



Minutes

December 13, 2018

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

The Planning Commission met in regular session on DECEMBER 13, 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

Ms. Tamara Boyer	Mr. Richard Graf
A Mr. Louis Browning	Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin	Mr. Chris Ooten
Mr. Art Clancy	Mr. Patrick Phillips
Mr. Mike Crowder	Mr. Jeff Roth
Ms. Elizabeth Eason	A Mr. Scott Smith
Mr. Mac Goodwin	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.

File No.

2. APPROVAL OF DECEMBER 13, 2018 AGENDA.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO AMEND THE DECEMBER 13, 2018 AGENDA BY COMBINING ITEMS #21 AND #53 TOGETHER FOR DISCUSSION UNDER FINAL SUBDIVISIONS. MOTION CARRIED 13-0. ITEMS WILL BE COMBINED AND HEARD TOGETHER.

* 3. APPROVAL OF NOVEMBER 8, 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.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ UNTIL FEBRUARY 14, 2019. MOTION CARRIED 13-0. POSTPONED.

ITEMS REQUESTED TO BE WITHDRAWN

MOTION (CLANCY) AND SECOND (LOMAX) TO WITHDRAW ITEMS AS READ. MOTION CARRIED 13-0. WITHDRAWN.

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. | |

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. | |

KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

- | | |
|--|-----------|
| a. Concept Subdivision Plan | 7-SA-18-C |
| Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6. | |
| b. USE ON REVIEW | 7-C-18-UR |

Agenda Item No.

File No.

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

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.

GORDON SMITH

8-B-18-AC

Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

WHITE'S ADDITION

10-SC-18-F

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY

12-SD-18-F

North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.

ITEMS REQUESTED TO BE TABLED

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO TABLE ITEM AS READ. MOTION CARRIED 13-0. TABLED.

ITEMS REQUESTED TO BE UNTABLED

None

CONSENT ITEMS

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

COMMISSIONER CHRIS OOTEN RECUSED HIMSELF FROM THE CONSENT ITEMS.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO HEAR THE CONSENT ITEMS AS READ. MOTION CARRIED 12-0. APPROVED.

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 12-0. APPROVED.

Ordinance Amendments:

11-A-18-OA

Consideration of the comprehensive update of the City of Knoxville Zoning Ordinance.

STAFF RECOMMENDATION: POSTPONE UNTIL THE JANUARY 10, 2019 MEETING.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE POSTPONE CONSIDERATION OF THE PROPOSED UPDATE TO THE JANUARY 10, 2019 MEETING. MOTION CARRIED 13-0. POSTPONED.

12-A-18-0A

Consideration of an amendment to the Knox County Zoning Ordinance addressing the minimum lot area for hotels and motels.

STAFF RECOMMENDATION: APPROVE AMENDMENT.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE APPROVE
PER STAFF RECOMMENDATION. MOTION CARRIED 13-0.
APPROVED.**

Alley or Street Closures:

3-F-10-SC

Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

STAFF RECOMMENDATION: DENY the closure of this Lecil Road, based on the objections from City Engineering and City Fire Department.

Speaking today:

Barry Lyke, 735 Bagwell Road, Knoxville, TN, 37924.

Sonny Parton, Fire Department, City of Knoxville, 900 E. Hill #430, Knoxville, TN.

John King, P.O. Box 2425, Knoxville, TN, 37901.

MOTION (BUSTIN) AND SECOND (EASON) WERE MADE DENY PER STAFF RECOMMENDATION. MOTION CARRIED 12-1 (No-Clancy). DENIED.

12-A-18-SC

(2-14-19) Request closure of Volunteer Blvd between Intersection of UT Dr.

Agenda Item No.

File No.

and Todd Helton Dr. and W. Cumberland Ave., Council District 1.

STAFF RECOMMENDATION: RECOMMEND postponement until the February 14, 2019 MPC meeting, per applicant's request.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

P 9. UNIVERSITY OF TENNESSEE

12-B-18-SC

(2-14-19) Request closure of Todd Helton Dr. between intersections of Chamique Holdsclaw Dr. & Pat Head Summit St. and Volunteer Blvd., Council District 1.

STAFF RECOMMENDATION: RECOMMEND postponement until the February 14, 2019 MPC meeting, per applicant's request.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts / Uses On Review:

*** 10. OCTOBER PARK - VERTEX DEVELOPMENT, LLC**

9-SD-18-C

a. Concept Subdivision Plan

North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.

STAFF RECOMMENDATION: APPROVE variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 13 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. USE ON REVIEW

9-F-18-UR

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

STAFF RECOMMENDATION: APPROVE the development plan for up to 70 detached and 27 attached residential dwellings on individual lots and a reduction of the peripheral setback from 35' to 15' as identified below in condition #2, subject to 2 conditions.

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File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

W 11. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR ROCK PARTNERS, LLC

a. Concept Subdivision Plan

10-SE-18-C

Southeast side of S Northshore Dr, Southwest of Dunwoody Blvd, Commission District 4.

STAFF RECOMMENDATION: WITHDRAW the Concept Plan application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W b. USE ON REVIEW

10-E-18-UR

Proposed use: Detached Residential Subdivision in A (Agricultural) District.

STAFF RECOMMENDATION: WITHDRAW the Use on Review application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W 12. COMMON GROUND SENIOR COHOUSING - TAMBARK DEVELOPMENT, LLC

a. Concept Subdivision Plan

10-SG-18-C

West side of Tambark Dr, north of Valley View Dr., Council District 4.

STAFF RECOMMENDATION: WITHDRAW the Concept Plan application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W b. USE ON REVIEW

10-J-18-UR

Proposed use: Senior Cohousing, 32 attached units on individual lots in RP-1 (Planned Residential) District.

STAFF RECOMMENDATION: WITHDRAW the Use on Review application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

*** 13. OSPREY POINT – OSPREY LANDING, LLC**

a. Concept Subdivision Plan

12-SA-18-C

Agenda Item No.

File No.

South side of Osprey Point Ln, southeast of S. Northshore Dr.,
Commission District 4.

STAFF RECOMMENDATION: APPROVE variances 1-3 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard. APPROVE the Concept Plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. USE ON REVIEW

12-G-18-UR

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

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 9 detached dwelling units on individual lots, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **14. GRAY BELL SPRINGS - JIM SULLIVAN**

a. Concept Subdivision Plan

12-SB-18-C

North side of Gray Rd., east of McCloud Rd., Commission District
8.

STAFF RECOMMENDATION: APPROVE the Concept Plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. USE ON REVIEW

12-I-18-UR

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

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 35 detached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 15. SPRING LAKE FARMS - JIM SULLIVAN

(1-10-19)

a. Concept Subdivision Plan

12-SC-18-C

Northeast side of Bradley Lake Ln., southeast side of Ball Camp
Pike., Commission District 3.

Agenda Item No.

File No.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

P

b. USE ON REVIEW

12-J-18-UR

(1-10-19)

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

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

P 16.

HERITAGE WOODS - JIM SULLIVAN

12-SD-18-C

(1-10-19)

a. Concept Subdivision Plan

South end of Heritage Lake Blvd., south of Westland Dr., Commission District 5.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

P

b. USE ON REVIEW

12-L-18-UR

(1-10-19)

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

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

Final Subdivisions:

*** 17.**

TARYN'S NEST

2-SG-17-F

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

STAFF RECOMMENDATION: APPROVE Final Plat.

Agenda Item No.

File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **18. THE GLEN AT WEST VALLEY** **10-SH-18-F**

At the intersection of Millstone Ln and George Williams Rd,
Commission District 5.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **19. BRANSON PROPERTY** **12-SA-18-F**

Southeast side of Lovelace Rd., southwest of Stubbs Bluff
Rd., Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **20. LUNDY ESTATE** **12-SB-18-F**

Intersection of Rocky Ln & Wise Springs Rd, Commission District 8.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 21. COTTINGTON COURT RESUBDIVISION OF LOT 25 **12-SC-18-F**

(1-10-19)

North side of S Northshore Dr. southwest side of Cottingham Ct.,
Commission District 4.

STAFF RECOMMENDATION: POSTPONE Final Plat until
the January 10, 2019 MPC meeting, at the request of the
applicant.

Speaking today:

Ronald German, 9108 British Station Lane, Knoxville, TN, 37922.

John King, P.O. Box 2425, Knoxville, TN, 37901.

Brent Watson, 809 Creswell Court, Knoxville, TN 37919.

Dennis Huckaba, 2561 Willow Point Way, Knoxville, TN, 37931.

Bill Jenkins, 9100 British Station Road, Knoxville, TN, 37922.

Ray Tant, 4300 Fulton Drive, Knoxville, TN, 37918.

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File No.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE POSTPONE ITEM #21 PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. POSTPONED.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE POSTPONE ITEM #53 PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. POSTPONED.

T 22. ROY W BREEDEN JR & DEADRA BREEDEN PROPERTY 12-SD-18-F

North side of Fordtown Rd. northeast of Taylor Ford Rd., Commission District 9.

STAFF RECOMMENDATION: TABLE at the request of the Applicant.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

*** 23. GEORGE & LAURA BREWER ESTATE RESUB OF LOT 1 AND LYNN AND EMILY UNDERWOOD PROPERTY 12-SE-18-F**

North side of Cannon Ln., east of S. Carter School Rd., Commission District 8.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 24. RONNIE D. SEAGLE PROPERTY RESUB. OF LOT 4R 12-SF-18-F**

West side of Mission Springs Ln., at intersection of Holly Hills Ln, Commission District 8.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 25. CHARLES J CRAVEN PROPERTY 12-SG-18-F**

Northwest side of Montlake Dr., north of Maloney Rd, Commission District 9.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 26. FINAL PLAT OF THE PROPERTY OF DONALD J ROBERTS 12-SH-18-F**

Northwest side of Buffet Mill Rd., northeast of Hale Rd, Council District 4.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **27. PROPERTY OF T. J. & ETHEL D. DILLS** **12-SI-18-F**
North of Meadow Ridges Ln., west of River Crest dr., Commission District 5.

STAFF RECOMMENDATION: Approve Variances 1-3.
APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **28. JANES PLACE** **12-SJ-18-F**
North side of Ball Camp Pk southeast side of Gatekeeper Way, Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **29. CLAYTON HC, INC. TRACT VIII AND LOVELAND, UNIT 2** **12-SK-18-F**
Northwest side of Monte Vista Rd., east side of Starbuck Ln., Council District 4.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. LAUREL RIDGE, PHASE II** **12-SL-18-F**
South of Sam Lee Rd. north of Hardin Valley Rd, Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **31. THE BROOKE AT HARDIN VALLEY** **12-SM-18-F**
North side of Hardin Valley Rd., west of n Campbell Station Rd, Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **32. CHURCHILL DOWNS ADDITION, PHASE I** **12-SN-18-F**
At the intersection of Bob Kirby Rd and Secretariat Blvd., Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **33. KOTZ ESTATE PROPERTY** **12-SO-18-F**
Southwest side of Brown Gap Rd., south of E Emory Rd, Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **34. STRATFORD PARK UNIT 5** **12-SP-18-F**
West side of Jim Sterchi Rd. at Dry Gap Pk., Council District 5.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **35. STRATFORD PARK, RESUBDIVISION OF THE PRATT PROPERTY** **12-SQ-18-F**
Northeast side of Stratford Park Blvd. northwest of Nature Ln, Council District 5.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendment/Rezoning:

- W 36. BRIAR ROCK PARTNERS, LLC** **9-F-18-RZ**
Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: WITHDRAW the Rezoning application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- 37. LAURENCE EATON** **11-F-18-RZ**
South side of E. Scott Ave., west of Harvey St, Council District 4. Rezoning from R-1A (Low Density Residential) / H-1 (Historic Overlay) to RP-1 (Planned Residential) / H-1 (Historic Overlay).

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STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-1 (Planned Residential District) / H-1 (Historic Overlay) zoning.

Speaking today:

Laurence Eaton, 409 W. Glenwood Avenue, Knoxville, TN, 37917.

Juan Mino, 212 E. Oak Hill Avenue, Knoxville, TN, 37917.

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

* **38. JACKIE A. STANLEY**

East end of Valgro Rd., east of Sevierville Pike, Commission District 9.

a. South County Sector Plan Amendment

12-A-18-SP

From AG (Agricultural) to LI (Light Industrial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #12-A-18-SP, amending the South County Sector Plan to BP-1 (Business Park Type 1) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A) The applicant requested LI.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

12-A-18-RZ

From A (Agricultural) to LI (Light Industrial).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE EC (Employment Center) zoning, consistent with the BP-1 (Business Park Type 1) sector plan recommendation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **39. STEVE YOUNG**

12-B-18-RZ

Southwest corner of Pleasant Ridge Rd. and Sycamore Dr. West of West Industrial Parkway., Council District 3. Rezoning from I-1 (Planned Industrial Park) to I-2 (Restricted Manufacturing and Warehousing).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE I-2 (Restricted Manufacturing and Warehousing) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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* **40. SMITHBILT HOMES LLC**

Northeast side of Karns Valley Dr, north of Byington Solway Rd, south of Oak Ridge Hwy, Commission District 6.

a. Northwest County Sector Plan Amendment

12-B-18-SP

From BP-1 (Business Park Type 1) and STPA (Stream Protection Area) to LDR (Low Density Residential) and STPA (Stream Protection Area).

STAFF RECOMMENDATION: ADOPT RESOLUTION #12-B-18-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and STPA (Stream Protection Area) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

12-C-18-RZ

From A (Agricultural) and F (Floodway) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) at the requested density up to 5 du/acre zoning, consistent with the LDR (Low Density Residential) sector plan recommendation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

41. HMH DEVELOPMENT INC.

East side of Marietta Church Road, north of Buttermilk Road, south of Hardin Valley Road, Commission District 6.

a. Northwest County Sector Plan Amendment

12-C-18-SP

From AG (Agricultural) to RR (Rural Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #12-C-18-SP, amending the Northwest County Sector Plan to RR (Rural Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A).

Speaking today:

Dylan Ogle, 1831 Marietta Church Road, Knoxville, TN, 37932.

Kimberly Elrod, 1833 Marietta Church Road, Knoxville, TN, 37932.

Hunter Harrison, 2926 Swafford Road, Knoxville, TN, 37932.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO ADOPT PER STAFF RECOMMENDATION. MOTION CARRIED 12-1 (No Lomax). ADOPTED.

b. Rezoning

12-D-18-RZ

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

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) up to 2 du/acre zoning, consistent with the RR (Rural Residential) sector plan recommendation. (Applicant requested 2.5 du/acre)

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR (PLANNING RESIDENTIAL) UP TO 2.08 DU/ACRE ZONING, CONSISTENT WITH THE RR (RURAL RESIDENTIAL) SECTOR PLAN RECOMMENDATION. MOTION CARRIED 12-1 (No Lomax). APPROVED.

* **42. MARK YAMBERT AND CYNTHIA MCREYNOLDS**

12-E-18-RZ

East side of Dry Gap Pike, south of Beaver Creek Drive, north of Branch Field Lane., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) at the requested density up to 4 du/acre zoning, consistent with the LDR (Low Density Residential) sector plan recommendation and the slope analysis for the property.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **43. LUKE BOZEMAN**

12-F-18-RZ

North of Hillside Ave., west of Wyrick Rudder Dr., Commission District 8. 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.

WITHDRAWN PRIOR TO PUBLIC NOTICE

12-D-18-SP

WITHDRAWN PRIOR TO PUBLIC NOTICE

12-G-18-RZ

* **44. QB REALTY TEAM LLC**

12-H-18-RZ

South of Westland Dr., west of Heritage Lake Blvd., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission

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APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **45. NEYLAND BRYANT ONE, LLC**

12-I-18-RZ

On the southeast corner of E. Woodland Ave. and Kenyon St. intersection., Council District 4. Rezoning from R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services District) zoning with an IH-1 (Infill Housing Overlay).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses On Review:

* **46. 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.

STAFF RECOMMENDATION: APPROVE the development plan for up to 3 duplexes on individual lots for a total of 6 dwelling units, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

W 47. JIM ODLE

6-I-18-UR

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.

STAFF RECOMMENDATION: WITHDRAW the Use on Review application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W 48. 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

Agenda Item No.

File No.

(Neighborhood Commercial) District. Council District 3.

STAFF RECOMMENDATION: WITHDRAW the Use on Review application as requested by the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

49. ECG ACQUISITIONS, LLC

10-H-18-UR

Northwest side of E Young High Pike, east side of Chapman Hwy
Proposed use: 158 unit multi-dwelling development in RP-2
(Planned Residential) District. Council District 1.

COMMISSION CHAIR JANICE TOCHER RECUSED HERSELF AND
LEFT THE MEETING AT 3:20 P.M. VICE CHAIR PAT PHILLIPS CHAIRED
DISCUSSION OF THE ITEM.

STAFF RECOMMENDATION: APPROVE the Development Plan for a multi-dwelling development with up to 156 dwelling units, subject to 12 conditions.

Speaking today:

Arthur Seymour, Jr., 550 W. Main Street #500, Knoxville, TN, 37902.

Becky Wade, City of Knoxville Community Development Director, 400 Main Street, Knoxville, TN, 37902.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE THE DEVELOPMENT PLAN FOR A MULTI-DWELLING DEVELOPMENT WITH UP TO 156 DWELLING UNITS, SUBJECT TO 12 CONDITIONS, AMENDING ITEM #6 TO ALLOW ADMINISTRATIVE REVIEW OF THE KNOXVILLE AREA TRANSIT SUPER STOP. MOTION CARRIED 12-0. APPROVED

COMMISSION CHAIR JANICE TOCHER RETURNED TO THE MEETING AT 3:31 P.M. AND RESUMED CHAIR DUTIES.

WITHDRAWN PRIOR TO PUBLIC NOTICE

12-A-18-UR

*** 50. FURROW WEST PARTNERSHIP**

12-B-18-UR

Southwest side of I-40 / I-75 off ramp (exit 376B), northeast of Parkside Dr. Proposed use: Vehicle parking in PC-2 (Retail and Distribution Park) District. Council District 2.

STAFF RECOMMENDATION: APPROVE the Development Plan for parking expansion, subject to 3 conditions.

Agenda Item No.

File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 51. DEBRA G. DAUGHERTY

12-C-18-UR

(1-10-19) Southeast side of Lovell Rd., southwest of Thompson Rd.
Proposed use: Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 52. RJR PROPERTIES, G.P.**

12-D-18-UR

South side of E. Norton Rd., west side of Arthur Harmon Rd.
Proposed use: 20 attached residential dwelling units in PR (Planned Residential) District. Commission District 9.

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 20 attached dwelling units, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 53. MICHAEL BRADY INC.

12-E-18-UR

(1-10-19) Northwest side of S. Northshore Dr., southwest side of Cottingham Ln. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 4.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant following discussion on this case and the associated final plat (12-SC-18-F).

This item was heard earlier in the meeting during the discussion of Final Plat 12-SC-18-F.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED

54. SECURITY CENTRAL STORAGE

12-F-18-UR

Southeast side of Westland Dr., northeast of I-140. Proposed use: Self Service Storage Facility in CA General Business), OA (Office Park) & A (Agricultural) District. Commission District 5.

Agenda Item No.

File No.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the February 14, 2019 MPC meeting as recommended by staff.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE
PER STAFF RECOMMENDATION. MOTION CARRIED 13-0.
APPROVED**

*** 55. MINI STORAGE DEPOT ON CHAPMAN 12-H-18-UR**

Southwest side of Chapman Hwy, southwest of Gwinfield Dr.
Proposed use: 3-story self storage facility in C-4 (Highway and Arterial Commercial) District. Council District 1.

STAFF RECOMMENDATION: APPROVE the Development Plan for a 3-story indoor storage facility, approximately 74,200 square feet, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 56. CANTRELL ENGINEERING & SURVEYING LLC 12-K-18-UR

(2-14-19) Northwest side of Black Oak Dr., west end of Third Ln.
Proposed use: Church Parking Lot Expansion in R-1 (Low Density Residential) District. Council District 5.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the February 14 2019 MPC meeting as requested by the applicant.

*** 57. CAMERON BOLIN SANDERS PACE ARCHITECTURE 12-M-18-UR**

South side of Repass Dr., east of Candora Rd. Proposed use: Artist studios as accessory use to the residential use in RP-1 (Planned Residential) District. Council District 1.

STAFF RECOMMENDATION: APPROVE the request for two artist studios that are approximately 1,200 sqft each as accessory structures for the Log Haven multi-dwelling residential community, as shown on the development plan, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

58. Consideration of Election of MPC Officers for Calendar Year 2019 will be conducted at the December 13, 2018 meeting. 12-A-18-OB

Agenda Item No.

File No.

Commissioner Gayle Bustin stated that nominations have been accepted and now need a motion to elect by acclamation.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO ELECT BY ACCLAMATION JANICE TOCHER AS CHAIR AND PATRICK PHILLIPS AS VICE CHAIR. MOTION CARRIED 13-0.

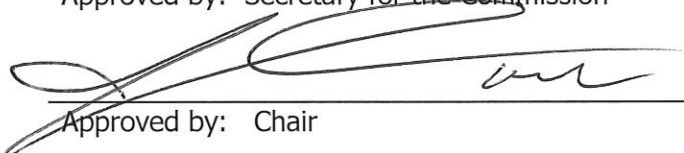
Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:36 PM.


Prepared by: Laura Edmonds


Approved by: Secretary for the Commission


Approved by: Chair

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