

Draft Minutes

December 14, 2017

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

The Metropolitan Planning Commission met in regular session on DECEMBER 14, 2017 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

Ms. Rebecca Longmire, Chair

Mr. Herb Anders

Ms. Gayle Bustin

Ms. Laura Cole

Mr. Art Clancy

Mr. Mike Crowder

Ms. Elizabeth Eason

Mr. Mac Goodwin

Mr. Charles F. Lomax, Jr

Mr. Chris Ooten

Mr. Patrick Phillips

Mr. Jeff Roth

Mr. Scott Smith

Mr. Charles Thomas

Ms. Janice Tocher

* Arrived late to the meeting. ** Left early in the meeting

A – Absent from the meeting

Agenda Item No.

MPC File No.

* 2. APPROVAL OF DECEMBER 14, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF NOVEMBER 9, 2017 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

Agenda Item No.

MPC File No.

MOTION (CLANCY) AND SECOND (COLE) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE JANUARY 11, 2018 MEETING. MOTION CARRIED 14-0. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS 60 DAYS AS READ UNTIL THE FEBRUARY 8, 2018 MEETING. MOTION CARRIED 14-0. POSTPONED 60 DAYS.

WITHDRAWALS REQUIRING MPC ACTION

None

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

<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>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

Agenda Item No.

MPC File No.

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

a. Concept Subdivision Plan 4-SD-16-C

South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.

b. USE ON REVIEW 4-I-16-UR

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

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

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

North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.

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

Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.

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

Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.

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

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

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.

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9

North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6. 12-SJ-13-F

RESUBDIVISION OF GEORGE HOSKINS PROPERTY

North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8. 4-SE-14-F

CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1

Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6. 5-SH-15-F

FAERBER PROPERTIES

Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5. 7-SL-15-F

Agenda Item No.

MPC File No.

<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
<u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial). b. Rezoning From A (Agricultural) to CA (General Business).	10-F-15-SP 10-Q-15-RZ
<u>SOUTHEAST COMMERCIAL, LLC</u> Northeast side Zion Ln., northwest of Ball Rd., Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office). b. Rezoning From PR (Planned Residential) to OB (Office, Medical, and Related Services).	2-A-17-SP 2-A-17-RZ
<u>SHADY GLEN LLC</u>	3-G-17-RZ

Agenda Item No.

MPC File No.

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.

ITEMS REQUESTED TO BE UNTABLED OR TABLED

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO
TABLE ITEM 51. MOTION CARRIED 14-0. ITEM 51 TABLED.**

CONSENT ITEMS

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

**MOTION (CLANCY) AND SECOND (GOODWIN) WERE MADE TO
HEAR THE CONSENT ITEMS AS READ. MOTION CARRIED 14-0.**

**MOTION (CLANCY) AND SECOND (GOODWIN) WERE MADE TO
APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 14-0.
APPROVED.**

Ordinance Amendments:

None

Agenda Item No.

MPC File No.

Alley or Street Closures:

- * **5. CITY OF KNOXVILLE** **12-A-17-AC**
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **6. CITY OF KNOXVILLE** **12-B-17-AC**
Request closure of unnamed alley between Stonewall Street and Sherman Street, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **7. CITY OF KNOXVILLE** **12-A-17-SC**
Request closure of Minnesota Ave between Sherman Street and Stonewall Street, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

- * **8. CHARLENE RAMSEY** **12-A-17-SNC**
Change Unnamed easement to 'Pine Forest Way' between Perry Road and terminus, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **9. WORLEY BUILDERS** **12-A-17-SDNC**
Change Maitland Woods to Maitland Meadows, Commission District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- * **10. STRATFORD PARK, UNIT 5 - SPD PROPERTIES** **10-SD-17-C**
a. Concept Subdivision Plan
West side of Jim Sterchi Rd., west of Dry Gap Pike., Council District 5.

STAFF RECOMMENDATION: Approve the concept plan subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. USE ON REVIEW** **10-H-17-UR**
Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.

STAFF RECOMMENDATION: Approve the development plan for up to 64 detached residential units on individual lots for proposed Unit 5, and an increase in the total number of residential units within the subdivision from 204 to 215, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **11. CENTURY PARK, PHASE II** **11-SB-17-C**
South end of Century Park Blvd., northeast side of Sherrill Blvd., west side of Mabry Hood Rd., Council District 2.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

MOTION (CLANCY) AND SECOND () WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

- * **12. CASCADE FALLS, LLC ON LOBETTI ROAD - CASCADE FALLS, LLC** **11-SD-17-C**
a. Concept Subdivision Plan
Southwest side of Lobetti Rd., southeast of Ball Rd., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-8 and the Concept Plan subject to 12 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. USE ON REVIEW** **11-F-17-UR**

Agenda Item No.

MPC File No.

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 66 attached dwelling units and 120 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

13. HARBOR CREST

12-SA-17-C

Southeast side of S. Northshore Dr., east end of Mont Cove Blvd., Commission District 5.

STAFF RECOMMENDATION: Approve variances 1-3 and the Concept Plan subject to 9 conditions.

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

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

* **14. PENROSE FOREST - RICK WILKINSON**

12-SB-17-C

a. Concept Subdivision Plan

South side of Nubbin Ridge Rd., east of Wallace Rd., Commission District 4.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

12-A-17-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 16 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along all boundary lines except the eastern boundary (15') and southeastern boundary of Lot 15 (15') subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

15. KARNS VALLEY BUSINESS PARK - THE DEVELOPMENT CORPORATION OF KNOX COUNTY

a. Concept Subdivision Plan

12-SC-17-C

South side of Garrison Dr., east of Karns Valley Dr., Commission District 6.

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

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

b. USE ON REVIEW

12-D-17-UR

Proposed use: Business Park Subdivision and Design Guidelines in EC (Employment Center) District.

STAFF RECOMMENDATION: Approve the Karns Valley Business Park Development Plan and Design Guidelines subject to 2 conditions.

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

P 16. CORNERSTONE COVE

12-SD-17-C

(2-8-18) Southeast side of Raby Way, northeast side of Harvey Rd., Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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 Rd., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

12-I-17-UR

(1-11-18) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

Final Subdivisions:

- P 18. KILMORE PROPERTIES 8-SJ-17-F**
(2-8-18) South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 19. GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY, RESUB OF LOTS 1 & 3 11-SE-17-F**

N Broadway at the intersection of Gibbs Drive, Council District 4.

Arthur Seymour Jr. 550 W Main Ave for Mr. Whaley with David Harbin
New access point on Broadway will allow access to the two lots made by this subdivision.

Monument on Gibbs Drive makes it hard to turn into the current driveway.
Driveway on Gibbs Drive will be closed with new access.

This lot had been two lots at one time per old lot lines on plat.

All subdivision requirements have been met.

Dividing the lots is not a pre-requisite for TDOT approving Broadway access.

Steve Muffler, 3017 Gibbs Drive for Gibbs Drive Historic Neighborhood Association

Through lawsuit against all of residents of Gibbs Drive Mr. Whaley stated his intent to put commercial on this property.

Our neighborhood is on the National Register of Historic Places.

One Hundred years ago deed restrictions were restricted for residential use only and only one house on any given property.

Keeping it the way it is without subdividing does not pose undue hardship to Mr. Whaley.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE VARIANCES 1 & 2 AND APPROVE FINAL PLAT.

Upon roll call the Planning Commission voted as follows:

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

Agenda Item No.

MPC File No.

Smith yes
Tocher no
Longmire yes

MOTION CARRIED 9-5. PLAT APPROVED.

Withdrawn prior to public notice

12-SA-17-F

P 20. KNOX RAIL SALVAGE

12-SB-17-F

(1-11-18) South side of Greenway Drive, east of Beverly Road, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 21. HOPE CENTRAL INC. PROPERTY & RESUB. OF JOHN H SHIELDS LOTS 302-303 AND 312-313**

12-SC-17-F

At the southwest intersection of East Magnolia Avenue and North Cruze Street, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 22. HARDEE & CO. ADDITION RESUBDIVISION OF PART OF LOTS 96-98, 100, & 104-109**

12-SD-17-F

At the intersection of E Jackson Avenue and Kentucky Street, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 23. WEIGEL PROPERTY BOYDS BRIDGE PIKE**

12-SE-17-F

South side of Boyds Bridge Pike, west of Holston Hills Road, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 24. JOHN ACUFF PROPERTY RESUBDIVISION OF LOTS 1 & 2**

12-SF-17-F

East side of Hudson Road, south of McKinney Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 25. SUSAN TOOLE PROPERTY**

12-SG-17-F

Agenda Item No.

MPC File No.

East side of Rudder Lane, south of S. Northshore Drive, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **26. CHAPMAN TRIANGLE** **12-SH-17-F**
North side of Chapman Hwy at the intersection of E. Governor John Sevier Hwy., Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **27. HOXIE S/D, RESUBDIVISION OF LOTS 3 & 4** **12-SI-17-F**
West side of Luttrell Street, north of Haynes Place, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **28. GLENWOOD PARK ADDITION TO KNOXVILLE, RESUBDIVISION OF LOTS 10-12, BLOCK N** **12-SJ-17-F**
Southeast side of Knoxwood Drive, north of Parkwood Road, Council District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **29. HOLSINGER CONSTRUCTION, LLC STORMER ROAD RESUBDIVISION OF LOT 2** **12-SK-17-F**
Northeast side of Stormer Road, southeast of E Emory Road, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. HUBER PROPERTIES CANTON HOLLOW ROAD** **12-SL-17-F**
Southwest side of Canton Hollow Road, south of Deep Woods Lane, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

* **31. WEATHERSTONE RESUBDIVISION LOTS 1-9 UNIT 1, LOTS 54-74 & 132-135 UNIT 8** **12-SM-17-F**

West side of Pipkin Lane, North side of Autumn Valley Lane, Council District 2.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **32. MASSEY CREEK, PHASE IB** **12-SN-17-F**

Northeast side of Mission Hill Lane, north of Hardin Valley Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

33. CAMBRIDGE SHORES **12-SO-17-F**

West side of S Northshore Drive, south of Sandpiper Lane, Commission District 5.

STAFF RECOMMENDATION: Approve final plat.

Arthur Seymour Jr. 550 W Main Ave. with Ryan Hickey of Ball Homes. Subdivision allows 40 homes and this is 36 lots. Drainage does not have anything to do with approving a subdivision. Ball Homes has talked with Knox County and will consider drainage improvements for the whole area. Would need to point out what the plat does not comply with.

Tom Brechko
Acreage has been corrected on the blue sheets to 13.52.

Margaret Moore, 10612 Sandpiper Lane
Drainage is concern. My property stays wet. Detention basin drains continually into my property.
Knox County says they are going to try to alleviate problems. They have not been met yet.
Took away road and embankment abuts up to my property where electrical comes from.

Elizabeth Wright, 10652 Sandpiper Lane
Drainage problems did not exist before the subdivision began.
The water did drain naturally.
Would like time for Donald Xiques to speak.

Agenda Item No.

MPC File No.

Cindy Pionke, County Engineering
There is a natural drainage way that did not require an easement.
Hired a consultant to do a drainage study with conclusion of natural drainage that should not damage his home.
County has worked with Ms. Moore.

Brad Warren, County Engineering, 205 W Baxter Avenue
County has hired a consultant to do a study. Waiting for another major water even to see about water draining off slope that does not go into easement.
Detention basin holds water during construction and post construction it will be a dry detention filling up and drawing down.
Water runs through Mr. Xiques property because it is a natural drainage way and we cannot redirect.
His is a bio detention pond and will go in a replace sediment after all construction finished.

Ryan Hickey, 1914 Pinnacle Point Way
We have a signed agreement for 20 foot easement to LCUB from our property to access lines.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE THE FINAL PLAT. MOTION CARRIED 14-0. APPROVED.

Commissioner Cole asked that citizen be able to speak.

Donald Xiques, 10658 Sandpiper
They misrepresented the water drainage and plans did not take into account the water onto our site.
Engineering told me they do not have to take into account any drainage off the site.

Scott Smith
Your water drainage goes somewhere and this subdivision may lead to permanent improvements in your drainage in the long run.

COMMISSIONER CHARLES THOMAS ARRIVED AT THE MEETING AT THIS TIME.

- * **34. HICKEY AND KACHELRIES PROPERTY** **12-SP-17-F**
Southeast side of Creekhead Drive, southwest of Hembolt Road, Council District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **35. CHEROKEE LANDING** **12-SQ-17-F**
East side of Coatney Road, north of Tipton Station Road, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **36. LOVEDAY PROPERTY** **12-SR-17-F**
North side of Tarklin Valley Road, north of Spangler Road, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- * **37. AVERY LEON CLARK JR.** **10-C-17-RZ**
Northeast side E. Governor John Sevier Hwy., west side Cinder Ln., Commission District 8. Rezoning from CA (General Business) to I (Industrial).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE I (Industrial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **38. GARY KOONTZ (Referred back from City Council)**
West side Central Avenue Pike, north of Callahan Dr., Council District 5.
a. North County Sector Plan Amendment **10-D-17-SP**
From MDR/O (Medium Density Residential and Office) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).

STAFF RECOMMENDATION: ADOPT RESOLUTION #10-D-17-SP, amending the North County Sector Plan map to GC (General Commercial) and SP (Stream Protection) designation, and recommend Knoxville City Council also approve the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. One Year Plan Amendment** **10-D-17-PA**
From MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) to GC (General Commercial) & F (Floodway).

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE GC (General Commercial) and F (Floodway) One Year Plan designations.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **c. Rezoning** **10-H-17-RZ**
From R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway) to C-4 (Highway and Arterial Commercial) & F-1 (Floodway).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-4 (Highway and Arterial Commercial) and F-1 (Floodway) zoning, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **39. CLAUDE COOPER** **12-A-17-RZ**
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).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **40. URBAN ENGINEERING** **12-B-17-RZ**
Northwest side W. Anderson Ave., northeast of Wray St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **41. LARISA ONOFRIYCHUK** **12-C-17-RZ**
Northeast side Byington Solway Rd., north of Westcott Blvd., Commission District 6. Rezoning from A (Agricultural) and I (Industrial) to OB (Office, Medical, and Related Services).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **42. BOB HAMILTON** **12-D-17-RZ**

Agenda Item No.

MPC File No.

Northwest side Yarnell Rd., east and west sides Long Farm Way, Commission District 6. Rezoning from PR (Planned Residential) to A (Agricultural).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE A (Agricultural) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **43. PRIMOS LAND COMPANY, LLC** **12-E-17-RZ**

Northwest side Crippen Rd., southwest side Recreation Ln., 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.

* **44. THOMAS C. BROOKS**

West side S. Peters Rd., south of Kingston Pike, Commission District 3.

a. Southwest County Sector Plan Amendment

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

12-A-17-SP

STAFF RECOMMENDATION: ADOPT RESOLUTION #12-A-17-SP, amending the Southwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. Rezoning**

From OA (Office Park) to RAE (Exclusive Residential).

12-F-17-RZ

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE RAE (Exclusive Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **45. DALE THOMPSON** **12-G-17-RZ**

Northwest side E. Magnolia Ave., southwest of Milligan St., Council District 6. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

* **46. VALERIY ALIY** **12-H-17-RZ**

Northeast side Heiskell Rd., southeast of W. Copeland Dr., Commission District 7. 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.

* **47. MESANA INVESTMENTS, LLC** **12-I-17-RZ**

Northwest side S. Northshore Dr., northeast of Charlottesville Blvd., Commission District 5. Rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) and F (Floodway).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **48. CITY OF KNOXVILLE**

Southeast side Texas Ave., southwest side Stonewall St., Council District 5.

a. Central City Sector Plan Amendment

12-B-17-SP

From TDR (Traditional Neighborhood Residential) to PP (Public Parks and Refuges).

STAFF RECOMMENDATION: ADOPT RESOLUTION #12-B-17-SP, amending the Central City Sector Plan map to PP (Public Parks and Refuges) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. Rezoning** **12-J-17-RZ**

From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to OS-2 (Park and Open Space) / IH-1 (Infill Housing Overlay).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE OS-2 (Parks and Open Space) / IH-1 (Infill Housing Overlay) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **49. EVELYN KEITH** **12-K-17-RZ**

Northwest side E. Emory Rd., northeast of Bishop Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Agenda Item No.

MPC File No.

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.

50. CASCADE FALLS LLC AND WALT DICKSON

West side Fretz Rd., south of Woodhollow Ln., Commission District 6.

a. Northwest County Sector Plan Amendment

12-C-17-SP

From AG (Agricultural) to LDR (Low Density Residential).

STAFF RECOMMENDATION: Adopt Resolution 12-C-17-SP amending the Northwest County sector plan to LDR Low Density Residential and recommend the Knox County Commission also adopt the sector plan amendment.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

b. Rezoning

12-L-17-RZ

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

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

Uses on Review:

T 51. AARON PENNINGTON

8-E-17-UR

Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

*** 52. GATEHOUSE PROPERTIES**

10-C-17-UR

South side Sevierville Pike, west side Sevier Heights Rd. 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.

STAFF RECOMMENDATION: Approve the request for up to 3 dwelling units on the second story of the proposed building, as shown on the development plan, subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

53. REALTY TRUST GROUP

11-B-17-UR

North side Sherrill Blvd, west side Christian Academy Blvd. Proposed use: Medical office development in PC-1 (Retail and Office Park) District. Council District 2.

STAFF RECOMMENDATION: Approve the Development Plan for a professional/medical office complex of approximately 100,000 square feet, subject to 11 conditions.

COMMISSIONER JEFF ROTH RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

Chair Longmire pointed out handouts.

Mark Miller, Realty Trust Group, 2220 Sutherland Ave
Issue with condition no. 4 on greenway on northern end and would like to talk with Knox County Greenways about the appropriate place.
Condition 7 had recommendations about traffic study including installing a traffic signal and seeking financial help from City and other property owners to pay for that traffic signal.
Condition No. 8 asks for a letter from our traffic engineer on the justification of the median cut on the western end of the property which is the full access and would like it removed.
Traffic study addresses the access and its location. Main issue is 440 foot separation requirement which is TDOT standard for divided highway.
Sherrill Boulevard is a major collector and City requires a 300 foot intersection.
Engineer will submit the letter later.

City Engineering

City has no plans to fund improvement there right now, it is developer's responsibility.

We need the engineer to sign off on this. Purpose of letter is to get the rationale why putting the access where it is.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION SUBJECT TO 11 CONDITIONS CHANGING CONDITION NUMBER 4 REMOVING "THE NORTH BOUNDARY" AND GETTING WITH KNOX COUNTY GREENWAYS TO DETERMINE BEST ROUTE FOR GREENWAY.

MOTION THOMAS WAS MADE TO POSTPONE. (MOTION WAS OUT OF ORDER AS A MOTION ALREADY ON THE FLOOR)

Agenda Item No.

MPC File No.

Scott Smith

Letter is required for safety with several schools down there.

If you need to you can come back and submit another plan

**MOTION CARRIED 13-1-1 (Thomas-no, Roth-recused).
APPROVED.**

* **54. UNION BAPTIST CHURCH 12-B-17-UR**

North side of Washington Pike, west of Maloneyville Rd. Proposed use: Offices, classrooms, and daycare center in A (Agricultural) District. Commission District 8.

STAFF RECOMMENDATION: Approve the development plan for a child day care center with a maximum enrollment for up to 50 children, subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 55. HUBER PROPERTIES 12-C-17-UR

(1-11-18) Southeast side of S. Northshore Dr., northeast of Choto Rd. Proposed use: Self Service Storage Facility in CN (Neighborhood Commercial) (k) District. Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **56. LANNY COPE 12-E-17-UR**

Northeast side of Oak Ridge Hwy., southeast side of Jim Jones Ln. Proposed use: Revision to the access condition for the commercial tree service and mulching facility in PC (Planned Commercial) District. Commission District 6.

STAFF RECOMMENDATION: Approve the request for a revision to the conditions of approval of the commercial tree service and mulching facility (9-A-17-UR - 9/14/2017) by eliminating the shared access condition and approving the revised development plan subject to 9 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **57. AARON PENNINGTON 12-F-17-UR**

North side W. Martin Mill Pike, east of W. Blount Ave. Proposed use: Multi-dwelling residential building with 2 dwelling units with 5 bedrooms each in C-3 (General Commercial) District. Council District 1.

STAFF RECOMMENDATION: Approve the request for a multi-dwelling structure with 3 dwelling units, as shown on the development plan, subject to 4 conditions.

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **58. KNOXVILLE ORTHOPEDIC SURGERY CENTER** **12-G-17-UR**
North side Fort Sanders West Blvd, south of Kingston Pike. Proposed use:
Expansion of existing medical office in PC (Planned Commercial) District.
Commission District 5.

STAFF RECOMMENDATION: Approve the request for expansion of the
Knoxville Orthopedic Surgery Center as shown on the development
plan, subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 59. GBS ENGINEERING** **12-H-17-UR**
(1-11-18) North side Hardin Valley Rd, east of Westcott Blvd. Proposed use:
Hardware store in PC (Planned Commercial) District. Commission District
6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **60. CAMERON BOLIN** **12-J-17-UR**
East side Candora Rd, southeast of Army St. Proposed use: Community
building for Log Haven in RP-1 (Planned Residential) District. Council
District 1.

STAFF RECOMMENDATION: Approve the request for a 3,900 sqft
community building and 1,200 sq ft maintenance facility with caretaker
dwelling, as shown on the development plan, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

- 61. Consideration of Election of Calendar Year 2018 MPC Officers.** **12-A-17-OB**

Laura Cole: Nominations have been accepted and now need motion to elect
by acclamation.

**MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO ELECT
BY ACCLAMATION REBECCA LONGMIRE AS CHAIR AND JANICE
TOCHER AS VICE CHAIR. MOTION CARRIED 15-0.**

- 62. Consideration of Appeal of Infill Housing Design Review Committee approval of Certificate of Appropriateness for Habitat for Humanity at 431 East Springdale.** **12-B-17-OB**

STAFF RECOMMENDATION: MPC staff recommends denial of the appeal of the Infill Housing Design Review Committee's (IHDRC) decision to issue a Certificate of Appropriateness (COA) for 431 E. Springdale Avenue.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO DENY THE APPEAL PER STAFF RECOMMENDATION.

Michelle Ivester, 1131 Chickamauga Avenue, Vice President of Lincoln Park Neighborhood Association and Broadway Corridor Taskforce. Infill guidelines came about to alleviate the double wide trailers located on 50 by 140 lots.

City County told developer 8 over 12 roof pitch was a compromise, yet here we are again with a 6 over 12 roof pitch and mix of styles.

Do not like the box design and they do not match the houses on the block.

Changes our streetscape.

We have sought a Neighborhood Conservation Overlay from City Council to give us protection from demolition and more oversight into what is built.

Bill Terry, 1501 Washington Avenue, Knoxville Habitat for Humanity Adjustments have been made at the request of neighbors and then more neighbors did not agree at the Council meeting.

City Council wanted Habitat to go back through MPC process.

Local architect, Randal Deford, reviewed the plans and stated plans proportions correct and would fit the neighborhood.

This does not seem like the wishes of the whole neighborhood but just a few neighbors.

Jeremiah Parunak, 420 E. Burwell Avenue

We have a petition signed by dozens and dozens of residents.

They did not come to a general body meeting of the neighborhood.

Infill Housing Review committee needs to be reviewed.

Kim Trent, Executive Director of Knox Heritage

We worked with Habitat and neighborhood on a compromise which was thrown out the window.

Guidelines are a tool and not a weapon.

The design of the house would be approved even in a Historic district.

Hopefully we can work together and Habitat has agreed in the future to come up with designs in advance for the neighborhood to approve, which after this appeal I doubt would ever happen.

Art Clancy

Agenda Item No.

MPC File No.

The house is appropriate and we rely on our Infill Housing Review Committee and their expertise.

MOTION CARRIED 14-1. (no-Thomas) APPEAL DENIED.

- * **63. Consideration of amending the MPC Administrative Rules and Procedures to address Wireless Communication Facilities administration. 12-C-17-OB**

STAFF RECOMMENDATION: Approve amending MPC's Administrative Rules and Procedures by adding Appendix D and changing Article II, Section 5, D. and revising the fee schedule.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 64. Consideration of Sidewalk Policy adopted in October 2017 by amendment to the Knoxville-Knox County Minimum Subdivision Regulations (Sect. 3.05 A.2). 12-D-17-OB**

STAFF RECOMMENDATION: MPC staff recommends that the Commission approve a one-year postponement to the amendment to the Knoxville-Knox County Subdivision Regulations new Section 3-05 A.2 passed during the October 2017 meeting requiring sidewalks in Knox County to be provided "for access to schools, recreational facilities, commercial establishments, or any other areas where obvious future pedestrian traffic is anticipated".

Gerald Green

We need to address ADA standards, inspections, conditions for waivers, allow Engineering and Public Works to complete a sidewalk master plan and give us time to get in place the steps for implementing this policy. This body has consistently required sidewalks in some subdivisions.

Janice Tocher

Frustration with some developers is when they hear at the last minute that sidewalks will be required.
Some type of guidelines need to be in place.

Dan Kelly

Sidewalks are routinely discussed in the developer reviews meeting with engineering and the developers at least 3-4 weeks before this body meets.

Gerald Green

The wording that staff and MPC may require sidewalks was in the first approval of the updated subdivision regulations which is in the original regulations.

Agenda Item No.

MPC File No.

Chair Longmire made a motion to amend that language to require sidewalks in all subdivisions of more than 12 lots.
The implementation of that requirement is the matter being postponed.
If we want to require sidewalks in all subdivisions, we have got to clear up some of the questions that have been raised.

Cindy Pionke

There is a RFQ for a sidewalk master plan due on January 11.
We are asking for development of a master sidewalk plan to identify proposed sidewalks that will connect public facilities to each other, criteria for prioritizing the proposing sidewalks, and 5, 10, 20 year improvements, feasibility of constructing the 5 year and rough order of magnitude process estimates for the sidewalk plan.

Jeff Roth

I was against this because I think it needs further analysis.
In my mind we are taking back the requirement for sidewalks in all subdivisions.

Gerald Green

Just to postpone implementation is appropriate for now.

Steve Wise

Suggested ratification or endorsement of the action taken in October of adopting the amendment.

Art Clancy

I have been saying it is unfair to ask developers for sidewalks until County comes in to say they think it is important and a plan on how we are doing that.

Scott Smith

The amendment that we made to the subdivision regulations that were approved was not public noticed. We need to clean some of that up.

Steve Wise

It was publicly noticed. The notice requirements for actions of this nature are minimal.
Reason I suggested we ratify and confirm is that we have noticed this once more in compliance with the law and with regulations. By ratifying and confirming should remove any doubt of any inadequacy about the noticing requirements.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE ONE YEAR POSTPONEMENT TO THE AMENDMENT TO THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS NEW SECTION 3.05 A.2 PASSED DURING THE OCTOBER 12,

Agenda Item No.

MPC File No.

2017 MEETING REQUIRING SIDEWALKS IN KNOX COUNTY TO BE PROVIDED FOR ACCESS TO SCHOOLS, RECREATIONAL FACILITIES, COMMERCIAL ESTABLISHMENTS, OR ANY OTHER AREAS WHERE OBVIOUS FUTURE PEDESTRIAN TRAFFIC IS ANTICIPATED WITH RATIFICATION AND CONFIRMATION OF THE ADOPTION OF THAT REGULATION. MOTION CARRIED 15-0. POSTPONED.

Scott Smith requested that the amendment to Section 3.05 A.2 of the Minimum Subdivision Regulations be noticed and put back on the agenda.

- * **65. Consideration of request to purchase computers under cooperative purchasing agreement.** **12-E-17-OB**

Staff Recommendation: Staff recommends approval of the purchase.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Commissioner Janice Tocher recognized a gentleman that wanted to speak earlier in the meeting.

At this time Chair Longmire opened the floor for comments from the following:

Next door neighbor to applicant in Item 41.
Jeremiah Parunak on Item 62
Victor Jernigan on Item 62

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:40 p.m.:

Prepared by: 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.