

Draft Minutes February 8, 2018

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

The Metropolitan Planning Commission met in regular session on FEBRUARY 8, 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. 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 FEBRUARY 8, 2018 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF JANUARY 11, 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 (SMITH) WERE MADE TO
POSTPONE ITEMS 30 DAYS AS READ UNTIL THE MARCH 8, 2018
MEETING. MOTION CARRIED 14-0. POSTPONED 30 DAYS.**

Agenda Item No.

MPC File No.

MOTION (CLANCY) AND SECOND (COLE) WERE MADE TO POSTPONE ITEMS 60 DAYS AS READ UNTIL THE APRIL 12, 2018 MEETING. MOTION CARRIED 14-0. POSTPONED 30 DAYS.

WITHDRAWALS REQUIRING MPC ACTION

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO WITHDRAW ITEM 31. MOTION CARRIED 14-0. WITHDRAWN

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

KNOXVILLE CITY COUNCIL (REVISED) 12-B-13-OA
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.

METROPOLITAN PLANNING COMMISSION 10-A-15-OA
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.

TREVOR HILL 11-A-14-SC
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.

WILSON RITCHIE 3-F-10-SC
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT
a. Concept Subdivision Plan 4-SC-09-C
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.
b. Use On Review 4-D-09-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.

VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC
a. Concept Subdivision Plan 7-SC-15-C
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.
b. USE ON REVIEW 7-H-15-UR
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

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

<u>Agenda Item No.</u>	<u>MPC File No.</u>
a. Concept Subdivision Plan South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.	4-SD-16-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u>	
a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	1-SA-17-C
b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-B-17-UR
<u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u>	
a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	1-SD-17-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-17-UR
<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u>	
a. Concept Subdivision Plan Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.	1-SF-17-C
b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-J-17-UR
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u>	4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u>	5-SH-15-F
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	
<u>FAERBER PROPERTIES</u>	7-SL-15-F
Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	

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

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<u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	3-G-17-RZ
<u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4. Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).	4-B-10-UR
<u>VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)</u> North side Holston Dr, southeast side Martin Luther King Jr. Ave, south side Asheville Hwy. Proposed use: Commercial Telecommunications Facilities in C-3 (General Commercial) District. Council District 6.	9-B-16-UR
<u>RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE</u> East side of Cate Rd., directly east of Cateland Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.	2-B-17-UR
<u>MAC TOBLER</u> South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.	5-A-17-UR
<u>G.M. PROPERTIES</u> Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.	6-H-17-UR
<u>AARON PENNINGTON</u> Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.	8-E-17-UR

ITEMS REQUESTED TO BE UNTABLED OR TABLED

None

CONSENT ITEMS

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

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

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

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Ordinance Amendments:

None

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses On Review:

- * **5. RIVER MEADOWS, UNIT TWO** **11-SC-17-C**
West side of Saylor's Ford Rd., south end of River Poppy Rd., Commission District 8.

STAFF RECOMMENDATION: Approve variances 1 & 2 and the Concept Plan for up to 65 lots subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 6. CORNERSTONE COVE** **12-SD-17-C**
3-8-18 Southeast side of Raby Way, northeast side of Harvey Rd., Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 7. RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER** **1-SE-18-C**
3-8-18 East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 12 conditions.

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 45 detached residential units on individual lots, subject to 1 condition.

Mike Reynolds

Reviewed the history of the rezoning of the property. Rezoned to RP-1 in 2007 with conditioned zoning the use be tied to the senior housing with an agreement between property owner and neighborhood. In 2017 condition was removed with no discussion or opposition.

Curtis Williams, City Engineering

Count data for Broome Road with trips peaking out in 2000-2004 and decreased recently.

Have asked developer to increase width of Broome Road along their frontage.

Crash data evaluated and consistent with two lane roads of that type.

Traffic impact study is not required but some elements usually covered in traffic study are addressed in conditions on the staff report.

Ten Mile Watershed has extra considerations and requires retention of water on site.

Will look at peak flow rates and volume and water quality considerations.

Marshall Wilkins, 801 Bennett Place, on behalf of 1200 residents.

Do not want to stop development but save integrity of neighborhood.

Density not compatible with the rest of the neighborhood.

Request 90 day postponement to better understand the situation and impact especially stormwater, large retention, drainage, traffic and consistent density.

Scott Davis, PO Box 11315, 37939

Met with homeowners association other than concepts.

Doing single family residential, which I thought what they want, at 3.6 dwelling units per acre which is about half of allowed density.

Issues brought up will be addressed through engineering.

Smaller lots but that is what market is demanding today with comparable prices.

Herb Anders

Compatibility is of utmost importance for this development.

With slope and drainage would like to see something in the range of 2.5.

Would agree to additional postponement to let the residents have a sense of calm.

Laura Cole

Concern is the original agreement should have come into discussions up front of this.

MOTION (COLE) AND SECOND (BUSTIN) WERE MADE TO POSTPONE 30 DAYS.

Charles Lomax

Asked for 60 days to make sure the neighborhood and developer have conversations and understandings to be reached to feel more comfortable with this development.

COLE AND BUSTIN AMENDED THEIR MOTION TO POSTPONE 60 DAYS.

Jeff Roth

The conditions address all the issues and concerns raised.
City Engineering answered a lot of questions in detail.
Density about the same as what it was 7 years ago at R-1.

Charles Thomas

Main concern is size of detention pond and slope along with current flooding issues.
Asked for an example of a detention pond this large and staff did not know any.

Scott Davis

When asked if could do 2.5 units per acre answered cost of land and development at 2.5 units would make \$100,000 to \$125,000 per lot which is way too much.
Lot sizes keep getting smaller due to land costs and what the demand is.
Houses would be between \$375,000 to \$450,000 based on price of the lots at \$60,000-\$70,000.

Marshall Wilkins

Need time to go over alternatives with the developer.
Limited to 4 people talking with Scott Davis.
First talk was more of a positioning rather than details on compromise.
If it is not economically feasible to do it the right way, maybe the property is overpriced.

Chris Ooten

Scott Davis was not around when 2007 agreement was made but now he has property zoned at up to 6 dwellings per acre.
From postponement standpoint only thing I see coming out of this is some sort of buffer or phased development and better communications.
Want a larger group to meet with Scott Davis.

Davis

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Thought representatives of the association and a small group of people would be more productive.

Ask for 30 days instead of 60 days.

Laura Cole

As far as trust the community made a detailed agreement with a developer and then it was just gone.

The first time an agreement was made it took from 2005 to 2007 to put this together.

Gerald Green

Pointed out that the agreements between individuals are not enforced by the City, by MPC or any other entity. We have been instructed to stay arm's length from those types of agreements.

Gayle Bustin

Encouraged Mr. Davis to meet with the community and be thoughtful with their questions and concerns.

Upon roll call the Planning Commission voted as follows:

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

MOTION CARRIED 8-6. POSTPONED 60 DAYS

Final Subdivisions:

- * **9. KNOX RAIL SALVAGE** **12-SB-17-F**
South side of Greenway Drive, east of Beverly Road, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **10. EMORY BROOKE S/D** **2-SA-18-F**
West side of W Emory Road at Cate Road, Commission District 6.

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STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **11. BRAINE & LEES ADDITION TO KNOXVILLE** **2-SB-18-F**
North side of Chickamauga Avenue, east of Bruhin Road, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **12. HARBOR CREST** **2-SC-18-F**
Southeast side of S Northshore Drive at Mont Cove Blvd., Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **13. CHAVANNES BUFFAT PROPERTY RESUBDIVISION OF PART OF LOT 3** **2-SD-18-F**
West side of Fairview Street, south of Edgewood Avenue, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **14. BARINEAU HILLS, PHASE II** **2-SE-18-F**
At the intersection of Maryville Pike and Tipton Station Road, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **15. FINAL PLAT OF PROPERTY OF MARK HICKMAN** **2-SF-18-F**
East side of N Gay Street, south side of Emory Place, and northwest side of King Street, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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- * **16. LAZY ACRES** **2-SG-18-F**
Northeast side of Della Drive, west of Hack Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **17. FIVE POINTS REDEVELOPMENT PHASE 3 & RESUBDIVISION OF LOT 1 OF PHASE I** **2-SH-18-F**
Southwest intersection of Martin Luther King Jr Avenue and McConnell Street, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **18. MAITLAND WOODS, UNIT 4, RESUBDIVISION OF LOTS 151-1R AND MAITLAND MEADOWS RESUBDIVISION OF LOTS 90 & 91** **2-SI-18-F**
East side of Ancient Oak Lane and at the terminus of Altacrest Lane, Commission District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 19. TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY** **2-SJ-18-F**
3-8-18 North side of Asheville Hwy., west of Neals Landing Road, Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 20. GOODISON PARK PHASE II** **2-SK-18-F**
3-8-18 North side of George Light Road, west of Pellissippi Parkway, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 21. HARDIN VALLEY WEST** **2-SL-18-F**
3-8-18 Northwest side of Hardin Valley Road, southwest of Conners Creek Circle, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **22. THE SEMECO PROPERTY** **2-SM-18-F**
West side of N Broadway, north of Bluff Avenue, Council District 4.

STAFF RECOMMENDATION: Approve.

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THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **23. LJSRRC, LLC PROPERTY, LOT 2** **2-SN-18-F**
South of Mascot Road, south side of Staff Drive, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **24. LOVELL POINTE LLC RESUBDIVISION OF LOTS 1 & 2** **2-SO-18-F**
Northeast side of Lovell Road, north of Parkside Drive, Commission District 5 and Council District 2.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- 25. KNOX COUNTY COMMISSION**
Southeast side Hardin Valley Rd., west side Thompson Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **2-A-18-SP**
From TP (Technology Park) to GC (General Commercial).

STAFF RECOMMENDATION: ADOPT RESOLUTION # 2-A-18-SP, amending the Northwest County Sector Plan to O (Office) and recommend that County Commission also adopt the sector plan amendment.

Horace Beckner, 2305 Thompson Road
Endorse staff recommendation for office rather than commercial.

Benny Mormon, 10308 Hardin Valley Road, Benchmark Associates
You approved office in December.
County Commission sent this back to consider commercial.
TTCDA approved.

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

- BENCHMARK ASSOCIATES, INC.**
b. Rezoning **11-F-17-RZ**
From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning. (Applicant requested CA/TO.)

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

* **26. VERTEX DEVELOPMENT**

1-F-18-RZ

Northeast side Harvey Rd., north of Mallard Bay Dr., 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 2 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

27. GRAHAM CORPORATION

2-A-18-RZ

Northwest side Kermit Dr., northeast of Clinton Hwy., Council District 5. Rezoning from SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

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

Arthur Seymour Jr., 550 W Main Avenue, on behalf of applicant
Handed out materials on Graham developments
Want C-4 because provides ability for climate controlled self-storage and C-3 does not provide for this.
If use it for motel would need higher height as allowed in C-4.
Property across Kermit Drive from Neubert Auto which is C-4.

Tim Graham
Building height in C-4 would allow a nicer hotel in this area in the 4 to 6 story range. We are trying to bring the area up and work with regional or national chains.
C-4 would allow us not to have to ask for variances from BZA.
Want same zone right across the street.

Diette Crockett, 7801 Kodak Road
Don't think he has talked with local businesses in the area.
Self-storage next to hotel does not mix well.
Automotive business gets most of its customers from the opposite side and not Kermit Drive.
Would also be rezoning part of a parking lot.

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Mike Brusseau

This is a local street and not a major arterial.

Neubert needed outdoor storage was the reason for C-4 and that was limited to opposite side of Kermit Drive.

Graham

Storage unit is not planned, but a 4-6 story hotel is a goal.

Dunkin Donut has two access points on Merchants we can use and face hotel on Merchants.

Car lots are not our intention either.

Small footprint with setbacks in C-3 and possibly 2 to 3 stories.

We have a joint parking easement and not going to affect that.

Janice Tocher asked if Mr. Graham had talked with the surrounding businesses and he said no.

Art Clancy

Questioned the entrance to a high end hotel across from the back of Neubert garage.

The C-4 in that area has actually helped and not hurt.

Bad place for a car lot.

Self-Storage has to come before us.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE C-4 (HIGHWAY AND ARTERIAL COMMERCIAL).

Upon roll call the Planning Commission voted as follows:

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

MOTION FAILED 6-8.

MOTION (PHILLIPS) AND (BUSTIN) WERE MADE TO APPROVE C-3 PER STAFF RECOMMENDATION. MOTION CARRIED 9-5. APPROVED C-3.

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(Vote from above reversed except Commissioner Eason kept her vote to yes on C-3 also.)

* **28. RALPH SMITH - PLS** **2-B-18-RZ**

North side Westland Dr., west of Hamilton Ridge Ln., Commission District 5. Rezoning from CA (General Business) to A (Agricultural).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

29. VERTEX DEVELOPMENT **2-C-18-RZ**

West side Brakebill Rd., northwest of Strawberry Plains Pike, Commission District 8. 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 12 du/ac.

David Harbin, 4334 Papermill Drive on behalf of Vertex Development Satisfied with 9 units per acre or 12 either one.

Nancy Maclemore, 324 Brakebill Road

During high rains Brakebill Road floods and have to come out and put up high water signs.

Traffic is bad and road is narrow.

Each end of the road is City and in the middle it is County and road needs widening.

There are several springs and wet water creeks on the property.

Cindy Pionke, County Engineering

Traffic impact study will be reviewed.

TDOT and County already looking at Strawberry Plains interchange.

Way down on list for widening.

This one is a level 2 study which it means it is going to generate more than 3,000 trips per day and why looking at major intersections and access points.

Main concern is horizontal curve in the city limits.

Developer would be the one to do the improvements since development increasing traffic.

Clancy

This development would push the City and the County to look at the hydrology of flooding and road improvements.

Staff made a good recommendation to up the zoning to allow for a better development.

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

Matt Valenti, 504 Brakebill Road

12 units per acre seems like a big jump in density that changes the complexion of that area.

Need to make sure the community can stand what this influx of new homes will bring.

One reason I came back to east Knoxville was houses are not on top of each other.

Gerald Green

Sector plan designation is medium density which allows up to 12 du/ac. Close to interstate, new schools, access to main corridor and have a place for the population increasing in the area.

12 provides additional income for development to put into needed road improvements in the area.

David Harbin

Looking at 60 -66 foot wide lots.

Probably will be detached housing but not completed that part of planning.

Jessie Thompson, 1720 Hammer Road

Two spring fed ponds on Brakebill Road reason or flooding.

Property on the other side was unable to handle 11 units per acre.

It is sitting empty with detention ponds and water and sewer lines which freeze and not being developed and cannot perk.

The development on Hammer was before MPC and MPC said had to widen the road and put sewer down the road.

Finally put sewer across Hammer Road and still unusable to this day.

We have seen all the problems we are bringing up which will likely be ignored again.

Upon roll call the Planning Commission voted as follows:

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

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Smith yes
Thomas no
Tocher no

MOTION FAILED 5-9.

MOTION (COLE) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR PLANNED RESIDENTIAL AT A DENSITY UP TO 9 DWELLING UNITS PER ACRE. MOTION CARRIED 12-2. PR AT 9 DU/AC APPROVED.

- P 30. FORT SANDERS PARTNERS 2-D-18-RZ**
3-8-18 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).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Uses on Review:

- W 31. FELLOWSHIP CHURCH 9-E-17-UR**
West side Broome Rd, south of Middlebrook Pike Proposed use: Driveway connection to Broome Road for church in R-1 (Low Density Residential) District. Council District 2.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- P 32. HUBER PROPERTIES 12-C-17-UR**
3-8-18 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.

- P 33. HARBWHITE PROPERTIES 1-A-18-UR**
3-8-18 Southwest side of Bridgewater Rd., north side of I40/I75. Proposed use: Amend the previously granted Use on Review Condition #2. (3-J-15-UR / 3-12-2015) in PC-1 (Retail and Office Park) District. Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 34. KENTON YEAGER 1-H-18-UR**
4-12-18 East side Bella Vista Ln, north of Kodak Rd. Proposed use: Rural retreat in A (Agricultural) District. Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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- * **35. JW CONGREGATION SUPPORT, INC.** **2-A-18-UR**
East side Whittle Springs Rd., north side White Oak Ln. Proposed use:
Church in O-1 (Office, Medical, and Related Services) District. Council
District 4.

STAFF RECOMMENDATION: Approve the development plan for a 130
seat church, subject to 13 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 36. STUART ANDERSON** **2-B-18-UR**
3-8-18 North side Boardwalk Blvd, west side Town Center Blvd. Proposed use:
Medical office in PC-1(k) (Retail and Office Park) District. Council District
2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **37. ALICIA MCAULEY** **2-C-18-UR**
North side of Executive Park Dr., east side of Directors Dr. Proposed use:
Hotel in PC (Planned Commercial) District. Commission District 3.

STAFF RECOMMENDATION: Approve the request for a hotel with up
to 81 units as shown on the development plan subject to the following
8 conditions

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 38. B & B VENTURES LLC** **2-D-18-UR**
3-8-18 East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural
Retreat in A (Agricultural) District. Commission District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 39. TERRY ROMANS - ROMANS ENGINEERING** **2-E-18-UR**
(3-8-18) South side of Washington Pike at the intersection of Murphy Rd. and
Washington Pike. Proposed use: Self-Service Storage Facility in C-4
(Highway and Arterial Commercial) (k) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Other Business:

- * **40. Consideration of Amendment to the Knoxville-Knox County
Minimum Subdivision Regulations regarding 30-day public notice
requirements.** **2-A-18-OB**

STAFF RECOMMENDATION: Approve.

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 41. Reconsideration of Section 3.05 A.2 of the Knoxville-Knox 2-B-18-OB
(3-8-18) County Minimum Subdivision Regulations regarding sidewalk
policy.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:47 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.