

# Minutes

## January 12, 2017

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

The Metropolitan Planning Commission met in regular session on JANUARY 12, 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. Patrick Phillips  
 A 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

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### Agenda Item No.

### MPC File No.

#### \* 2. APPROVAL OF JANUARY 12, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

#### \* 3. APPROVAL OF DECEMBER 8, 2016 MINUTES

THIS ITEM WAS APPROVED ON CONSENT.

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

Automatic postponements read

#### POSTPONEMENTS TO BE VOTED ON READ

COMMISSIONER SCOTT SMITH RECUSED FROM VOTING ON THE POSTPONEMENTS.

Arthur Seymour Jr. Add 14 Woodson Trail and 55 Wanda Moody. 55 needs to be taken off consent first

**MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS INCLUDING ITEM 14 UNTIL THE FEBRUARY 9, 2017 MPC MEETING. MOTION CARRIED 13-0-1. POSTPONED 30 DAYS.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM 57 FOR 60 DAYS UNTIL THE MARCH MPC MEETING. MOTION CARRIED 13-0-1. POSTPONED UNTIL MARCH 9, 2017.**

***WITHDRAWALS REQUIRING MPC ACTION***

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEMS 43A,B&C. 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 WITHDRAWN.**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.

WILLOW FORK - GRAHAM CORPORATION  
a. Concept Subdivision Plan 11-SJ-08-C  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.  
b. Use on Review 11-H-08-UR  
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT  
a. Concept Subdivision Plan 4-SC-09-C

<u>Agenda Item No.</u>	<u>MPC File No.</u>
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. 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. b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-SC-15-C  7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-SD-16-C  4-I-16-UR
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.	2-SO-09-F
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u> North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	5-SH-15-F
<u>FAERBER PROPERTIES</u> Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F
<u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F

Agenda Item No.

MPC File No.

FINAL PLAT OF THE JERRY SHARP PROPERTY 9-SA-15-F  
At the terminus of Goldfinch Avenue and the east side of Ellis Street,  
Council District 1.

BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND  
ADDITIONAL ACREAGE 6-SF-16-F  
Northeast side of Clingmans Dome Drive, northwest side of Chimney  
Top Lane, Council District 6.

WILLIAM S. AND HANNA J. CUMMINGS PROPERTY 9-SF-16-F  
Bob Cummings Rd due east of W. Marine Rd., Commission District 9.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED) 4-J-14-RZ  
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).

FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO  
WESTLAKE BAPTIST CHURCH  
North side Westland Dr., east side I-140, Council District 2.  
a. Southwest County Sector Plan Amendment 7-D-15-SP  
From PI (Public Institutional) & SLPA (Slope Protection Area) to C  
(Commercial) & SLPA (Slope Protection Area).  
b. One Year Plan Amendment 7-C-15-PA  
From P (Public Institution) to GC (General Commercial).  
c. Rezoning 7-G-15-RZ  
From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping  
Center).

GUSTO DEVELOPMENT, LLC  
Southeast side Ball Camp Pike, northeast of Middlebrook Pike,  
Commission District 6.  
a. Northwest County Sector Plan Amendment 10-F-15-SP  
From LDR (Low Density Residential) to C (Commercial).  
b. Rezoning 10-Q-15-RZ  
From A (Agricultural) to CA (General Business).

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).

***ITEMS REQUESTED TO BE UNTABLED OR TABLED***

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO  
TABLE ITEM 15A,B. MOTION CARRIED 14-0. TABLED.**

## CONSENT ITEMS

COMMISSIONERS HERB ANDERS, ELIZABETH EASON, AND CHRIS OOTEN RECUSED FROM VOTING ON THE CONSENT LIST.

*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 EXCEPT ITEMS 9, 13, 23 AND 55. MOTION CARRIED 11-0-3.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEMS 9, 13, 23 AND 55. MOTION CARRIED 11-0-3. APPROVED.**

Item 9 is removed from consent at request of Janice Tocher.

Item 55 removed as requested by Arthur Seymour Jr.

Sam Rotenberry, 7512 Coatney Road ask that item 13 be removed.

Dan Kelly advised item 23 final plat be removed from consent until item 21 is heard

Arthur Seymour Jr. requested item 55 be postponed at this time.

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM 55 FOR 30 DAYS. MOTION CARRIED 14-0. POSTPONED.**

## Ordinance Amendments:

### **5. MPC (REFERRED BACK BY CITY COUNCIL)**

**5-A-16-OA**

Amendments to the Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

STAFF RECOMMENDATION: Approve as revised.

Gerald Green

Revisions recommended as result of comments at City Council workshop, emails, and conversations.

Revisions suggested by KUB.

Increasing the size of parking lot for landscaping.

Smaller parcels reduce front parking buffer to eliminate the perimeter landscaping standards when they abut commercially zoned property to enable development of smaller parcels.

More comments on residential parking permits and on-street parking which are not addressed in these amendments. City would enact. Comment on assessed value which needs to be assessed or appraised value whichever is greater in sections A.2 a&b.

Parker Bartholomew. 311 South Weisgarber  
Section H No. 4, how do you take existing building and make it compliant with landscape buffer without taking away parking areas. Problem with setbacks on existing buildings. Adding landscaping needs to be based on the 50% threshold. Every commercial property in Knoxville not in C-2 will not be in compliance. Challenge is we don't know how it is going to affect lots of properties. Request changes to section H with a postponement, do case studies and then come back.

Gerald Green  
Intent is to bring existing properties up to the current standards while balancing small increase in cost with minimal landscape requirements. I make a commitment to review in a year and see how it works then fix any problems. Not when a change of use but when driveway is being moved or replaced, the curb cuts, sidewalks and/or landscaping would have to be replaced.

Chris Ooten  
Replacing with current standards could make properties non-compliant. City Engineering wants to reduce many curb cuts and if take three access points into one then have to do other things.

Art Clancy  
Reduced the minimum required parking spaces seems like a big help with less paving. We could put it in place and see. We have tools like variances that might help.

Scott Smith  
Concerned with the number of businesses not in compliance and impact with how much it would cost to get into compliance.

**MOTION (SMITH) AND SECOND (LOMAX) WERE MADE TO POSTPONE 30 DAYS.**

Rebecca Longmire  
When things are improved and look better that brings in businesses that might pay more.

Joyce Feld, 1540 Aguwala Avenue, Member of Board of Directors of Scenic Knoxville and Trees Knoxville. Section J No. 1.  
Concerned that landscaping requirements were weakened for smaller parking lots.  
Trees add tremendous value to urban and suburban settings.  
20,000 sq. ft. lots are not very small and would exempt most lots in the City and should be deleted or require some interior landscaping.  
Majority of public would support additional landscaping and not less.

**MOTION FAILED.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PARKING ORDINANCE WITH ADDITION OF A.2 A & B TO ADD EITHER ASSESSED OR APPRIASED VALUE OF THE LOT AND BUILDINGS WHICHEVER IS THE GREATER OF THE TWO. MOTION CARRIED 14-0. APPROVED AS MODIFIED.**

- P 6.      METROPOLITAN PLANNING COMMISSION      8-A-16-OA**  
(2/9/17) Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 7.      METROPOLITAN PLANNING COMMISSION      9-A-16-OA**  
(2/9/17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 8.      METROPOLITAN PLANNING COMMISSION      12-A-16-OA**  
(2/9/17) Amendments to City of Knoxville Zoning Ordinance regarding auction houses.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 9.      CITY OF KNOXVILLES PLANS REVIEW & INSPECTIONS      1-A-17-OA**  
Amendment to the Knoxville Zoning Code, Knoxville South Waterfront Form Based Development Code, as housekeeping amendments to clarify certain provisions of the code.

STAFF RECOMMENDATION: Approve.

Janice Tocher  
Request postponement for 30 days to give time for someone from Plans Review to meet with community.

Deanne Bogus, Deputy Director of Plans Review and Inspection.

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September 27 Office of Neighborhoods published a notice about a public hearing. We did a press release on October 6 and had a public meeting on October 20 with only one comment.

**MOTION (TOCHER) AND SECOND (SMITH) WERE MADE TO POSTPONE FOR 30 DAYS TO MEET WITH COMMUNITY GROUPS. MOTION FAILED.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE AMENDMENT. MOTION CARRIED 14-0. APPROVED.**

**Alley or Street Closures:**

- \* **10. RANDY WINTERS** **1-A-17-AC**  
Request closure of Unnamed alley between northwest corner of parcel 094AA035 and northeast corner of parcel 094AA035, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **11. BRETT HONEYCUTT** **1-A-17-SC**  
Request closure of Fulton Place between Bearden Place and the northwest corner of parcel 094DC01401, Council District 4.

STAFF RECOMMENDATION: Approve subject to conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses On Review:**

- P 12. MILLSTONE - ERIC MOSELEY** **8-SC-16-C**  
(2-9-17) **a. Concept Subdivision Plan**  
Southeast side of Millstone Ln., southeast of George Williams Rd.,  
Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. USE ON REVIEW** **8-H-16-UR**



- (2-9-17) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**13. CHEROKEE LANDING - PERRY SMITH DEVELOPMENT, LLC**

**a. Concept Subdivision Plan**

**12-SA-16-C**

East side of Coatney Rd., south of W Governor John Sevier Hwy.,  
Commission District 9.

STAFF RECOMMENDATION: Approve variances 1-2 and the Concept Plan subject to 10 conditions.

Sam Rotenberry, 7512 Coatney Road  
Concerned about saving a large white historic oak tree.  
Forestry Division said if heavy equipment came within 70 feet would damage the tree.

Gary Norvell, Batson Himes and Poe  
Found the tree does not meet the Tennessee requirements for historic tree and talked with Urban Forester, Tennessee Department of Forestry.  
Tree is 54 inch diameter  
Tree is on the back of the lot on a corner and will have a buffer so will not be disturbed.  
Will have probably 60 foot buffer from the trunk of the tree.  
Working on sidewalk on Coatney Road with County Engineering.

Elizabeth Eason  
Requested condition include a dimension of a 60 foot buffer

Art Clancy  
Suggested an arborist or urban forester come out and set the buffer to protect the tree.

Pat Phillips  
Pointed out most of the canopy will be on property other than the applicant's property and what is shown is appropriate.

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**b. USE ON REVIEW**

**12-G-16-UR**

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

STAFF RECOMMENDATION: Approve the development plan for up to 94 detached dwellings on individual lots and the reduction of the peripheral setback to 25' for the eastern, southern and western subdivision boundaries., subject to 1 condition..

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCES, CONCEPT PLAN AND USE ON REVIEW PER STAFF RECOMMENDATION ADDING TO CONDITION 6 THAT A BUFFER FOR THE LARGE OAK TREE BE BASED ON QUALIFIED EXPERT TO DEFINE THE BUFFER. MOTION CARRIED 13-1. (Eason –No). APPROVED AS AMENDED.**

- 14. WOODSON TRAIL 12-SC-16-C**  
Southeast terminus of Briar Rock Ln., southeast of Woodson Dr., Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- T 15. CREEKSTONE - RUFUS H. SMITH, JR. & CO. 1-SA-17-C**  
**a. Concept Subdivision Plan**  
North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- T b. USE ON REVIEW 1-B-17-UR**  
Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- 16. BRAXTON CREEK - HOMESTEAD LAND HOLDINGS, LLC 1-SB-17-C**  
**a. Concept Subdivision Plan**  
North side of N. Campbell Station Rd., southeast of Campbell Park Ln., Commission District 6.

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

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 10 conditions:

Russ Rackley, representing the applicant. P.O. 30456 Knoxville.  
Object to condition no. 2 to put in a stub street.  
Back would have to be cut down to fill the front intersection. Only area to put stub out is at 14 foot tall cut slope at back of lot.  
Concept will not work removing one lot for a road.  
Property want us to stub to has sink holes on it and don't see need to connect to if cannot be developed in the future.  
Parcel was split by heirs and now two separate tax parcels.  
Competitor will likely build smaller lots on the other parcel.

Against providing direct access through our nice large lot neighborhood to a competitor.

Dan Kelly

Stub street is a safety issue regarding access.

This is one piece of property divided up and tying the two together would be in the best interest of the property.

Darrell Gavin, 2212 Fallen Oaks

You advocate sidewalks, then taken them back.

Traffic in that area is dangerous. Every little subdivision should not have individual connections.

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCE. MOTION CARRIED 13-0-1. APPROVED.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 12-1-1. (No – Ooten)**

Chris Ooten

Only talking about 9 lots past this point that would have to take a right and go through this other development to get back to the street.

What is the number of lots that make sense that would be the closer route or relieving traffic?

Dan Kelly

Adjoining property is not currently zoned for this type of development and would have to go through rezoning and use on review process. If you do not want smaller lots then you can regulate size of lots and intensity of development.

If Campbell Station was not an arterial street a stub and another access would make more sense. But Campbell Stations is an arterial street which is to carry traffic and not provide access and that is why we recommending two parcels be lumped together with one access point.

Chair Longmire

We have to almost forecast what might happen in the future. Sometimes allowing for connectivity and making sure there are not lots of cuts in the road might make a difference.

**b. USE ON REVIEW**

**1-C-17-UR**

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

STAFF RECOMMENDATION: The request for up to 31 detached dwellings on individual lots and reduction of the periphery boundary

setback from 35' to 30' on lot 18 and from 35' to 20' for lots 1 and 31  
subject to 1 condition

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

**17. VINING MILL - HOMESTEAD LAND HOLDINGS, LLC**

**a. Concept Subdivision Plan**

**1-SC-17-C**

Southeast side of Hardin Valley Rd., east side of Marietta Church Rd.,  
Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-18 and the Concept  
Plan subject to 13 conditions.

Russ Rackely, PO Box 30456, Okay with staff recommendation.  
The lowest part of property is where he suggests aligning entrance.  
We will be putting on higher property and widening and putting in a  
center left turn lane into our development.  
We are putting in sidewalks to connect to Marietta Church Road to  
Hardin Valley Road. Internal roads are too steep and using one loop  
network through the development.  
Will try to fill in the front for future sidewalks or greenway.

Darrell Davin, 2212 Fallen Oaks  
School buses do not go up into subdivisions on Hardin Valley.  
Questioning value of sector plan.  
Alignment of entrance with subdivision entrance across street for future  
traffic light.  
Lots of developments are finishing and filling along Hardin Valley Road  
Do not see anything in the plans on sidewalk or greenway or  
connectivity to greenway.

Cindy Pionke, County Engineering  
Four legged intersections have more opportunities for crashes.  
No plans for widening for Hardin Valley at this point but could change  
as it is built out.

Tom Brechko:  
Because of the topography cannot connect to adjoining properties.  
Staying off the steeper portions of the slope to limit grading.

**b. USE ON REVIEW**

**1-D-17-UR**

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 190 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 conditions.

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

A BREAK WAS TAKEN AT 3:20 PM TO 3:30 PM.

**P 18. CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.**

(2/9/17)

**a. Concept Subdivision Plan**

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

**1-SD-17-C**

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P b. USE ON REVIEW**

(2/9/17)

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

**1-G-17-UR**

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 19. VERTEX DEVELOPMENT ON HARDIN VALLEY ROAD - VERTEX DEVELOPMENT**

**a. Concept Subdivision Plan**

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

**1-SE-17-C**

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**\* b. USE ON REVIEW**

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

**1-I-17-UR**

STAFF RECOMMENDATION: Approve the Development Plan for up to 56 detached dwelling units on individual lots, and the requested reduction of the peripheral setback to 25' along all subdivision boundary lines except the boundary with Conners Creek S/D, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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**P 20. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC**

**(2/9/17) a. Concept Subdivision Plan**

**1-SF-17-C**

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P b. USE ON REVIEW**

**1-J-17-UR**

**(2/9/17)** Proposed use: Detached residential in PR (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**21. EDITH'S PLACE - RUTHERFORD DEVELOPMENT, LLC**

**a. Concept Subdivision Plan**

**1-SG-17-C**

South side of Murray Dr, east side of Wilkerson Rd., Council District 3.

STAFF RECOMMENDATION: Approve variances 1-4 and the Concept Plan subject to 8 conditions.

**b. USE ON REVIEW**

**1-L-17-UR**

Proposed use: Single family houses in RP-1 (Planned Residential) District.

STAFF RECOMMENDATION: Approve the development plan for up to 26 detached residential units on individual lots, subject to 1 condition.

Mike Reynolds

Staff has not recommended sidewalks because just 26 lots.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCES, CONCEPT PLAN AND USE ON REVIEW PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.**

**Final Subdivisions:**

**P 22. FIVE OAKS OUTLET CENTERS, INC.**

**10-SP-16-F**

At the northern intersection of N Broadway and Tazewell Pike, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**23. EDITH'S PLACE**

**12-SB-16-F**

At the intersection of Murray Dr and Wilkerson Rd, Council District 3.

STAFF RECOMMENDATION: Approve variance and approve final plat.

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Mike Reynolds change the number of lots to 26 to correspond with item 21.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCES AND APPROVE THE FINAL PLAT CHANGING NUMBER OF LOTS TO 26. MOTION CARRIED 13-1 (No-Thomas). APPROVED**

\* **24. FINAL PLAT OF ARBY'S - LOVELL ROAD** **1-SA-17-F**

Northeast side of Lovell Road, south of I-40, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **25. POTOMAS PLACE, RESUBDIVISION OF LOT 19, UNIT 1, & LOTS 13R & 13R1, UNIT 2** **1-SB-17-F**

At the terminus of Presidential Lane, north of Beaver Ridge Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **26. GENCAY FAMILY RLT PROPERTY** **1-SC-17-F**

At the intersection of Lamar St and N. Broadway, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **27. MARK GOSSETT PROPERTY** **1-SD-17-F**

South side of W Hendron Chapel Rd, at Chapman Hwy, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **28. GIBBS PROPERTY** **1-SE-17-F**

North side of Forestdale Ave, northeast of Maxwell St, Council District 4.

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STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **29. THE MONDAY PROPERTY** **1-SF-17-F**

At the terminus of Hendrix Ln, southwest of Meredith Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **30. JOHNSON'S ADDITION TO POWELL STATION, RESUB. OF P/O LOTS 15-17** **1-SG-17-F**

North side of Helen Ln, northeast of Collier Rd, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **31. HAYDEN HILLS, PHASE 1C** **1-SH-17-F**

South side of Same Lee Rd, west of Solway Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **32. BRANDYWINE AT TURKEY CREEK, UNIT 4** **1-SI-17-F**

At the platted terminus of Woodhollow Ln, west of Fretz Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **33. BLACK FOREST, PHASE 2** **1-SJ-17-F**

North side of Black Rd, east of Campbell Station Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.



- P 34. AUTUMN WALK** **1-SK-17-F**  
(2-9-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way,  
Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* **35. SMITH & HAMMAKER ENTERPRISES** **1-SL-17-F**  
West side of N Broadway, north side of Oak Ave, Council District 6.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **36. OCTOBER WOODS, RESUBDIVISION OF LOT 23, PHASE 2 & LOTS 40-41, PHASE 3** **1-SM-17-F**  
Southwest side of E Dr, south of Rising Rd, Commission District 8.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **37. TVA PROPERTIES ALONG GREENWAY DRIVE** **1-SN-17-F**  
Intersection of Greenway Dr and Beverly Rd, Council District 4.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **38. KROGER CO. PROPERTY, RESUBDIVISION OF LOT 1** **1-SO-17-F**  
South of E Emory Rd, west of Blueberry Rd, Council District 5.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **39. HINMAN LLC PROPERTY, RESUBDIVISION OF A PORTION OF TRACT 1** **1-SP-17-F**  
South side of E Emory Rd, north of Central Ave Pike, Council District 5.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**P 40. REPLAT OF THE PROPERTY OF M A SCHUBERT & JOHN  
(2-9-17) SCHAAD**

**1-SQ-17-F**

East side of Huxley Rd at the northeast intersection of Flickenger Ln,  
Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**Rezoning and Plan Amendment/Rezoning:**

**\* 41. PRESBYTERIAN HOMES OF TENNESSEE, INC.**

South side Middlebrook Pike, east side Connie Rd., Council District 2.

**a. Northwest City Sector Plan Amendment**

**1-A-17-SP**

From LDR (Low Density Residential) to MDR (Medium Density  
Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-A-17-SP,  
amending the Northwest City Sector Plan to MDR (Medium Density  
Residential) and recommend that City Council also approve the sector  
plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**\* b. One Year Plan Amendment**

**1-A-17-PA**

From LDR (Low Density Residential) to MDR (Medium Density  
Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE  
MDR (Medium Density Residential) One Year Plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**\* c. Rezoning**

**1-A-17-RZ**

From R-1 (Low Density Residential) to R-2 (General Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE  
R-2 (General Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**\* 42. PRESBYTERIAN HOMES OF TENNESSEE, INC.**

South side Middlebrook Pike, west side Vanosdale Rd. Council District  
2.

**a. Northwest City Sector Plan Amendment**

**1-B-17-SP**

From NC (Neighborhood Commercial) to MDR (Medium Density  
Residential).

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-B-17-SP, amending the Northwest City Sector Plan to MDR (Medium Density Residential) and recommend that City Council also approve the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **b. One Year Plan Amendment** **1-B-17-PA**  
From NC (Neighborhood Commercial) to MDR (Medium Density Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **c. Rezoning** **1-B-17-RZ**  
From C-1 (Neighborhood Commercial) to R-2 (General Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- W 43. PEDCOR INVESTMENTS, LLC**  
East side Wilson Rd, north of Sycamore Dr., Council District 3.  
**a. Central City Sector Plan Amendment** **1-C-17-SP**  
From LI (Light Industrial) / HP (Hillside Protection) to MDR (Medium Density Residential) / HP (Hillside Protection).

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- W b. One Year Plan Amendment** **1-C-17-PA**  
From LI (Light Industrial) to MDR (Medium Density Residential).

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- W c. Rezoning** **1-C-17-RZ**  
From I-2 (Restricted Manufacturing and Warehousing) to RP-1 (Planned Residential).

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- 44. KEVIN S. GRIFFIN** **1-D-17-RZ**  
Northwest side Ball Camp School Rd., northeast of Middlebrook Pike, Commission District 6. 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 2.5 du/ac.

Glenda McCowan, 5108 Woodland Drive, 37921.  
Owner of corner lot at Ball Camp School Road adjoining the property and adjoining over 3 acre lot on Daybreak Drive.  
Serious accidents on Ball Camp School Road with bumper to bumper traffic during school time.  
He does not have much road frontage.  
Detrimental to my plans to rent or sell these properties.

Cindy Pionke, County Engineering  
Ball Camp School Road is 15 to 16 feet wide which are the type of roads as development comes in we would be looking for the developer to expand the width of the roadway.  
We have backup around all of our schools.  
We looked at schools on locally classified roads and this is not in the top ten.

Kevin Griffin, 4911 Gann Trail, Raleigh, North Carolina  
Willing to cooperate with County Engineering on widening the road to make traffic better.

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

\* **45. KNOX HOUSING PARTNERSHIP, INC. (DBA HOMESOURCE EAST TENNESSEE)**

South side Holston Dr., west of Holston Ct., Council District 6.

**a. East City Sector Plan Amendment**

**1-D-17-SP**

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

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-D-17-SP, amending the East City Sector Plan to LDR (Low Density Residential) and recommend that City Council also approve the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **b. One Year Plan Amendment**

**1-D-17-PA**

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

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE LDR (Low Density Residential) One Year Plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **c. Rezoning** **1-E-17-RZ**  
From O-3 (Office Park), R-1 (Low Density Residential) & C-3 (General Commercial) to RP-1 (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 5.99 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 46. TRANTANELLA CONSTRUCTION DAVID TRANTANELLA**  
(2/9/17) North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6. **1-E-17-SP**  
**a. Northwest County Sector Plan Amendment**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. Rezoning** **1-F-17-RZ**  
(2/9/17) From A (Agricultural) to PR (Planned Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 47. DANIEL & KELLI JOBE**  
North side Forestal Dr., east of Tazewell Pike, Council District 4. **1-F-17-SP**  
**a. North City Sector Plan Amendment**  
From MDR (Medium Density Residential) to GC (General Commercial).

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

Danny Speaks, 109 Forestal Drive  
My property is across the street  
If rezone to commercial will be wide open for anything else and too much for this little property.

Kelli Jobe, own 105 Forestal and own hair salon at 461 Old Broadway  
Want to rezone this for a small boutique since we have outgrown our space for the hair. Submitted picture feet from the property.  
Dentist office feet from this house that we want to rezone.  
Every side of that street is commercial-dentist office, hair salon, apartment complex and Shield Electric with more commercial to the right.  
Empty for 7 plus years and used for commercial refrigeration storage use before that.

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No empty commercial down Broadway or Tazewell Pike.  
Would have one employee with 2-3 parking spaces.  
Not spot zoning but natural progression of the commercial in the area.  
Highest and best use of the land.  
Submitted a list of names in support of their rezoning.  
Own the lot in the back and could use that for parking.  
Need it more for display of clothing since lot of orders are online.

Scott Smith  
Parking will be a problem at 5 spaces per 1,000 square feet.

Art Clancy  
If approved for General Commercial anything can go in there, any other commercial use.

Mike Brusseau  
C -3's in the area have direct access to Tazewell Pike and this is a small residential block that does not.  
North City Sector Plan limits commercial to frontage on major streets like Broadway.  
If entire block came in for Commercial would be a different story.  
If inclined to support, C-1 would be better and limit some uses.

Daniel Jobe  
Property behind is a lot about the same size. I believe there is adequate parking.  
We own basically all the way up to McCamey.

**MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE STAFF RECOMMENDATION TO DENY. MOTION CARRIED 14-0. DENIED.**

**b. One Year Plan Amendment**

**1-E-17-PA**

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

STAFF RECOMMENDATION: DENY GC (General Commercial) One Year Plan designation for the site.

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

**c. Rezoning**

**1-G-17-RZ**

From R-2 (General Residential) to C-3 (General Commercial).

STAFF RECOMMENDATION: DENY the rezoning to C-3 (General Commercial), consistent with the denial recommendations for the associated plan amendments.

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

WITHDRAWN PRIOR TO PUBLIC NOTICE

1-H-16-RZ

**P 48. JOYCE WEBB**

**1-I-17-RZ**

(2-9-17) Northwest side Ebenezer Rd., northeast of S. Peters Rd., Commission District 5. Rezoning from T (Transition) & F (Floodway) to OB (Office, Medical, and Related Services) & F (Floodway).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 49. NET LEASE ALLIANCE, LLC**

**1-J-17-RZ**

North side Kingston Pike, south side West Town Way, east side Leonard Rogers St., Council District 2. Rezoning from C-5 (Tourist Commercial) 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.

**\* 50. R2R STUDIO, LLC (JESSALYN FRISKE)**

South side Valgro Rd. east of Sevierville Pike, Commission District 9.

**a. South County Sector Plan Amendment**

**1-H-17-SP**

From BP-1 (Business Park Type 1) to AG (Agricultural).

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-H-17-SP, amending the South County Sector Plan to AG (Agricultural) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**\* b. Rezoning**

**1-K-17-RZ**

From EC (Employment Center) to A (Agricultural).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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MPC File No.

- \* **51. RALPH SMITH, PLS FOR DISNEY JOINT VENTURE** **1-L-17-RZ**  
East side Cate Rd., north of Cateland Ln., Commission District 6.  
Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission  
APPROVE RA (LOW DENSITY RESIDENTIAL) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **52. JOHN SANDERS SANDERS PACE ARCHITECTURE** **1-M-17-RZ**  
North side Lamar St., east of N. Broadway, Council District 4. Rezoning  
from C-3 (General Commercial) to C-2 (Central Business District).

STAFF RECOMMENDATION: Approve C-2 (Central Business District)  
subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 53. PETER HALL** **1-N-17-RZ**  
Southeast side Sutherland Ave., northeast of N. Forest Park Blvd.,  
Council District 2. Rezoning from R-3 (High Density Residential) to C-1  
(Neighborhood Commercial).

STAFF RECOMMENDATION: Approve C-1 (Neighborhood Commercial).

David Williams, 505 Hollywood Drive, President of Pond Gap  
Neighborhood Association.

Would like a postponement to have a meeting with Mr. Hall and want  
to work with him.

Concerned about excessive lighting and noise for neighborhood.

Jim Bletner, 3819 Glen Hills Drive, Bearden Council

We talked about a postponement.

Mr. Green has some conditions to put on this.

Peter Hall, 6917 Daris Drive

Was formerly rezoned to R-3 to match the apartment complex next  
door that we used to own and have now sold.

Would like to build a small office or retail space in keeping with the  
neighborhood.

Talked with Terry Faulkner and told them do not have any plans for  
now and will share it and receive input when we have it.

It is not a requirement to have plans to rezone do not postponement.

Be happy to comply with Bearden Village plan but our property is not  
required to meet that plan.

Charles Lomax



Good communication makes for good neighbors.

**MOTION (LOMAX) AND SECOND (THOMAS) WERE MADE TO POSTPONE UNTIL FEBRUARY 9, 2017, TO GIVE THE APPLICANT AND THE COMMUNITY AN OPPORTUNITY TO SIT DOWN AND HAVE DISCUSSION WITH ONE ANOTHER.**

Charles Thomas

Encouraged applicant to get with the community.

Scott Smith

Asking for rezoning back to what it was.

On main road, conforms to sector and one year plan. Support rezoning.

Bletner

Staff was thinking that the building would remain, but it has been torn down. Something new is going to be built there.

Consideration needs to be given to the Bearden Village Plan to rebuild. Situation is different than when staff initially reviewed it and that is why want postponement.

Williams

Pond Gap Community has sent petition to MPC to remove us from the Bearden Village Plan. We have no input to this plan.

We have two groups vying for control.

Laura Cole

Where do the community plans we approve come into play with rezoning?

Gerald Green

Bearden Plan not being implemented falls on MPC and City Council for not putting in place.

MPC cannot take people out of a plan without a plan amendment.

A condition on the rezoning that would mandate that the development meet the intent of the Bearden Village Opportunities plan.

This is the first rezoning within the boundary of the plan.

The weight a plan carries is the weight we put on it.

C-1 does not protect a neighborhood and does not meet any of the goals and recommendations set out in the Bearden Village Plan.

Mike Brusseau

We hashed potential condition

"Prior to the issuance of building permits for the development of the subject property the applicant must submit a plan for administrative approval by MPC staff, the Bearden Council and Pond Gap Community

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Association that meets the intent of the Bearden Village Opportunities plan."

Building permits issued must be consistent with that approved plan.

Allows staff and the neighborhood to look at and sign off on his plan.

Building was still on the site when staff reviewed the plan.

Hall

Hesitant that we have to have Pond Gap and Bearden Council approval before we move forward just puts more opinions and people who have to approve our plan.

Happy to get input and try to meet the intent of the Bearden Village Plan.

I don't believe I should be held to a standard that nobody is held to and nobody has done and nobody else will be held to until an overlay or ordinance put in place.

Language leaves open for interpretation who gets to approve what.

Green

Rezoning the area to incorporate the recommendations of the Bearden Village Opportunities Plan would be the way all properties have to comply.

Revisited the Bearden Village Plan when looking at the Bearden Mixed Use Ordinance.

Have had a number of public meetings in Bearden with the proposed mixed use ordinance.

City Council wants to wait and do it as part of the comprehensive zoning code update.

Phillips

This is .38 acres and not 30 acres. The applicant is legally right to request C-1 and we should not delay.

Not right to have multiple organizations that have no legal basis other than registered to review this.

Upon roll call the Planning Commission voted as follows:

Anders	No
Bustin	No
Clancy	No
Cole	No
Crowder	No
Eason	No
Goodwin	Yes
Lomax	Yes
Ooten	No
Phillips	No
Smith	No
Thomas	Yes

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Tocher No  
Longmire No  
Motion Failed 3-11.

**MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE C-1 PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.**

**54. DIXON GREENWOOD**

Northwest side Lyons View Pike, southwest of Colony Way, Council District 2.

**a. West City Sector Plan Amendment**

**1-I-17-SP**

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

STAFF RECOMMENDATION: Deny Office.

Dixon Greenwood, 2112 Woodmear Lane 37920

The church is owned by a family who is getting older.

Planning low impact uses.

Varied uses on Lyons View.

Would like to preserve and protect the building which is 100 years old in back and 65 years old in the front.

Sent notices to homeowners and Sequoyah Hills homeowners association.

Uses limited by the narrow lot and topography.

Churches allowed in R-2 and O-1 so could go back to original use.

Jim Bletner, 3819 Glenfield Drive, Bearden Council and Kingston Pike Sequoyah Hills Association.

Staff expressed our concerns. Zoning will remain and what next?

George Wilson, 4544 Lyons View Pike

Delicate balance of commercial and residential and further commercialization will endanger residential quality

Mary English, 810 Oak Grove Lane

Lyons View is designated an urban road as part of the TN Scenic Highways Act.

Nonresidential uses there preceded the scenic designation 25 years ago.

No major conversion from residential to commercial since this act was passed. .

Pat Phillips

Converting an existing facility would be better to have as a use on review.

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Gerald Green

Redeveloping existing building is a challenge we have been looking at.  
Use on review would help address concerns about potential use.

Scott Smith

If leave it R-2 it could be torn down and best use would be to keep the building with a use on review with the office rezoning.

Chris Ooten

Asked about a possible overlay to make sure the building stays intact.

Green

Application of Historic Overlay may prove challenging in the renovation.

Greenwood

Only challenge is if we needed to put in a doorway where needed.  
Talked with Mr. Bletner today and they agreed to meet with me today but have not yet.

Charles Thomas

Like the idea of a use on review and getting the neighborhood to talk to the developer.

Brusseau

Current R-2 zones does allow medical office with a use on review.  
O-1 does allow apartments as a use on review.  
Could put option that the existing building must be retained.

Clancy

Will facilitate best use of the property.

Longmire

Think it is a significant error in the plan to not have something there.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE OFFICE DESIGNATION. MOTION CARRIED 14-0. APPROVED.**

**b. One Year Plan Amendment**

**1-G-17-PA**

From MU (Mixed Use) (MDR-Medium Density Residential, LDR-Low Density Residential) to O (Office).

STAFF RECOMMENDATION: Deny Office.

**MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE OFFICE DESIGNATION. MOTION CARRIED 14-0. APPROVED.**

**c. Rezoning**

**1-O-17-RZ**

From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

STAFF RECOMMENDATION: Deny O-1.

**MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE O-1 WITH CONDITION OF A USE ON REVIEW AND THAT THE BUILDING REMAIN INTACT. MOTION CARRIED 14-0. APPROVED.**

**55. WANDA MOODY**

**1-P-17-RZ**

South side Middlebrook Pike, west side Broome Rd., Council District 2. Rezoning from RP-1 (Planned Residential) with conditions to RP-1 (Planned Residential) at less than 6 du/ac.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 56. CITY OF KNOXVILLE**

**1-Q-17-RZ**

Northwest side Sherrill Blvd., southwest of Christian Academy Blvd., Council District 2. Rezoning from No Zone to PC-1 (Retail and Office Park).

STAFF RECOMMENDATION: Approve PC-1 (Retail and Office Park).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Uses On Review:**

**P 57. CHEROKEE FARM DEVELOPMENT CORPORATION**

**5-C-16-UR**

(3-9-17) North and south side of Momentum Way, west of Accelerator Way. Proposed use: Amendments to the Cherokee Farm Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P 58. RSOLUTION SCOTT EUCKER**

**10-C-16-UR**

(2/9/17) Southwest side Loves Creek Rd., northwest side Millertown Pk. Proposed use: Hardee's restaurant in SC-3 (Regional Shopping Center) & F-1 (Floodway) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**59. KNOXVILLE MONTESSORI ASSOCIATION**

**12-E-16-UR**

North side of Kingston Pike, north side of the intersection of Towanda Trail and Kingston Pike. Proposed use: Expansion of Existing School in R-1 (Low Density Residential) District. Council District 2.

ELIZABETH EASON RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

STAFF RECOMMENDATION: Approve the development plan for the expansion of the existing Montessori School subject to 8 conditions.

Charles Biggs, Director of Knoxville Montessori School, 8300 Bennington Drive, 37909  
Been in the house since 1981  
Growing and expanding the school in the back.  
Committed to maintaining residential character and keeping the current building and building behind it.  
Increasing enrollment from 74 students to 120 maximum over 3-5 years and never higher.  
Have met with the Kingston Pike Sequoyah Association repeatedly.  
Having a longer drive through and reducing three curb cuts.  
Believe we can do the parking sensibly. Putting parking behind it would put in too much pavement and take up space for outdoor activities.  
We are moving some parking from the front and moving it back into the lot, putting a better screen in front of it, keep two large magnolia trees to soften look.  
Handed out a sketch of plan.

Sandy Gillespie, 4272 Holloway Dr. President, Kingston Pike Sequoyah Hills Association.  
Voted to oppose request because trying to preserve residential qualities and aesthetics of this section of Kingston Pike which is designed scenic highway.  
Plans show parking in front of the school and in R-1 no parking in the front.  
Traffic is a problem already and increasing enrollment would make it worse.

Jim Bletner, 3819 Glenfield Drive, Kingston Pike Sequoyah Hills Community Association  
Concerned about left hand turn coming in at rush hour traffic.  
Permeable pavers would help water runoff for the parking in the back.  
Loses its residential character with the extra parking.  
Cannot tell much difference in moving parking back.

City Engineering  
Traffic volume is fairly low percentage wise.  
Right now they have 2 or 3 access points and reducing to in only and out only access which will improve the safety.

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

Bletner

Disagree with traffic numbers. Problem is the left hand turn at a busy intersection at certain times. It is a real issue.

**MOTION CARRIED 12-1-1. (Phillips –No). APPROVED.**

\* **60. FLATIRON RESTORATIONS, LLC 1-A-17-UR**

East side N Broadway and southwest side Lamar St. Proposed use: Special exception for 1 residential unit on the second floor in C-3 (General Commercial) District. Council District 4.

STAFF RECOMMENDATION: Approve the special exception request for 1 residential dwelling unit on the second floor of the existing building, subject to 3 conditions..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **61. JONI BAILEY - CULVER'S RESTAURANT 1-E-17-UR**

North side of Kingston Pike, east of N Cedar Bluff Rd. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 2.

STAFF RECOMMENDATION: Approve the request for a restaurant containing approximately 4,330 square feet of floor area and 672 square feet of patio as shown on the development plan, subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **62. KENNY MILLER GIBBS GROOM SHOP 1-F-17-UR**

West side Tazewell Pike, southwest of Barker Rd. Proposed use: Grooming and boarding of dogs in A (Agricultural) District. Commission District 8.

STAFF RECOMMENDATION: Approve the request for a dog kennel, including dog grooming, containing approximately 3,000 square feet of floor area and 4,200 square feet of outdoor activity area as shown on the development plan, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **63. URBAN ENGINEERING, INC. 1-H-17-UR**

Agenda Item No.

MPC File No.

Northeast side of Lovell Rd., northwest of Kingston Pk. Proposed use: Special Exception for apartments for senior citizens in C-3 (General Commercial) District. Council District 2.

STAFF RECOMMENDATION: APPROVE the special exception request for up to 114 residential units limited to occupancy by senior citizens as shown on the site plan subject to 14 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **64. LKM PROPERTIES, LP** **1-K-17-UR**

South side of Clinton Hwy., Southeast side of W. Emory Rd. Proposed use: Revised development plan in SC (Shopping Center) / F (Floodway) District. Commission District 6.

STAFF RECOMMENDATION: APPROVE the request to revise the previously approved plan by relocating the driveway as shown on the revised plan received by MPC staff on 12/29/2016 subject to 13 conditions

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **65. CITY OF KNOXVILLE** **1-M-17-UR**

Northwest side of Howard Baker Jr. Ave., west of E. Hill Ave. Proposed use: K-9 Training Facility for Knoxville Police Department and a Dog Park in O-2 (Civic and Institutional) District. Council District 6.

STAFF RECOMMENDATION: Approve the request for the K-9 Training Facility for the Knoxville Police Department and the dog park as shown on the development plan, subject to 8 conditions:.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **66. BARRY BYRD** **1-N-17-UR**

Northwest side of Dutchtown Rd., northeast side of Simmons Rd. Proposed use: Office / Warehouse in PC (Planned Commercial) / TO (Technology Overlay) and BP (Business and Technology) / TO District. Commission District 6.

STAFF RECOMMENDATION: Approve the request for an office/warehouse building with approximately 25,875 sq. ft. of floor area as shown on the development plan subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Other Business:**

None



Minutes January 12, 2017

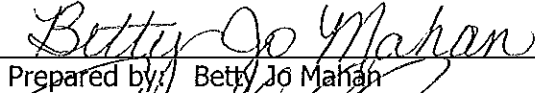
Agenda Item No.

MPC File No.

## Adjournment

<sup>Clancy</sup>  
MOTION (I) WAS MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:06 p.m.

  
Prepared by: Betty Jo Mahan

  
Approved by: Secretary for the Commission

  
Approved by: Janice Tocher, Vice Chair

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