of Spangler Road, Commission District 9.	12-SR-17-F

Rezoning and Plan Amendments:

37.	<u>EVERY LEON CLARK JR.</u> Northeast side E. Governor John Sevier Highway, west side Cinder Lane, Commission District 8. Rezoning from CA (General Business) to I (Industrial).	10-C-17-RZ
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<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p>38. <u>GARY KOONTZ (Referred back from City Council)</u> West side Central Avenue Pike, north of Callahan Drive, 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><u>10-D-17-SP</u></p> <p>10-D-17-PA</p> <p>10-H-17-RZ</p>
<p>39. <u>CLAUDE COOPER</u> North side Old Central Avenue Pike, southwest side Central Avenue Pike, Council District 5. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).</p>	<p>12-A-17-RZ</p>
<p>40. <u>URBAN ENGINEERING</u> Northwest side W. Anderson Avenue, northeast of Wray Street, Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).</p>	<p>12-B-17-RZ</p>
<p>41. <u>LARISA ONOFRIYCHUK</u> Northeast side Byington Solway Road, north of Westcott Boulevard, Commission District 6. Rezoning from A (Agricultural) and I (Industrial) to OB (Office, Medical, and Related Services).</p>	<p>12-C-17-RZ</p>
<p>42. <u>BOB HAMILTON</u> Northwest side Yarnell Road, east and west sides Long Farm Way, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).</p>	<p>12-D-17-RZ</p>
<p>43. <u>PRIMOS LAND COMPANY, LLC</u> Northwest side Crippen Road, southwest side Recreation Lane, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	<p>12-E-17-RZ</p>
<p>44. <u>THOMAS C. BROOKS</u> West side S. Peters Rd., south of Kingston Pike, Commission District 3.</p> <p>a. Southwest County Sector Plan Amendment From O (Office) to LDR (Low Density Residential).</p> <p>b. Rezoning From OA (Office Park) to RAE (Exclusive Residential).</p>	<p>12-A-17-SP</p> <p>12-F-17-RZ</p>

<u>Agenda Item No.</u>		MPC File No.
45.	<u>DALE THOMPSON</u> Northwest side E. Magnolia Avenue, southwest of Milligan Street, Council District 6. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).	12-G-17-RZ
46.	<u>VALERIY ALIY</u> Northeast side Heiskell Road, southeast of W. Copeland Drive, Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	12-H-17-RZ
47.	<u>MESANA INVESTMENTS, LLC</u> Northwest side S. Northshore Drive, northeast of Charlottesville Boulevard, Commission District 5. Rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway).	12-I-17-RZ
48.	<u>CITY OF KNOXVILLE</u> Southeast side Texas Avenue, southwest side Stonewall Street, Council District 5. a. Central City Sector Plan Amendment From TDR (Traditional Neighborhood Residential) to PP (Public Parks). b. Rezoning From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay).	12-B-17-SP 12-J-17-RZ
49.	<u>EVELYN KEITH</u> Northwest side E. Emory Road, northeast of Bishop Road, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).	12-K-17-RZ
50.	<u>CASCADE FALLS LLC AND WALT DICKSON</u> West side Fretz Road, south of Woodhollow Lane, Commission District 6. a. Northwest County Sector Plan Amendment From AG (Agricultural) to LDR (Low Density Residential). b. Rezoning From A (Agricultural) to PR (Planned Residential).	12-C-17-SP 12-L-17-RZ

Uses on Review:

51.	<u>AARON PENNINGTON</u> Southeast side of Deane Hill Drive, south end of Gerald R. Ford Street Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.	8-E-17-UR
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<u>Agenda Item No.</u>		<u>MPC File No.</u>
52.	<u>GATEHOUSE PROPERTIES</u> South side Sevierville Pike, west side Sevier Heights Road. 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.	10-C-17-UR
53.	<u>REALTY TRUST GROUP</u> North side Sherrill Boulevard, west side Christian Academy Boulevard. Proposed use: Medical office development in PC-1 (Retail and Office Park) District. Council District 2.	11-B-17-UR
54.	<u>UNION BAPTIST CHURCH</u> North side of Washington Pike, west of Maloneyville Road. Proposed use: Offices, classrooms, and daycare center in A (Agricultural) District. Commission District 8.	12-B-17-UR
55.	<u>HUBER PROPERTIES</u> Southeast side of S. Northshore Drive, northeast of Choto Road. Proposed use: Self Service Storage Facility in CN (Neighborhood Commercial) (k) District. Commission District 5.	12-C-17-UR
56.	<u>LANNY COPE</u> Northeast side of Oak Ridge Highway, southeast side of Jim Jones Lane. Proposed use: Revision to the access condition for the commercial tree service and mulching facility in PC (Planned Commercial) District. Commission District 6.	12-E-17-UR
57.	<u>AARON PENNINGTON</u> North side W. Martin Mill Pike, east of W. Blount Avenue. Proposed use: Multi-dwelling residential building with 2 dwelling units with 5 bedrooms each in C-3 (General Commercial) District. Council District 1.	12-F-17-UR
58.	<u>KNOXVILLE ORTHOPEDIC SURGERY CENTER</u> North side Fort Sanders West Boulevard, south of Kingston Pike. Proposed use: Expansion of existing medical office in PC (Planned Commercial) District. Commission District 5.	12-G-17-UR
59.	<u>GBS ENGINEERING</u> North side Hardin Valley Road, east of Westcott Boulevard. Proposed use: Hardware store in PC (Planned Commercial) District. Commission District 6.	12-H-17-UR
60.	<u>CAMERON BOLIN</u> East side Candora Road, southeast of Army Street. Proposed use: Community building for Log Haven in RP-1 (Planned Residential) District. Council District 1.	12-J-17-UR

Agenda Item No.

MPC File No.

Other Business:

- | | |
|---|-------------------|
| 61. Consideration of Election of Calendar Year 2018 MPC Officers. | 12-A-17-OB |
| 62. Consideration of Appeal of Infill Housing Design Review Committee approval of Certificate of Appropriateness for Habitat for Humanity at 431 East Springdale Avenue. | 12-B-17-OB |
| 63. Consideration of amending the MPC Administrative Rules and Procedures to address Wireless Communication Facilities administration. | 12-C-17-OB |
| 64. Consideration of Sidewalk Policy. | 12-D-17-OB |
| 65. Consideration of Request to purchase computers under cooperative purchasing agreement. | 12-E-17-OB |

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

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

Agenda Item No.

MPC File No.

GUSTO DEVELOPMENT, LLC

Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.

a. Northwest County Sector Plan Amendment

10-F-15-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

10-Q-15-RZ

From A (Agricultural) to CA (General Business).

SOUTHEAST COMMERCIAL, LLC

Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

2-A-17-SP

From LDR (Low Density Residential) to O (Office).

b. Rezoning

2-A-17-RZ

From PR (Planned Residential) to OB (Office, Medical, and Related Services).

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).

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.

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.