

Draft Minutes

August 9, 2018

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

The Metropolitan Planning Commission met in regular session on AUGUST 9, 2018 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee. Members:

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

A Ms. Tamara Boyer
 Mr. Louis Browning
 Ms. Gayle Bustin
 Mr. Art Clancy
 Mr. Mike Crowder
 Ms. Elizabeth Eason
 Mr. Mac Goodwin

Mr. Richard Graf
 Mr. Charles F. Lomax, Jr
 Mr. Chris Ooten
 Mr. Patrick Phillips
 Mr. Jeff Roth
 Mr. Scott Smith
 Mr. Charles Thomas
 Ms. Janice Tocher, Vice Chair

* Arrived late to the meeting. ** Left early in the meeting
 A – Absent from the meeting

Agenda Item No.

MPC File No.

* 2. APPROVAL OF AUGUST 9, 2018 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF JULY 12, 2018 MINUTES

THIS ITEM WAS APPROVED ON CONSENT.

4. REQUEST FOR POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS.

Automatic postponements read

POSTPONEMENTS TO BE VOTED ON READ

COMMISSIONER SCOTT SMITH RECUSED FROM THE POSTPONEMENTS.

Arthur Seymour Jr., Crescent Bend Development Ask Item 37 be postponed.
 John King PO Box 2425, Item 7 Wilson Richie be postponed 30 days.

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MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ INCLUDING ITEMS 7 AND 37 UNTIL SEPTEMBER 13, 2018. MOTION CARRIED 14-0. POSTPONED.

WITHDRAWALS REQUIRING MPC ACTION

None

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

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.

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

a. Concept Subdivision Plan 1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

b. USE ON REVIEW 1-J-17-UR

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

BULLARD FARM - EAGLE CDI, INC.

a. Concept Subdivision Plan 5-SA-18-C

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

b. USE ON REVIEW 5-B-18-UR

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

TARYN'S NEST

2-SG-17-F

East side of Cate Road at the intersection Cateland Lane, Commission District 6.

Agenda Item No.

MPC File No.

CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R &
UNIT 2 LOTS 42, 43, & 44R

5-SH-18-F

Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane,
Commission 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.

DOMINION DEVELOPMENT GROUP

4-G-18-UR

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.

ITEMS REQUESTED TO BE UNTABLED OR TABLED

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO
TABLE ITEM 12A&B. MOTION CARRIED 14-0. TABLED.**

CONSENT ITEMS

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

COMMISSIONER SCOTT SMITH RECUSED FROM THE CONSENT ITEMS.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR
THE CONSENT ITEMS AS READ. MOTION CARRIED 13-0-1.**

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO
APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 13-0-1.
APPROVED.**

Ordinance Amendments:

* **5. CITY OF KNOXVILLE LAW DEPARTMENT**

8-A-18-OA

Amendment to the City of Knoxville Zoning Ordinance regarding the
Office Sign code.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

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- P 6. CITY OF KNOXVILLE LAW DEPARTMENT** **8-B-18-OA**
(9-13-18) Amendment to the South Waterfront Form District to allow more flexibility regarding the dedication of right-of-way.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Alley or Street Closures:

- P 7. WILSON RITCHIE** **3-F-10-SC**
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4. (Tabled date 4/12/2018)

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 8. VLAD DOMANSKIY** **8-A-18-AC**
Request closure of Unnamed alley between northern property line of parcel 083HB012 and southern property line of parcel 083HB012, Council District 6.

STAFF RECOMMENDATION: Approve closure.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 9. GORDON SMITH** **8-B-18-AC**
Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

- * 10. JIM SNOWDEN** **8-A-18-SNC**
Change Iron Gate Blvd to 'Schaeffer Rd' between Hardin Valley Road and current Schaeffer Road, Commission District 6.

STAFF RECOMMENDATION: Approve name change.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Concepts / Uses On Review:

- * 11. SCHAAD ROAD DEVELOPMENT** **4-SA-18-C**
North side Schaad Rd, east of La Christa Way., Commission District 6.

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STAFF RECOMMENDATION: Deny variances and approve Concept Plan for only the intersection centerline locations of Road "A" and Road "B" with Schaad Rd, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

T 12. KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

a. Concept Subdivision Plan

Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.

7-SA-18-C

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

T b. USE ON REVIEW

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

7-C-18-UR

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

P 13. AUTUMN WALK, PHASE 5 - B & B BUILDERS

(9-13-18) a. Concept Subdivision Plan

East end of Rocky Plains Ln., east of Dry Gap Pike, Commission District 7.

7-SD-18-C

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

(9-13-18) Proposed use: Attached Residential Subdivision in PR (Planned Residential) pending District.

7-E-18-UR

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

14. BERRY PATCH FARMS SUBDIVISION - BRYAN PETETT

a. Concept Subdivision Plan

Northwest side of McCloud Rd., southwest of Medaris Dr., Commission District 7.

7-SF-18-C

STAFF RECOMMENDATION: Approve variances 1 and 2 and approve the Concept Plan subject to 9 conditions.

Tom Hollenbeck, 7827 Stillbrook Lane, Applauded staff, Tarren Barrett, for assistance. Want to access landscape plan when finished. Plantings should be native and non-invasive to be added. Plans should increase the walkability in and around subdivisions.

Bryan Petett, applicant, Would be willing to try ideas that would be economically feasible.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

b. USE ON REVIEW

7-K-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 116 detached dwellings on individual lots subject to 1 condition.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

15. POST OAK BEND - POST OAK BEND, LLC

8-SA-18-C

a. Concept Subdivision Plan

Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr., Commission District 4.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the September 13, 2018 MPC meeting as recommended by staff.

COMMISSIONER CHRIS OOTEN RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

Tom Brechko, Described project and traffic and road issues. Postponement is recommended to continue review of revised master plan, development plans and Traffic Impact Study for this major development.

Arthur Seymour Jr, 550 W Main St. on behalf of Bailey family. First home not built out until 2020 and then in phases. Traffic engineering began early. Met with the neighbors. Working on utilities. Unique community with careful master plan design.

Greg Gamble, Gamble Design Collaborative, 716 Hampton Cove, Franklin Tennessee, Described the design and amenities. Anticipate this development would be more attractive to well established older residents so less children.

Tom Hale, 12007 Mallard Bay Drive, Kramer Rayson Attorneys on behalf of Northshore Corridor Association. (Lots (over 100) of

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community members present in yellow T-shirts) Discussed density issue and history when owners signed a statement regarding their intent for single family development which would keep density lower. Referred to letter sent earlier to Commission. (Standing ovation from audience.)

Janet Guess on Jones Bend Road asked about plan for mitigating damage, noise and pollution to the water for Blount County residents on the other side of the water.

Hollis Loveday, CDM Smith, 1100 Marion Street, Knoxville, consultant to do traffic study.

Improve Northshore at Tooles Bend and install traffic signal with turn lane as that intersection. Alternative to install a round-about. Tooles Bend was analyzed and comparable with other County roads. Propose replacing guardrails, adding road dimensions and raised pavement markings and fresh paint to Tooles Bend. Propose left hand turn lanes at both entrances into development. Widening would be very limited or hard to do.

Cindy Pionke, County Engineering, Northshore and Tooles Bend intersection will be improved and lined up at a better angle. TDOT has not responded on if they will participate in improvements but the County and applicant will.

Commissioners Richard Graf, Pat Phillips, Mac Goodwin, Jeff Roth, Scott Smith, Charles Thomas, Gayle Bustin, Charles Lomax, and Lou Browning asked questions and made comments.

Mark McKenny, 332 Russfield Drive, First Utility District
Working with developer to make water access work. Still working on sewer options with developer once know number of residents. Could add to it in stages as needed. Simulations will be run but do not think would be detrimental to existing pressure and more flow may be needed.

Scott Smith wants staff to look at numbers on acres as relates to density. Also if no public sewer available it is to be at one unit an acre per previous zoning.

Art Clancy, Need more information and questioned answered.
Postpone 30 days to learn more about the impact.

Commissioner Lomax called for the question. Chair continued to call on Commissioners with their lights on.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. POSTPONED UNTIL SEPTEMBER 13, 2018.

A break was taken at this time.

16. THE COVE AT CHURCHILL DOWNS - MESANA INVESTMENTS, LLC

a. Concept Subdivision Plan

8-SB-18-C

Northwest side of Bob Kirby Rd., northeast and southwest side of Secretariat Blvd., Commission District 6.

STAFF RECOMMENDATION: APPROVE the Concept Plan subject to 10 conditions.

Aerial Judy, 1520 Foolish Pleasure Lane, concern is traffic, flooding, density would have more children and affect schools, effects on natural spring and wildlife.

Edward Rosen, 9833 Seattle Slew Lane, concern is traffic, narrow roads, congestion.

Kathy Bailey, 1611 Genuine Risk Road, concern where will kids play if vacant fields built up and safety walking. Preserve land and trees.

Scott Davis, PO Box 11315, Spring is on the other side of Bob Kirby and flows away from the development. Not wanting to put future development area as common due to liability. Looking at parks for walkways. Working with Knox County on sidewalk on Bob Kirby. Could not extend lots into area marked future development due to flooding. If made common area HOA would be responsible and liable for the upkeep and flooding of the area.

Cindy Pionke, County Engineering, No traffic study is required. Aware of the drainage problems.

Gerald Green discussed the number of school children projections. Suggested residents be involved in greenways discussions and asking for more money for park land.

Commissioners Pat Phillips, Elizabeth Eason, and Chair Tocher asked questions and commented.

Melissa Smith, 1506 Secretariat Boulevard. Question about future development and if use that area then allowed density would be exceeded.

MOTION (PHILLIPS) AND SECOND (CROWDER) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

b. USE ON REVIEW

8-C-18-UR

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

STAFF RECOMMENDATION: APPROVE the development plan for up to 62 detached dwellings on individual lots and a reduction of the peripheral setback as recommended by staff in the comment section below, subject to 1 condition.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

17. THE LEGENDS AT WASHINGTON PIKE - MADDOX COMPANIES

8-SC-18-C

a. Concept Subdivision Plan

North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr., Council District 4.

STAFF RECOMMENDATION: Approve concept plan subject to 16 conditions.

Kevin Murphy, 4508 Murphy Road for Alice Bell/Springhill Neighborhood and Northeast Knox Preservation Association, and James McMillian, 4515 McCampbell Drive. Ask postponement due to community not knowing much about it with information coming out at last minute and have not been able to meet with applicant. Invited to August community meeting. Concern is roads and traffic, property line issues.

Steve Maddox and Brandon Clark, 101 Dalton Place Way, applicant Described the plan review process. Met with Lauren Rider and Ronnie Collins with the community association.

Commissioners Charles Thomas, Mac Goodwin asked questions and made comments on requiring developers meet with neighborhoods prior to development.

Gerald Green pointed out this would be a process change and would need support of County Commission and City Council.

Commissioner Scott Smith called for the question.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2 (No-Thomas, Goodwin). APPROVED.

b. USE ON REVIEW

8-D-18-UR

Proposed use: Attached and detached residential subdivision in RP-1 (Planned Residential) District.

STAFF RECOMMENDATION: Approve development plan for up to 179 detached and 82 attached dwellings on individual lots subject to 1 condition.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2 (No-Thomas and Goodwin). APPROVED.

Final Subdivisions:

- * **18. NORMAN E & MARY R TRIVETTE PROPERTY** **8-SA-18-F**
West side of Rodgers Road, north of E Emory Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **19. MOFFITT S/D RESUBDIVISION OF LOTS 1R1, 2R1 & 3R1** **8-SB-18-F**
East side of Roberts Road @ McGinnis Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **20. SEVERIANO, SOLIS-ROBLERO, MONTERO AND REYES PROPERTY** **8-SC-18-F**
South side of Mynatt Road, west of Rothmore Drive, Commission District 7.

- * **21. LIVONA ACRES, UNIT 1** **8-SD-18-F**
North side of N. Ruggles Ferry Road, west of Burris Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **22. ALEX CANTRELL ESTATE** **8-SE-18-F**

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At the terminus of Ivan Scott Drive, northwest of Hill Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 23. JOSEPH CHURCH PROPERTY

8-SF-18-F

(9-13-18) Northwest side of Murray Drive, southwest of Keck Road, Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 24. JOHN H LEWIS S/D RESUBDIVISION OF LOTS 4 & 5**

8-SG-18-F

Northeast side of Neubert Springs Road, east of Martin Mill Pike, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendment/Rezoning:

P 25. FORT SANDERS PARTNERS

2-D-18-RZ

(9-13-18) Northwest side N. Broadway, south of Curtis Ln., Council District 4. Rezoning from C-6 (General Commercial Park) with conditions to C-6 (General Commercial Park) with no or revised conditions.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

26. KEN GILREATH (REVISED)

South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.

a. East County Sector Plan Amendment

6-A-18-SP

From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).

STAFF RECOMMENDATION: DENY the requested GC (General Commercial) sector plan designation

Ken Gilreath, 5716 Strawberry Plains Pike, Owner, Described the past businesses on the property. Not suitable for residential. Want to make the whole section to corner CA.

Scott Smith, Changing sector plan would correct LDR sector plan to match the existing CA. This would be error in the plan.

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Mike Brusseau, Further commercial could spread with this approval. No justification for plan amendment. Zoning was approved back when sector plan amendments were not required so not an error.

Charles Thomas thinks staff got right that CA not appropriate.

Commissioner Clancy called the question.

MOTION (SMITH) AND SECOND (GRAF) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) AND SP (STREAM PROTECTION).

Upon roll call the Planning Commission voted as follows:

Browning yes

Bustin no

Clancy yes

Crowder yes

Eason no

Goodwin no

Graf yes

Lomax no

Ooten yes

Phillips no

Roth yes

Smith yes

Thomas no

Tocher no

Motion failed 7-7

MOTION (LOMAX) AND SECOND (BUSTIN) WERE MADE TO DENY. MOTION FAILED 7-7. (Same as other motion in reverse).

MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE 30 DAYS. MOTION CARRIED 13-1 (no-Clancy). POSTPONED.

b. Rezoning

6-C-18-RZ

From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).

STAFF RECOMMENDATION: DENY the rezoning to CA (General Business) / F (Floodway) zoning, consistent with the denial recommendation for the associated sector plan amendment.

MOTION (SMITH) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE 30 DAYS. MOTION CARRIED 14-0. POSTPONED.

27. CRAIG ALLEN (REVISED)

South side Westland Dr., east side I-140, Commission District 5.

a. Southwest County Sector Plan Amendment

7-C-18-SP

From LDR (Low Density Residential) to GC (General Commercial) & O (Office).

STAFF RECOMMENDATION: DENY the requested GC (General Commercial) and O (Office) sector plan designations.

Arthur Seymour Jr., 550 W Main Avenue on behalf of Mr. Allen. This is what the neighbors want on this property. Entered into covenants with Ms. Boyce and Mr. Woodall that would limit Mr. Allen's use of the property with neighbors. Best for what the neighbors want.

Sharon Boyce, 9520 Westland Drive, Support commercial because best way to preserve the property with its limitations. There are two creeks and other water on this property. Low impact use visually and agreed to restrictions.

Gerald Green pointed out Commission cannot zone subject to covenants if commercial, then any commercial would be permitted.

Commissioners Art Clancy, Chris Ooten, Scott Smith and Gayle Bustin asked questions and made comments.

Pat Phillips low density residential at a major intersection is not the highest and best use. Office is a good buffer. Based on use, traffic and presence of interstate, commercial and office use makes more sense. Trends in development and population of traffic is the reasoning. Think this is an oversight.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) AND O (OFFICE). MOTION CARRIED 11-3 (No-Lomax, Goodwin, Bustin). APPROVED.

b. Rezoning

7-E-18-RZ

From A (Agricultural) to CA (General Business) & OA (Office Park).

STAFF RECOMMENDATION: DENY the rezoning to CA (General Business) and OA (Office Park) zoning, consistent with the denial recommendation for the associated sector plan amendment.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE CA (GENERAL BUSINESS) AND OA (OFFICE PARK). MOTION CARRIED 11-3. APPROVED.

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- * **28. S & E PROPERTIES ERIC MOSELEY** **8-A-18-RZ**
South side Westland Dr., east of Gothic Manor Way, Commission District
5. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission
APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **29. CITY OF KNOXVILLE** **8-B-18-RZ**
South side Pocanno Rd., west of Jerdan Rd., Council District 2. Rezoning
from No Zone to R-1 (Low Density Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE
R-1 (Low Density Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 30. DEBRA G. DAUHERTY** **8-C-18-RZ**
Southeast side Lovell Rd., northeast of Cape Brittany Rd., Commission
District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) and
PR (Planned Residential) / TO at up to 5 du/ac to PR (Planned Residential)
/ TO (Technology Overlay) at up to 12 du/ac.

STAFF RECOMMENDATION: RECOMMEND that County Commission
APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning
at a density of up to 7 du/ac. (Applicant requested 12 du/ac.)

Josh Sanderson, 4909 Ball Road representing applicant and Smithbilt
Homes, Want the opportunity for 12 units per acre.

Mike Brusseau recommend 7 because highest density in the area.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO
APPROVE PR (PLANNED RESIDENTIAL) UP TO 10 DWELLING
UNITS PER ACRE.**

Upon roll call the Planning Commission voted as follows:

Browning yes
Bustin no
Clancy yes
Crowder no
Eason yes
Goodwin no
Graf no
Lomax no
Ooten yes

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Phillip no
Roth yes
Smith yes
Thomas no
Tocher no

Motion failed 8-6.

MOTION (PHILLIPS) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) /TO (TECHNOLOGY OVERLAY) AT A DENSITY UP TO 7 DU/AC.

Commissioners Chris Ooten, Pat Phillips, Art Clancy, Richard Graf, and Scott Smith asked questions and made comments.

MOTION CARRIED 8-6. APPROVED.

* **31. STEPHEN R. KOTZ**

8-D-18-RZ

Southwest side Brown Gap Rd., southeast of E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

32. SCOTT DAVIS

Southeast side Westland Dr., northeast of Heritage Lake Way, Commission District 5.

a. Southwest County Sector Plan Amendment

8-A-18-SP

From LDR (Low Density Residential) to HDR (High Density Residential).

STAFF RECOMMENDATION: DENY the requested HDR (High Density Residential) sector plan designation.

Gerald Green pointed out Commission actions will set a precedent on planned residential properties a portion of which has been developed.

Wayne Kline, 617 Main Street, Westland West Homeowners Association. Sector plan is still in place and no change at this property and no new trends in the area. This would be spot planning. (Submitted a letter for the record)

Scott Davis, PO Box 11315, The area has changed since 1999. Already developed out at 14 units per acre and asking for density to be changed to what it actually is developed at. Higher density is best where arterial roads such as Pellissippi Parkway. Not granting any additional units on

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the total property. Anything else beyond that will have to come back to this body.

Jack Woodall, 925 Westland Drive, agrees with Mr. Klein. Feels this is a substitute to try to rezone what is in the back which should go back through the rezoning process.

Commissioners Scott Smith, Chair Tocher, Richard Graf, Elizabeth Eason, Lou Browning asked questions and commented.

Mike Brusseau remainder of site would remain zoned 5 units per acre. If the 14 units per acre is approved for this site, that remaining 75 acres or so the units within the apartments are no longer counted toward that so there are a lot more units they can do as the result of the apartment density being up which is right around 100 more units in the steeper more environmentally sensitive areas.

MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO DENY PER STAFF RECOMMENDATION.

Upon roll call the Planning Commission voted as follows:

~~Browning~~ yes

Bustin yes

Clancy no

Crowder no

Eason yes

Goodwin yes

Graf yes

Lomax yes

Ooten no

Philips yes

Roth no

Smith no

Thomas yes

Chair Tocher questioned if Commissioner Browning voted and he stated his vote should have been a no

Browning no

Tocher yes

Motion to deny carried 8-6.

Scott Davis asked for a recount of the vote.

Upon roll call the Planning Commission voted as follows:

Browning no

Bustin yes

Clancy stepped out of the meeting

Crowder no

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Eason yes
Goodwin yes
Graf yes
Lomax yes
Ooten no
Philips yes
Roth no
Smith no
Thomas yes
Tocher yes

Motion to deny carried 8-5. Denied.

5.05 Comm. Clancy left, return at 5:07

b. Rezoning

8-E-18-RZ

From PR (Planned Residential) at 1-5 du/ac to PR (Planned Residential) at up to 14 du/ac.

STAFF RECOMMENDATION: DENY the request to increase the PR zoning from 5 du/ac to 14 du/ac, consistent with the denial recommendation for the associated sector plan amendment.

MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 8-5. DENIED.

* **33. SARAH CLARK AND AMERICA'S HOME PLACE**

8-F-18-RZ

Northwest side Andes Rd., northeast of Ivywood Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses On Review:

P 34. HELEN ROSS MCNABB CENTER

6-F-18-UR

(9-13-18) Southeast side of Mineral Springs Ave., east of Whittle Springs Rd
Proposed use: Senior Living Apartments in O-1 (Office, Medical, and Related Services) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 35. FELLOWSHIP CHURCH

6-H-18-UR

Agenda Item No.

MPC File No.

- (9-13-18) South side of Middlebrook Pike, west side of Broome Rd. Proposed use: Expansion of church in R-1 (Low Density Residential) District. Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 36. JIM ODLE

6-I-18-UR

- (9-13-18) West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

37. CRESCENT BEND DEVELOPMENT, LLC

7-G-18-UR

Southeast side of Westland Dr., east of Ebenezer Rd. Proposed use: Apartments and Assisted Living / Independent Living Facility in PR (Planned Residential) District. Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

38. WOODS-SMITH MARKET & DELI

7-H-18-UR

North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.

STAFF RECOMMENDATION: POSTPONE until the September 13, 2018 MPC meeting as recommended by staff.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. POSTPONED.

*** 39. MARKETS AT CHOTO / HUBER PROPERTIES**

7-L-18-UR

Southeast side of S Northshore Dr., north of Choto Rd. Proposed use: Self service storage facility and mixed use building in CN (Neighborhood Commercial) (k) District. Commission District 5.

STAFF RECOMMENDATION: APPROVE the development plan for a 10,000 square foot mixed use commercial building, a 60,700 square foot self-service storage facility, and the revised parking lot for the previously approved veterinary clinic, subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 40. MADDOX COMPANIES**

7-O-18-UR

Agenda Item No.

MPC File No.

West side of Dry Gap Pike, south of E. Emory Rd. Proposed use: 3-story Indoor Self-Storage Facility in CA (General Business) District. Commission District 7.

STAFF RECOMMENDATION: APPROVE the request for a 3 story, 98,040 square-foot indoor self-storage facility, as shown on the development plan, subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **41. BEREAN BIBLE CHURCH**

8-B-18-UR

West side of Prosser Rd., south of Kenilworth Ln. Proposed use: Addition of a premanufactured modular classroom building in R-1 (Low Density Residential) District. Council District 4.

STAFF RECOMMENDATION: APPROVE the request for the expansion of the existing private school on the site as shown on the Development Plan, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **42. FLOURNOY DEVELOPMENT COMPANY**

8-E-18-UR

Southwest side of Andersonville Pike across from Halls Elementary School. Proposed use: Independent Living, Assisted Living and Memory Care Facility in OB (Office, Medical, and Related Services) District. Commission District 7.

STAFF RECOMMENDATION: APPROVE the development plan for a senior living facility for up to 120 independent living units, 46 assisted living beds and 26 memory care beds, subject to the following 8 conditions:

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **43. CHEROKEE COUNTRY CLUB**

8-F-18-UR

Northwest side of Lyons View Pike, northeast side of Harley Dr. Proposed use: Country Club pool replacement in R-1 (Low Density Residential) and OS-1 (Open Space Preservation) District. Council District 2.

STAFF RECOMMENDATION: APPROVE the request for a private club swimming pool and pool house facility, as shown in the development plan, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

Agenda Item No.

MPC File No.

- | | | |
|---------------------------|---|------------------|
| P 44.
(9-13-18) | Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats. | 6-B-18-OB |
|---------------------------|---|------------------|

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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|------------|---|-------------------|
| 45. | Nominations of Officers of the Planning Commission | 7-C -18-OB |
| 46. | Consideration of Election of MPC Officers. | 8-A-18-OB |

Chair Tocher turned the meeting over to Gayle Bustin, Chair of Nominations Committee, with Mac Goodwin, Scott Smith.

Gayle Bustin announced nominees for Chair as Art Clancy III, Jeffery Roth and Janice Tocher and opened the floor for more nominations.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO CEASE NOMINATIONS.

Majority was obtained for Janice Tocher for Chair

Bustin announced nominees for Vice Chair, as Art Clancy III, Charles Lomax, Patrick Phillips and Jeffery Roth and opened the floor for more nominations.

MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO CEASE NOMINATIONS.

Majority was obtained for Patrick Phillips for Vice-Chair.

Adjournment

MOTION (CLANCY) AND SECOND (BUSTIN) WAS MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:15 p.m.:

Prepared by: Betty Jo Mahan

Approved by: Secretary for the Commission

Approved by: Chair

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