

Draft Minutes

April 12, 2018

1:30 P.M. ♦ Main Assembly Room ♦ City County Building

ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

- A Ms. Rebecca Longmire
Mr. Herb Anders
Ms. Gayle Bustin
Mr. Mike Crowder
Mr. Art Clancy
Ms. Laura Cole
Ms. Elizabeth Eason
Mr. Mac Goodwin
Mr. Charles F. Lomax Jr.
Mr. Chris Ooten
A Mr. Jeff Roth
Mr. Charles Thomas
Ms. Janice Tocher
Mr. Scott Smith

Agenda Item No.

MPC File No.

* 2. APPROVAL OF APRIL 12, 2018 AGENDA

THIS ITEM WAS APPROVED ON CONSENT

* 3. APPROVAL OF MARCH 8, 2018 MINUTES

THIS ITEM WAS APPROVED ON CONSENT

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Automatic postponements read

POSTPONEMENTS ITEMS READ AND VOTED ON

30 DAY POSTPONEMENT ITEMS READ

Bill Petty 705 Gate Lane, Suite 202, 37909, attorney for item 41 asked to be postponed to May.

Deborah Thomas, 428 E Burwell, ask for postponement for item 39 and 41.

Scott Jones, Banks and Jones, 2125 Middlebrook Pike, 37921
Ask for postponement for item 39 to be postponed to May 10.

Sissy McMahan, 1028 Ferrell Lane
Ask for postponement of Item 24. Due to lack of notification.
To be heard at its regular scheduled time.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS 30 DAYS AS READ WITH THE ADDITION OF ITEMS 39 (AS REQUESTED BY APPLICANT) AND ITEM 41 (AS REQUESTED BY APPLICANT), UNTIL THE MAY 10, 2018 MEETING, MOTION CARRIED 13-0.

60 DAY POSTPONEMENT ITEMS READ

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS 60 DAYS AS READ UNTIL THE JULY 12, 2018 MEETING, MOTION CARRIED 13-0.

90 DAY POSTPONEMENT ITEM READ

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM 90 DAYS AS READ UNTIL THE AUGUST 9, 2018 MEETING, MOTION CARRIED 13-0.

WITHDRAWALS REQUIRING MPC ACTION

WITHDRAWAL ITEMS READ

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAWAL ITEM 59, MOTION CARRIED 12-0.

TABLE ITEMS (ITEMS REQUESTED TO BE UNTABLED)

UNTABLING ITEMS READ

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO UNTABLE 32 ITEMS TO BE HEARD AT THE MAY 10, 2018 MPC MEETING. (see list at the end of these minutes).

**COMMISSIONER SMITH RECUSED.
MOTION CARRIED 12-0-1. UNTABLED**

CONSENT ITEMS

Items recommended for approval on consent are marked with (*) and will be considered under one motion to approve.

CONSENT LIST ITEMS READ

Deborah Pettit, 10451 Laurel Point Lane.
Item 43 would like to discuss.

David Kennedy, 1904 Pineygrove Church Road
Item 49 be removed

Elizabeth Spawnholds, 1745 Ferd Hickey Road, 37909
Ask item 49 be removed.

John Rose, 1610 Greenbrier Ridge Way, 37909
Asked item 45 be removed

Kevin Crado, 2624 Wildfern Lane, 37931
Asked item 12 be removed.

Bruce Brown, 8034 Hellen Drive, Powell
Ask item 51 be removed.

COMMISSIONERS SMITH AND OOTEN RECUSED THEMSELVES FROM THE CONSENT VOTING.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS 12, 43, 45, 49 AND 51. MOTION CARRIED 11-0-2.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS 12, 43, 45, 49 AND 51. MOTION CARRIED 11-0-2. APPROVED.

Ordinance Amendments:

None

Alley or Street Closures:

* 5. **LAND DEVELOPMENT SOLUTIONS**

4-A-18-AC

Agenda Item No.

MPC File No.

Request closure of unnamed alley between northeast boundary line of parcel 094NL028 and Eighteenth Street, Council District 1.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **6. METROPOLITAN PLANNING COMMISSION** **4-E-18-SP**
Proposed amendment to the North City Sector Plan, amending the proposed land use map.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **7. METROPOLITAN PLANNING COMMISSION** **4-F-18-SP**
Proposed amendment to the West City Sector Plan, amending the proposed land use map.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Concepts/Uses On Review:

- P 8. RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** **1-SE-18-C**
(5-10-18) East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.

- P 9. THE COVE IN WEST HILLS - JIM SULLIVAN** **1-SF-18-C**
(5-10-18) **a. Concept Subdivision Plan**
Southeast side Broome Rd., northeast of Marlboro Rd., Council District 2.

- b. USE ON REVIEW** **1-I-18-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Commissioner Cole
President of the West Hills Community Association asked me to recognize them so they would be on record of being here for Agenda Item. 9

10. COWARD MILL SUBDIVISION - HARDIN VALLEY LAND PARTNERS

a. Concept Subdivision Plan

3-SA-18-C

Northwest side of Coward Mill Rd., northeast side of Pellissippi Parkway.,
Commission District 6.

Staff Recommendation: Approve variances 1-5 and concept plan subject to 12 conditions.

b. USE ON REVIEW

3-B-18-UR

Proposed use: Detached Residential Subdivision in PR (Planned Residential) TO (Technology Overlay) District.

Staff Recommendation: Approve the development plan for up to 118 detached dwelling units on individual lots subject to 1 condition.

John King attorney on behalf of applicant.

Opposition: Kevin Crado, 2624 Wildfern Lane, 37931 – roads, traffic, school capacity, infrastructure, greenways and others need to catch up before more development is approved.

Debra Pettit, 10451 Laurel Point Lane – wetlands study, traffic not addressed, safety, fix roads first.

Tom Brechko spoke about issues staff has attempted to address such as the Cherahala Extension.

Gerald Green spoke to the growth and development issues and staff's awareness of them. Hardin Valley mobility study to be undertaken to address these issues. MPC will work with Knoxville and Knox County on an update to the parks and greenway master plan. Work with your County Commissioner and candidates for Mayor on your concerns.

Cindy Pionke, County Engineering, in agreement with staff recommendation.

Carson Fisher, 2316 Laurel Lake, Hickory Creek area, 37932
More cars are a safety risk. Density puts big impact on roads and schools. Delay decisions until we get the money to do them.

Randy Wolf, 12231 Warrior Trail, own property and operate business at 10615 Coward Mill which can get skunky smelling – Concern is density and loss of wildlife and habitat.

Scott Smith – I developed your subdivision in 2000 and it was a battle then. Safety concerns and traffic are being addressed.

Normally improvements follow the growth issues.

Cindy Pionke – mobility study will have participation including online and will take about a year.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

Herb Anders – limit on permits – need to stress the limitation on the release of permits. Road needs to be completed before all units built.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

P 11. SCHAAD ROAD DEVELOPMENT

4-SA-18-C

(5-10-18) North side Schaad Rd, east of La Christa Way., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

12. HAYDEN HILL, FUTURE UNITS - HARDIN VALLEY FARM DEVELOPMENT

a. Concept Subdivision Plan

4-SB-18-C

East side of Sam Lee Rd., west of Solway Rd., Commission District 6.

Staff Recommendation: Approve Variance 1 and the concept plan subject to 5 conditions.

b. USE ON REVIEW

4-A-18-UR

Proposed use: Detached and Attached Residential Subdivision in PR (Planned Residential) District.
Chris Ooten recused

Staff Recommendation: Approve the Development Plan for up to 82 attached dwellings on individual lots subject to 1 condition.

COMMISSIONER OOTEN RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

Applicant – David Harbin, 4334 Papermill Drive on behalf of Hardin Valley Farms. - Redo of a concept plan approved a couple of months ago. Added attached housing on smaller lots with road and sewer same.

Opposition – Michelle Frazier, 11016 Walnut Creek Lane – New developments impact school overcrowding. How do you come up with the numbers?

Dawn Walsh, 4721 Glen Road, 37931 – Reduce the density in this area. Need to look at Hardin Valley and not Knox County as a whole.

Tim Kuhn – Based on enrollment of students in Knox County subdivisions. Number of students divided by the number of units is called yield or about 0.4 students per household.

Harbin – Typically attached housing is empty nesters or very young people and that is why student yield is low. Large common area with a pool and open space areas with sidewalks and then in next phase more open space.

Clancy – Our job is to look at best use of land. County Commission and School Board need to determine schools and roads.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE VARIANCES PER STAFF RECOMMENDATION.

Charles Lomax – Requested Planning Commission look at impacts that zoning and development have on the school systems.

Elizabeth Eason – Do not see any open space amenities which are needed due to the density.

Scott Smith – Asked to look at the numbers on overcrowding in all the schools in Knox County.

Kim Frazier, Hardin Valley Planning Advocates – We manage growth and conserve resources by working with Knox County Departments, MPC and elected officials. Fastest growing sector and most populated. Development has exceeded infrastructure. Postpone these developments and look at the area in a different way. Ask MPC and County Commission to work together. You should look at the area as a whole in the big picture.

Rob Love, 1105 Eagle Creek Lane – Read the Commission's responsibilities from the Charter. Roads cannot hold the traffic put on it.

Clancy called the question.

Upon roll call the Planning Commission voted as follows:
Anders no

Agenda Item No.

MPC File No.

Bustin no
Clancy yes
Cole no
Crowder no
Eason no
Goodwin no
Lomax no
Phillips yes
Smith yes
Thomas no
Tocher no

MOTION FAILED 3-9.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE CONCEPT PLAN SUBJECT TO 5 CONDITIONS. MOTION FAILED 3-9.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION. MOTION FAILED 3-9.

* **13. ARCADIA - BEACON PARK, LLC**

a. Concept Subdivision Plan

4-SC-18-C

South end of Arcadia Peninsula Way, south of Lake Arcas Way, Commission District 5.

Staff Recommendation: Approve.

b. USE ON REVIEW

4-D-18-UR

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

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **14. DUTCHTOWN OFFICE PARK**

4-SD-18-C

Southwest side of Simmons Rd., northwest side of Dutchtown Rd., Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Final Subdivisions:

U 15. FAERBER PROPERTIES

7-SL-15-F

Agenda Item No.

MPC File No.

Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.

THIS ITEM WAS UNTABLED EARLIER IN THE MEETING.

U 16. BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE 6-SF-16-F

Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.

THIS ITEM WAS UNTABLED EARLIER IN THE MEETING.

P 17. TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY 2-SJ-18-F
(5-10-18)

North side of Asheville Hwy., west of Neals Landing Rd, Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 18. GOODISON PARK PHASE II 2-SK-18-F
(5-10-18)

North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 19. HARDIN VALLEY WEST 2-SL-18-F
(5-10-18)

Northwest side of Hardin Valley Rd, southwest of Conners Creek Circle, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 20. CLAUDE COOPER PROPERTY 4-SA-18-F**

At the intersection of Central Avenue Pike and Old Central Avenue Pike, Council District 5.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 21. HOLLIDAY PARK 4-SB-18-F**

North side of Crippen Rd at intersection of Recreation Ln, Commission District 7.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 22. MARIE AND WILLIAM SMITH PROPERTY 4-SC-18-F**

Agenda Item No.

MPC File No.

North side of Perry Rd, west of Moshina Rd, Commission District 8.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **23. COLD SPRINGS ADDITION RESUBDIVISION OF LOTS 17 & 18** **4-SD-18-F**
Intersection of Olive St and Magnolia Ave, Council District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 24. BLACK OAK MEADOWS RESUBDIVISION OF LOT 7** **4-SE-18-F**
North of Hatmaker Lane, on the east side of Hopper Lane, Council District 6.

Staff Recommendation: Approve.

Staff - Tom Brechko, Both lots meet the requirements of the zoning and subdivision regulations except for issue regarding access. JPE must meet public street standards. County recommends approval of variance.

Applicant - Alex McGrew, McGrew Surveying and Engineering, 353 Colin Street, Clinton, TN.

Opposition – Sissy McMahan, 1028 Ferrel Lane – Representing neighborhood association and many are not aware of this – Neighborhood restrictions state that the plots were not to be subdivided.

Herb Anders – Most of time staff does not allow more than 6 dwellings on a joint permanent easement. Could potentially have 20 houses on that easement.

MOTION (ANDERS) AND SECOND (LOMAX) WERE MADE TO DENY VARIANCE AND PLAT. MOTION CARRIED 12-1 (Phillips No) DENIED

- * **25. LOVELAND HEIGHTS ADDITION RESUBDIVISION OF LOT 1 & 2** **4-SF-18-F**
At the intersection of McIntyre Rd and LeConte Rd, Council District 4.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **26. DUTCHTOWN WOODS** **4-SG-18-F**
South side of Bob Gray Rd, north of Dutchtown Rd, Commission District 3.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **27. COWARD MILL FOREST** **4-SH-18-F**
Northwest side of Coward Mill Rd, southwest of Hawk Haven Ln,
Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 28. MARK HRUZ PROPERTY, RESUBDIVISION OF LOT 1** **4-SI-18-F**
(6-14-18) East side of Neubert Springs Rd, north of Rhea Rd, Commission District 9.

THIS ITEM WAS POSTPONED TO JUNE EARLIER IN THE MEETING.

- * **29. BRADSHAW GARDENS RESUBDIVISION PART OF LOTS 59 & 60** **4-SJ-18-F**
Intersection of Northside Dr. and Bradshaw Garden Dr., Council District 5.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. PALMER SUBDIVISION RESUBDIVISION OF LOT 1** **4-SK-18-F**
Intersection of Hardin Valley Rd and Gliding Hawk Ln, Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 31. MCCARTY PROPERTY** **4-SL-18-F**
(5-10-18) North side of Asheville Hwy., southwest of Boundary Ln, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **32. DUTCHTOWN OFFICE PARK** **4-SM-18-F**
Intersection of Simmons Rd and Dutchtown Rd, Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **33. WEATHERSTONE SUBDIVISION RESUBDIVISION OF LOTS 54R-72R** **4-SN-18-F**

Agenda Item No.

MPC File No.

North side of Autumn Valley Lane, east side and terminus of Grove Branch Lane, Council District 2.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **34. LOVELACE SUBDIVISION** **4-SO-18-F**

Southeast side of Tipton Station Rd, west of Coatney Rd, Commission District 9.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **35. AUTUMN WALK, RESUBDIVISION OF LOTS 106-111** **4-SP-18-F**

Northwest side of Rocky Plains Lane, east of Ashby Field Lane, Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

36. KNOXVILLE CITY COUNCIL

Northwest side E. Depot Ave., northeast of N. Central St., Council District 6.

a. Central City Sector Plan Amendment

From MU-SD (Mixed Use Special District) (MU-CC3) to GC (General Commercial).

4-J-18-SP

Staff Recommendation: DENY GC (General Commercial) sector plan designation.

Gerald Green – Upon appeal City Council requested we consider C-4 zoning. Staff still feels I-3 is appropriate for outdoor storage without changing the sector plan.

For applicant – Arthur Seymour Jr., 550 W Main Ave on behalf of applicant along with Mr. Piper – Business is expanding and changing and upgrading. C-4 would allow closed fence with landscape screening for lumber and then develop a parking lot with landscape where the lumber is now.

Joel Piper, 6116 Mont Roche Avenue – Trying to improve area, clean off the corner and improve street view. Going from 5,000 square foot lot to a 21,000 square foot lot.

For opposition –David Dewhirst, 123 S Gay Street – Expanding industrial zoning in this high intensity area is inappropriate for the purposes City is working on downtown and highway and arterial commercial uses are not either. They can be successful without having to change the zone to do things completely incompatible with the direction we have been heading.

Jeffrey Nash, 109 S Gay Street – We have been urged to change the zoning for the properties in downtown to C-2 so that they are all mixed use to encourage more pedestrian type uses.

Staff – Gerald Green – I-3 is permitted under the sector plan and not C-4. Can add condition to rezoning about landscaping screening.

Scott Smith – Want to make sure this long-time business is not forced out and can do what his business needs.

Laura Cole – Changing patterns and trends in development in the area is the reason for a sector plan change in this area.

Charles Thomas – Discussed the improvements of the two lots and if going to improve the lot beside the bus terminal.

MOTION (COLE) AND SECOND (CROWDER) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL). MOTION CARRIED 13-0. APPROVED.

MIKE FRAZIER (REVISED)

b. Rezoning

1-A-18-RZ

From C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

Staff Recommendation: RECOMMEND that City Council APPROVE I-3 (General Industrial) zoning, subject to 1 condition.

Pat Phillips – Need more than landscaping like a wall or structure to cover this up and make it attractive.

MOTION (PHILLIPS) AND SECOND (ANDERS) WERE MADE TO APPROVE C-4 SUBJECT TO THE CONDITION THAT LANDSCAPING OR SOME TYPE OF PHYSICAL BARRIER BE CONSTRUCTED ALONG ALL FOUR SIDES WITH APPROPRIATE DESIGN MATERIALS BASED ON STAFF RECOMMENDATION

Upon roll call the Planning Commission voted as follows:

Anders	yes
Bustin	no
Clancy	no

Agenda Item No.

MPC File No.

Staff Recommendation: Approve.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING, AT THE REQUEST OF THE APPLICANT, T. SCOTT JONES.

* **40. JOHN L. SANDERS, AIA C/O PARKRIDGE GROUP LLC**

South side Washington Ave., east side Mitchell St Council District 6.

a. Central City Sector Plan Amendment

From MU-SD (Mixed Use Special District) (MU-CC4) to MU-UC (Mixed Use Urban Corridor).

4-B-18-SP

Staff Recommendation: ADOPT RESOLUTION #4-B-18-SP, amending the Central City Sector Plan map to MU-UC (Mixed Use Urban Corridor) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment.

b. One Year Plan Amendment

From MU-SD (Mixed Use Special District) (MU-CC4) to MU-UC (Mixed Use - Urban Corridor).

4-B-18-PA

Staff Recommendation: RECOMMEND that City Council APPROVE MU-UC (Mixed Use - Urban Corridor) One Year Plan designation.

c. Rezoning

From C-3 (General Commercial) to C-2 (Central Business District).

4-C-18-RZ

Staff Recommendation: RECOMMEND that City Council APPROVE C-2 (Central Business) zoning, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

41. BILL PETTY FOR DWAYNE LAY

East side Bruhin Rd., north side Cedar Ave., Council District 5. Rezoning from R-2 (General Residential) to C-6 (General Commercial Park).

4-D-18-RZ

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING, AT THE REQUEST OF THE APPLICANT, BILL PETTY.

* **42. B.J. MURRIAN**

Northeast side Johnston St., northwest of Heiskell Ave. Council District 5.

a. Central City Sector Plan Amendment

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

4-C-18-SP

Staff Recommendation: Approve TDR (Traditional Neighborhood Residential).

Agenda Item No.

MPC File No.

b. One Year Plan Amendment

4-C-18-PA

From NC (Neighborhood Commercial) to TDR (Traditional Neighborhood Residential).

Staff Recommendation: Approve TDR (Traditional Neighborhood Residential).

c. Rezoning

4-E-18-RZ

From C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).

Staff Recommendation: Approve R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

43. WILMA L. TEAGUE

South side Coward Mill Rd., southwest of Chuck Jones Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

4-D-18-SP

From BP-1 (Business Park Type 1) to LDR (Low Density Residential).

Staff Recommendation: ADOPT RESOLUTION # 4-D-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that County Commission also adopt the sector plan amendment.

Opposition – Debra Pettit, 10451 Laurel Point Lane.
Requesting 3.5 per acre for compatibility in the area.
If his intent is to only build 6 houses, then less density.
Want to safeguard the agricultural area by limiting density.
Unsafe roads and lack of infrastructure.

Applicant – Charles Teague, 10600 Dunaway Road, 37931
Asking for PR to be able to let family members build homes on the property.
Not planning development but want flexibility to keep adding family members as needed.
Residential on three sides and industrial park behind.

Charles Thomas suggested lowering the density so the neighborhood would feel more comfortable.

Pat Phillips – My motion was based on staff recommendation.

Chris Ooten. Access is only off Coward Mill and not to the industrial park and Coward Mill does not have non-residential uses on it.
Development trend is residential.

MOTION (PHILLIPS) AND SECOND (ANDERS) WERE MADE TO APPROVE LDR (LOW DENSITY RESIDENTIAL). MOTION CARRIED 13-0. APPROVED.

b. Rezoning

4-F-18-RZ

From I (Industrial) to PR (Planned Residential).

Staff Recommendation: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.5 du/ac. .

MOTION (PHILLIPS) AND SECOND (EASON) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) AT A DENSITY OF UP TO 2.5 DWELLING UNITS PER ACRE. MOTION CARRIED 11-2. APPROVED.

44. PRIMOS LAND COMPANY LLC

4-G-18-RZ

Northwest side E. Copeland Dr., west side Pedigo Rd., northwest side Pedigo Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Staff Recommendation: Recommend Knox County Commission approve PR (Planned Residential) at a density of up to 3 dwelling units per acre.

Applicant-Josh Sanderson, Smithbilt Homes, 4909 Ball Road.
Asked for 5 units per acre but after review do not need that much but 3.4 units per acre.
Preliminary concept as far as drainage, utilities, traffic, etc.
Will study the roads after we get zoning and approvals.

Opposition – Chelsea Bevis, 1012 E Copeland Road, Powell, 37849.
Handed out copies of her statement which becomes a part of these minutes.

Lois Crispen, 1301 Wineberry Road, Tease Grove – Emory Road is very backed up and slow especially to get to the hospital on Emory.

Brian Hardy, 7614 Stargazing Lane, with Summerhall Homeowners Association, Traffic on Pedigo Road would double.

Johnny Temple, 1324 Grand Colony Lane – This property is not good for more homes due to the narrow roads in the area.
859 people signed a petition against this.

Mike Brusseau – If density of 3.5 is approved would be violation against the Hillside and Ridgetop Protection area recommendations.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE PR AT A DENSITY OF UP TO 3.5 DWELLING UNITS PER ACRE. MOTION FAILED.

MOTION (PHILLIPS) AND SECOND (OOTEN) WERE MADE TO APPROVE PR AT A DENSITY OF UP TO 3 DWELLING UNITS PER ACRE. MOTION CARRIED 12-1. APPROVED

45. KEN GILREATH

4-H-18-RZ

Southeast side E. Gov. John Sevier Hwy., northeast side Daytona Ln., Commission District 9. Rezoning from A (Agricultural) & CB (Business & Manufacturing) to PC (Planned Commercial).

MPC Recommendation: Recommend County Commission approve PC (Planned Commercial).

Opposition – John Rose, 1610 Dry Ridge Way, 37909 – Concern is not knowing about the plans and possible mobile homes on property.

Gerald Green pointed out PC zoning would not permit mobile home parks and plans would have to be approved.

Applicant – Charlie Witt, 1028 Lancewood Drive, 37920 – Was a community pool and plan is to put storage units and outdoor storage.

MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL). MOTION CARRIED 13-0. APPROVED

46. BALL HOMES, LLC

4-I-18-RZ

Northwest end Bryant Ln., northwest of Hardin Valley Rd., Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay), A (Agricultural) / TO & PR (Planned Residential) / TO at 1-4 du/ac to PR (Planned Residential) / TO (Technology Overlay).

Staff Recommendation: Recommend that County Commission approve Planned Residential/ Technology Overlay zoning at a density up to 4 dwelling units per acre.

Applicant – Arthur Seymour, Jr., 550 W Main Ave, here with Ball Homes Agree with 4 units per acre.

No access to Bryant Lane.

Want to add to Laurel Ridge Subdivision which has sidewalks, pool, playground.

Traffic concerns are immediate priority for Knox County at Hardin Valley Road.

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Concerns about schools and traffic have existed for a long time and County take care of issues as areas expand and grow.

Opposition – Brad Frazier, Attorney, 800 S. Gay St., personal 11016 Walnut Creek Lane which is in Connors Creek and I am here personally. Criteria used to deny Haden property earlier are reasons to deny this request.

Connor Creek greenway in 2009 plan has never been planned or developed and this would block that possibility.

Fred Martin, 1343 Winlock Road, work with Facilities Planning for Pellissippi State Community College, College and State interested in acquiring this property for green space or recreational use.

State had option to purchase and discovered property was in an Estate with about 15 heirs and in probate and no one to sign.

Ask denial until College has been given opportunity to purchase property.

Brett Craig, 11009 Walnut Creek Lane in Connors Creek Subdivision. Development outgrowing infrastructure and need time to catch up. This would be a chance to address issues in Hardin Valley.

Buddy Gilwin, General Counsel, Ball Homes, 3609 Walden Drive, Lexington, KY.

Property is still in probate with an order to sell.

Ryan Hickey, 1914 Pinnacle Point Way, Knoxville.

Stub out from Laurel Point into the property already approved by MPC.

We could stub out the sidewalk to Pellissippi property to allow for the greenway.

Staff – Mike Brusseau

MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE PR AT A DENSITY OF UP TO 4 DWELLING UNTILS PER ACRE.

Upon roll call vote the Planning Commission voted as follows:

Anders	yes
Bustin	no
Clancy	yes
Cole	no
Crowder	no
Eason	no
Goodwin	no
Lomax	no
Ooten	yes

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Phillips yes
Smith yes
Thomas no
Tocher no

MOTION FAILED 5-8.

MOTION (THOMAS) AND SECOND (LOMAX) WERE MADE TO DENY. MOTION CARRIED 8-5. DENIED

47. RIYANS LLC

Northeast side Thirteenth St., northwest side Bridge Ave. Council District 1.

a. Central City Sector Plan Amendment

From MDR (Medium Density Residential) to GC (General Commercial).

4-H-18-SP

Staff Recommendation: Deny GC (General Commercial)

Mike Brusseau – Would like to have a package store and codes says non-conforming does not allow what they have been doing.

Plans for this area call for all residential.

They have reasonable use of property under current non-conforming status.

Arthur Seymour Jr, 550 W Main Avenue. With Mr. Jiwani who goes by Sam, 310 13th Street, 37916.

Since non-conforming use needs commercial to protect the business.

His customers want this use and they have signed a petition.

Minimum would benefit him and neighborhood with C-1.

Reasoning behind plan amendment change is significant error in the zoning map which did not recognize the store when the map was originally drawn.

Randall DeFord, 1511 Laurel Avenue – Vulnerable young people live in this area. Support grocery and deli, but not package store or commercial zoning in this neighborhood.

Sam Jiwani – 13th Street Market is going to stay the same. Want to put liquor store upstairs.

Underage people are not served as my register makes us confirm ID and age.

Gerald Green - C-1 is for neighborhood areas and would not allow a liquor store.

C-1 would allow the operation to continue as it is as a legally established non-conforming use.

Pat Phillips – That business adds a valuable service to the community.

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Need to allow it to continue.

Charles Thomas and Chris Ooten agreed that the business had served Fort Sanders a long time to protect and get business out from under the non-conforming use and continue as a grocery store.

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO APPROVE NC NEIGHBORHOOD COMMERCIAL. MOTION CARRIED 13-0. APPROVED.

b. One Year Plan Amendment

4-E-18-PA

From MDR (Medium Density Residential) to GC (General Commercial).

Staff Recommendation: Deny GC (General Commercial)

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO RECOMMEND NC NEIGHBORHOOD COMMERCIAL. MOTION CARRIED 13-0. APPROVED.

c. Rezoning

4-J-18-RZ

From R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) to C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay).

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO APPROVE C-1 (NEIGHBORHOOD COMMERCIAL). MOTION CARRIED 13-0. C-1 APPROVED.

*** 48. RANDALL G. WEBB**

4-K-18-RZ

Southwest side Greenwell Rd., northwest of E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Staff Recommendation: Approve RA (Low Density Residential).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

49. EAGLE CDI INC.

4-L-18-RZ

Northeast side Ferd Hickey Rd., east of Piney Grove Church Rd., Council District 3. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).

Staff Recommendation: Recommend County Commission approve RP-1 (Planned Residential) at a density up to 4 dwelling units per acre.

Opposition – David Kennedy, 1904 Piney Grove Church Road
Small property trying to squeeze subdivision on a hilly property.

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Ferd Hickey is narrow, curvy and no lines on the road.

Wendy Kennedy, 1904 Piney Grove Church Road – Concerned about runoff and creek and swampy.
Entrance at the top of the hill on Ferd Hickey.

Elizabeth Sponholtz, 1745 Ferd Hickey Road
Ingress and egress is directly across the street from my house at the top of the hill and concerned about the road. Two blind hills on this road with ditches on either side.

Howley, City Engineering – Roads not evaluated yet.
Ten Mile watershed requires retention pond to reduce impact on watershed.

Applicant – Burton Webb, Eagle CDI, 2000 Duck Cove Drive.

COMMISSIONER SCOTT SMITH RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE RP-1 (PLANNED RESIDENTIAL) AT A DENSITY OF UP TO 4 DWELLING UNITS PER ACRE. MOTION CARRIED 11-1-1. APPROVED.

* **50. PARK STREET GROUP LLC**

4-M-18-RZ

North side Chilhowee Ave., east of Jessamine St., Council District 6.
Rezoning from C-3 (General Commercial) to I-2 (Restricted Manufacturing and Warehousing).

Staff Recommendation: Approve I-2 Restricted Manufacturing and Warehousing).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

51. RILEY CHAUVIN-DUCHESNE

4-N-18-RZ

Northeast side Collier Rd., northwest side Helen Dr., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

Staff Recommendation: Approve RA (Low Density Residential).

Opposition – Bruce Brown, 8034 Helen Drive
I have had donkeys on the property and understand I cannot have donkeys if zoned to RA.
We had a permissive use permit executed and he plans to continue this.

Applicant – Riley Chauvin-Duchesne, 8024 Collier Road
Reason rezoning is agricultural limits the number of lots.
Dividing land to build more homes.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE RA (LOW DENSITY RESIDENTIAL). MOTION CARRIED 13-0. APPROVED.

52. DANIEL MERCADO

4-O-18-RZ

North side Joyce Ave, south side Keith Ave., east of Liberty St., Council District 3. Rezoning from R-1A (Low Density Residential) to R-2 (General Residential).

Staff Recommendation: Deny R-2 (General Residential) zoning.

Staff – Mike Brusseau – R-2 is to do residential zoning.
A general rezoning was done to downzone from R-2 in 1989.
Current R-1A allows the applicant to submit a use on review plan for multi-family since on a collector street, Keith Avenue.

Opposition – Ellen Adcock, 3111 Ramona Avenue, Westview
R-1A will allow multi-family.
Met with Mr. Mercado and he seems to be going to do a nice development.

Applicant – Daniel Mercado, 8716 Crownwood Drive, 37923
Want to do multi-family homes on the property.
Want to improve the area since it is an investment.

MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO DENY R-2 (GENERAL RESIDENTIAL) ZONING. MOTION CARRIED 13-0. DENIED

*** 53. JIM ODLE FOR FIRAZ Z. TUMAZE**

4-P-18-RZ

West side N. Broadway, north side Silver Pl., Council District 4.
Rezoning from C-4 (Highway and Arterial Commercial) to C-3 (General Commercial).

Staff Recommendation: Approve C-3 (General Commercial).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 54. BILL DENTON**

4-Q-18-RZ

Southwest side Bakertown Rd., northwest of Ball Camp Pike,
Commission District 6. Rezoning from I (Industrial) to A (Agricultural).

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Staff Recommendation: Approve A (Agricultural).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **55. LAND DEVELOPMENT SOLUTIONS**

Northwest side Laurel Ave., southwest side Eighteenth St. Council District 1.

a. Central City Sector Plan Amendment

4-I-18-SP

From MDR (Medium Density Residential) to O (Office).

Staff Recommendation: Approve O (Office).

b. One Year Plan Amendment

4-F-18-PA

From MU-SD (Mixed Use Special District) (MU-CC18) to O (Office).

Staff Recommendation: Approve O (Office).

c. Rezoning

4-R-18-RZ

From R-2 (General Residential) to O-2 (Civic and Institutional).

Staff Recommendation: Approve O-2 (Civic and Institutional).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **56. LAND DEVELOPMENT SOLUTIONS**

4-S-18-RZ

Northeast side Knott Rd., southeast side N. Middlebrook Pike, northwest side S. Middlebrook Pike, Council District 2. Rezoning from A-1 (General Agricultural) to I-3 (General Industrial).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Plan Amendments (No Associated Rezoning):

57. WARD LAND SURVEYING, LLC

West side Unaka St., north side Logan Ave. Council District 6.

a. Central City Sector Plan Amendment

4-G-18-SP

From MU-SD (Mixed Use Special District) (MU-CC14) to MU-UC (Mixed Use Urban Corridor).

Staff Recommendation: Deny the MU-SD (Mixed Use Special District) (MU-CC14).

b. One Year Plan Amendment

4-D-18-PA

From MU-SD (Mixed Use Special District) (MU-CC14) to MU-UC (Mixed Use Urban Corridor).

Staff Recommendation: Deny the MU-SD (Mixed Use Special District) (MU-CC14).

Applicant - Stephen Ward, Ward Surveying for the land owner.
Would like to put attached townhouses on the property with parking underneath.
Remainder of block is a hotel.
Commercial structure will be lacking parking.
Asking to be able to do residential

Staff – Mike Brusseau – Denial based on access not on a collector street. C-3 allows consideration of residential use, but the plan does not support residential uses.

Chris Ooten asked if could postpone so that applicant could come back and show they can do a use on review.

Gerald Green – Idea of residential did not seem sustainable for the community and not highest and best use. Our plans did a good job in designating as mixed uses and not residential.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY THE MU-UC SECTOR PLAN AMENDMENTS. MOTION CARRIED 11-2. DENIED.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO DENY THE MU-UC ONE YEAR PLAN AMENDMENTS. MOTION CARRIED 11-2. DENIED.

Uses on Review:

P 58. HARBWHITE PROPERTIES 1-A-18-UR

(7-12-18) Southwest side of Bridgewater Rd., north side of I40/I75.
Proposed use: Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) in PC-1 (Retail and Office Park) District. Council District 2.

THIS ITEM WAS POSTPONED TO JULY EARLIER IN THE MEETING.

W 59. KENTON YEAGER 1-H-18-UR

East side Bella Vista Ln, north of Kodak Rd. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

* **60. STUART ANDERSON**

2-B-18-UR

North side Boardwalk Blvd, west side Town Center Blvd. Proposed use: Medical office in PC-1(k) (Retail and Office Park) District. Council District 2.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 61. B & B VENTURES LLC

2-D-18-UR

(5-10-18) East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **62. SIMON PROPERTY GROUP**

4-B-18-UR

South side of Kingston Pike, west side of Morrell Rd., north side of Gleason Dr., and east side of Montvue Rd. Proposed use: Sign Master Plan for the Mall in SC-3 (Regional Shopping Center) District. Council District 2.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **63. CLAY & BOBBIE CREWS THURSTON**

4-C-18-UR

North side Garden Dr, west side Hardwood Rd. Proposed use: Art Studio in R-1 (Low Density Residential) District. Council District 4.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 64. URBAN ENGINEERING, INC.

4-E-18-UR

(5-10-18) North side E. Emory Rd, west end of Ideal Dr. Proposed use: Independent Living Facility in PR (Planned Residential) District. Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **65. EMERALD WATERS PROPERTY JOHN GIFFORD**

4-F-18-UR

West side Central Avenue Pike, south of Callahan Dr. Proposed use: 9,600 sq. ft. Retail Center in PC (Planned Commercial) District. Commission District 7.

Staff Recommendation: Approve.

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 66. DOMINION DEVELOPMENT GROUP** **4-G-18-UR**
(5-10-18) Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd
Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 67. PETER MEDLYN** **4-H-18-UR**
Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.
Proposed use: Retail, Restaurant and Office in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 68. BLOUNT EXCAVATING, INC.** **4-I-18-UR**
(5-10-18) Northwest side W. Martin Mill Pike, north of Ridgewood Dr. Proposed use: Construction/Demolition Waste Site in A (Agricultural) District. Commission District 9.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 69. GRASSY CREEK GENERAL PARTNERSHIP** **4-J-18-UR**
(5-10-18) South side of Oak Ridge Hwy., east and west side of Schaad Rd.
Proposed use: Mixed commercial development including a self-service storage facility in CA (General Business) & CA (k) District. Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Other Business:

- * 70. Consideration of adoption of MPC Financial Policies and Procedures and Internal Control Manual.** **4-A-18-OB**

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 71. Consideration of amendment #2 to the MPC FY 2018 Budget.** **4-B-18-OB**

Staff Recommendation: Approve.

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **72. Consideration of amendments to MPC Administrative Rules and Procedures regarding tabled items. 4-C-18-OB**

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **73. Consideration of Historic Preservation Annual Report 2017. 4-D-18-OB**

Staff Recommendation: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 74. Consideration of approval of Alternative Compliance Review to permit the construction of a 7200 SF restaurant on the Kerns Bread Factory campus (Parcel 109AK012) in the SW6 district of the South Waterfront form code. 4-E-18-OB**
(5-10-18)

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Adjournment 6:47

MOTION (CLANCY) AND (ROTH) WERE MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 6:47 p.m.:

Prepared by: Amy Brooks & Betty Jo Mahan

Approved by: Secretary for the Commission

Approved by: Rebecca Longmire, Chair

NOTE: Please see individual staff reports for conditions of approval and the staff recommendation.

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

<u>Agenda Item No.</u>	<u>MPC File No.</u>
U <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 <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 <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 <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 <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
U b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
U <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
U b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-H-15-UR
U <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
U b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
U <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

<u>Agenda Item No.</u>	<u>MPC File No.</u>
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>	
U a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	1-SD-17-C
U 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 <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 <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 <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 <u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F
U <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>TARYN'S NEST</u> East side of Cate Rd at the intersection Cateland Ln, Commission District 6.	2-SG-17-F
U <u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-F
U <u>HARBOR CREST</u> East of S Northshore Dr off an un-named easement, Commission District 5.	9-SD-17-F

<u>Agenda Item No.</u>	<u>MPC File No.</u>
U <u>SHIPES ADDITION TO MASCOT RESUBDIVISION OF LOTS 13-16</u> Intersection of Shipetown Road and C Drive, Commission District 8.	1-SI-18-F
U <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.	
U a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	10-F-15-SP
U b. Rezoning From A (Agricultural) to CA (General Business).	10-Q-15-RZ
<u>SOUTHEAST COMMERCIAL, LLC</u> Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.	
U a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	2-A-17-SP
U b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).	2-A-17-RZ
U <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 <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 <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 <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

Agenda Item No.

MPC File No.

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|----------|--|-----------|
| U | <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 |
| U | <u>AARON PENNINGTON</u>
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. | 8-E-17-UR |

ALL OF THESE ITEMS WERE UNTABLED EARLIER IN THE MEETING.