

Draft Minutes

January 11, 2018

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

The Metropolitan Planning Commission met in regular session on JANUARY 11, 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. 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
 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

Agenda Item No.

MPC File No.

* 2. APPROVAL OF JANUARY 11, 2018 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF DECEMBER 14, 2017 MINUTES

THIS ITEM WAS APPROVED ON CONSENT.

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

Automatic postponements read

POSTPONEMENTS TO BE VOTED ON READ

Agenda Item No.

MPC File No.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS 30 DAYS AS READ UNTIL THE FEBRUARY 8, 2018 MEETING. MOTION CARRIED 14-0. POSTPONED 30 DAYS.

WITHDRAWALS REQUIRING MPC ACTION

None

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

<u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	12-B-13-OA
<u>METROPOLITAN PLANNING COMMISSION</u> Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.	10-A-15-OA
<u>TREVOR HILL</u> Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.	11-A-14-SC
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u> a. Concept Subdivision Plan Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.	7-SC-15-C
b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan	4-SD-16-C

<u>Agenda Item No.</u>	<u>MPC File No.</u>
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-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> 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 Dr, 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

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MPC File No.

<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	9-SA-15-F
<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.	6-SF-16-F
<u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
<u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-F
<u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 5.	9-SD-17-F
<u>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u> Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).	4-J-14-RZ
<u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	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
<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

Agenda Item No.

MPC File No.

<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

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO
TABLE ITEM 27. MOTION CARRIED 14-0. ITEM 27 TABLED.**

CONSENT ITEMS

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

Jack Swann, 230 South Wingate Way, Lenoir City asked that item 33 be removed.

David Chebon, 5331 Cain Road also wants item 33 removed.

Jeffery Nash, 109 S Gay St. Item 31 to be removed

Agenda Item No.

MPC File No.

Steve Bethel, 226 Castle Downs Lane, asked for postponement item 36. Item removed from consent and to be heard when item comes up on agenda.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ EXCEPT ITEMS 31, 33 AND 36. MOTION CARRIED 14-0.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEMS 31, 33 AND 36. MOTION CARRIED 14-0. APPROVED.

Ordinance Amendments:

None

Alley or Street Closures:

- * **5. GARY KOONTZ** **1-A-18-SC**
Request closure of Rickard Dr between southwest corner of parcel 081AA006 and intersection with Hero Rd., Council District 5.

STAFF RECOMMENDATION: Approve subject to conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **6. GARY KOONTZ** **1-B-18-SC**
Request closure of Hero Rd between intersection with Rickard Drive and northern terminus, Council District 5.

STAFF RECOMMENDATION: Approve subject to conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **7. SITE INC.** **1-C-18-SC**
Request closure of Piney Grove Church Rd between 87.6 feet southwest of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd. and 119.6 feet northeast of intersection of centerline of Helmbolt Rd. and northwest right-of-way of Piney Grove Church Rd., Council District 3.

STAFF RECOMMENDATION: Approve.

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 8. RIVER MEADOWS, UNIT TWO 11-SC-17-C**
(2-8-18) West side of Saylors Ford Rd., south end of River Poppy Rd., Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 9. HICKORY CREEK FARMS - JIM SULLIVAN 12-SE-17-C**
a. Concept Subdivision Plan
Both side Nora Mae Ln, north side Hickory Creek Rd., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1 & 2 and the Concept Plan subject to 12 conditions.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCES 1 & 2 PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

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

- b. USE ON REVIEW 12-I-17-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

STAFF RECOMMENDATION: Approve the request for up to 115 detached dwelling units on individual lots subject to 1 condition.

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

- 10. CRIPPEN ROAD DEVELOPMENT - PRIMOS LAND CO. LLC 1-SA-18-C**
a. Concept Subdivision Plan
North side Crippen Rd, west side Recreation Ln., Commission District 7.

STAFF RECOMMENDATION: Deny variance 1 and approve the concept plan subject to 9 conditions.

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Josh Sanderson, 4909 Ball Road

Issue with condition 4 do not think we should put in sidewalk on Crippen Road because there is a 9-10 foot ditch where we would have to install the sidewalk and connection to nowhere.

Reynolds in parental responsibility zone is why want to see sidewalk along Crippen Road and this is between senior center, greenway and Maynardville Highway.

Chair Longmire has problem with requiring a developer put in sidewalk that is not connected to County sidewalk or on a public road that ought to be done by the County.

Cindy Pionke, County Engineering. In process of requesting consultant to do a master sidewalk plan. Currently no plans to put sidewalk on Crippen Road. Right of way dedication is included.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE PER STAFF RECOMMENDATION REMOVING CONDITION NO. 4. MOTION CARRIED 14-0. APPROVED.

b. USE ON REVIEW

1-E-18-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 37 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

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

* **11. HENRY B. DUNCAN ESTATE**

1-SB-18-C

Southwest end of Duncan Farm Way, southwest of Duncan Rd., Commission District 4.

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

12. BOULDER POINT, FUTURE PHASES - MJM DEVELOPMENT, INC.

1-SC-18-C

a. Concept Subdivision Plan

Northwest terminus of Poplar Grove Ln., northwest of Boulder Point Ln., Commission District 6.

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 7 conditions.

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

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

b. USE ON REVIEW

1-F-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 61 detached dwellings on individual lots subject to 1 condition.

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

* **13. FRETZ ROAD SUBDIVISION - SCOTT WILLIAMS**

a. Concept Subdivision Plan

1-SD-18-C

West side of Fretz Rd., north side of Hatmaker Rd., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-5, deny variance 6 and approve the Concept Plan subject to 11 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

1-G-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 113 detached residential dwellings on individual lots, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 14. RESUBDIVISION LOT 8, NORTHSORE TOWN CENTER

1-SE-18-C

(2-8-18) East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

15. THE COVE IN WEST HILLS - JIM SULLIVAN

1-SF-18-C

a. Concept Subdivision Plan

Southeast side Broome Rd., northeast of Marlboro Rd., Council District 2.

STAFF RECOMMENDATION: Approve variance 1 in accordance with Concept Plan condition #1 and APPROVE the Concept Plan subject to 13 conditions.

Lee Hume, 6902 Haverhill Drive, West Hills Community Association Executive Board

Not enough time to find out details on this development and ask for denial or 90 day postponement to allow us to get with developer.

Developer did not contact us until I called surveyor yesterday.

Steep property and concerns about traffic.

Clarence Cordell Hill, 718 Broome Road 37909

Concern with lot sizes, deforestation and excavation, traffic hazards, access too close to private driveway,

Louie Whitmore, 8003 Lennox Drive

Concern is topography, drainage, erosion and flooding.

Scott Davis, PO Box 11315.

Will meet with the community association before we come back.

Elizabeth Eason pointed out the steep portion in Hillside and Ridgetop area was not protected.

Charles Thomas called the question

Chris Ooten

While it is being postponed need to address the issues.

Questioned the difference in what voted on one year ago for up to 5.99 units per acre.

And asked if any other place to put the entrance.

Curtis Williams, City engineering

This is located in the 10 mile watershed which has special criteria for development and requires retention and possibly need for downstream study.

Charles Lomax called the question.

Herb Anders pointed out cannot watch over developer and neighborhood to make sure they communicate.

b. USE ON REVIEW

1-I-18-UR

Agenda Item No.

MPC File No.

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.

MOTION (ANDERS) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30 DAYS UNTIL FEBRUARY 8, 2018. MOTION CARRIED 14-0. POSTPONED

16. HARPERS COVE - JIM SULLIVAN

a. Concept Subdivision Plan

1-SG-18-C

Northwest side of S. Northshore Dr., northeast of Charlottesville Blvd., Commission District 5.

STAFF RECOMMENDATION: Approve variance 1 & 2 and the Concept Plan subject to 6 conditions.

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

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

b. USE ON REVIEW

1-J-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 15 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along the southwestern boundary of Lot 7, subject to 2 conditions.

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

Final Subdivisions:

*** 17. KILMORE PROPERTIES**

8-SJ-17-F

South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- P 18. KNOX RAIL SALVAGE 12-SB-17-F**
(2-8-18) South side of Greenway Drive, east of Beverly Road, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 19. CHESTNUT HILL REPLAT OF LOT 65 1-SA-18-F**
Southeast side of Birch Run Lane, north of White Ash Lane intersection,
Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 20. MARY CAROLYN ARNOLD PROPERTY 1-SB-18-F**
South side of E Copeland Drive at the intersection of Foxworth Trail,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 21. BAKERTOWN STATION PUD, PHASE III 1-SC-18-F**
East side of Bakertown Station Way, south of Ball Camp Pike, Commission
District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 22. MAITLAND MEADOWS RESUBDIVISION OF LOTS 101 & 102 1-SD-18-F**
AND MAITLAND MEADOWS LOT 159
South side of Maitland View Land, north side of Ancient Oak Lane, Council
District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 23. MAITLAND MEADOWS RESUBDIVISION OF LOTS 81 & 82 AND 1-SE-18-F**
MAITLAND WOODS LOT 77
North side on Altacrest Lane, south side of Ancient Oak Lane, Commission
District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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MPC File No.

- * **24. GENEVA GENERICS RESUBDIVISION OF LOT 20R** **1-SF-18-F**
South side of Sycamore Drive, east of E Industrial Parkway, Council District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **25. SOUTHSIDE FLATS** **1-SG-18-F**
Intersection of E Martin Mill Pike and Lippencott Street, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **26. KNOXVILLE PRESERVATION AND DEVELOPMENT LLC PROPERTY** **1-SH-18-F**
Intersection of N Central Street and W Oklahoma Avenue, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- T 27. SHIPES ADDTION TO MASCOT RESUBDIVISION OF LOTS 13-16** **1-SI-18-F**
Intersection of Shipetown Road and C Drive, Commission District 8.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- * **28. MARK P & MONA DIETTE CROCKETT PROPERTY** **1-SJ-18-F**
West and east side of Kodak Road east of Voltz Lane, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **29. REPLAT OF COTTAGES AT GOVERNORS LANDING** **1-SK-18-F**
West side of E Governor John Sevier Hwy., south of Holbert Lane, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. GOODISON PARK, PHASE I** **1-SL-18-F**
North of George Light Road, east of Pellissippi Parkway, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- 31. MIKE FRAZIER** **1-A-18-RZ**
Northwest side E. Depot Ave., northeast of N. Central St., Council District 6. Rezoning from C-3 (General Commercial) to I-3 (General Industrial).

STAFF RECOMMENDATION: Approve I-3 (General Industrial) subject to conditions.

Gerald Green

Looked at future plans for city and immediate plans for applicant.

Looked at benefits of that business already there and the non-structural use of the property.

Jeffery Nash, 109 S Gay Street

Not compatible and not part of vision for downtown Knoxville.

Retail and residential developments in this area.

Mixed use was identified for the area and no light industrial but C-2 recommended.

Putting screens up will not enhance the pedestrian experience.

Albert Harbin for Mike Frazier

Screening condition will be done and already 6 foot privacy screen exists.

Extension of Railroad Salvage business with industrial lots already adjacent and nearby.

Chris Ooten

More I-3 this close to Central may harm growth of Old City

Suggested putting limitations on uses.

Art Clancy

Deciding on the best use of property is what our criteria is.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO DENY I-3. MOTION CARRIED 14-0. I-3 DENIED.

Agenda Item No.

MPC File No.

* **32. ROBERT A. MAPLES**

Southeast side Three Points Rd., southwest of Mascot Rd., Commission District 8.

a. Northeast County Sector Plan Amendment

1-A-18-SP

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

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-A-18-SP, amending the Northeast County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. Rezoning**

1-B-18-RZ

From OA (Office Park) to RA (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

33. ALEKSANDR BOTEZAT

1-C-18-RZ

North side Cain Rd., northeast of Amherst Rd., Commission District 3. 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 3.5 du/ac.

David Harbin, 4334 Papermill Drive on behalf of applicant.
Agree with 3.5 units per acre.

Jack Swann, 230 South Wingate Way, Lenoir City own property to the left

Concern is children in subdivision getting across the fence and getting into pond or hurt by livestock on my property.

Cain Road is narrow and congestion will increase.

David Chebon, 5331 Cain Road
Narrow county road with no sidewalks, added traffic,
Sign hard to see and did not get notices so other neighbors not here.

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

Agenda Item No.

MPC File No.

* **34. JOHN HENSLEY** **1-D-18-RZ**

Northwest side Woods-Smith Rd., southwest of John May Dr., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

35. HUBER PROPERTIES **1-E-18-RZ**

Southeast side S. Northshore Dr., northeast of Choto Rd., Commission District 5. Rezoning from CN (Neighborhood Commercial) with conditions to CN (Neighborhood Commercial).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning, subject to 3 conditions.

Mark Nemser, 12506 Choto Mill Lane, 37922
Original conditions were intended to control and limit the spread of commercial as agreed to by all parties.
Unfair and arbitrary for total community.
No evidence of need or desire for storage facility.
A lot of smart people sat around and determined that CN with 4 conditions plus further dialogue was appropriate use of that property.

John Huber, PO Box 37922
In 2009 passed the zoning debating only on whether to allow neighborhood commercial.
Self-storage voted into CN because neighborhood commercial has restrictions and protections with the use on review.
Traffic letter only show 50 to 60 trips per day.

Gerald Green
Outdoor storage not allowed in the CN zone.
Neighborhood commercial areas are to meet the daily needs of the neighborhood.
When initially zoned to neighborhood commercial one condition was uses limited to the attachment and self-storage is not listed as use.
The three conditions staff is recommending deal with lighting, architectural standards, and that any development come back for use on review is what is being considered today.

John King, PO Box 2425 for the applicant
Everybody else that has CN can have self-storage except this property.
Want to add back in uses that were marked off.

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Chris Ooten

Want to just add self-storage since it is a local use.

Chair Longmire

The use on review ought to be what determines the use.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CN PER STAFF RECOMMENDATION. MOTION CARRIED 10-2 (BUSTIN, COLE - NO). APPROVED.

36. 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.

Steve Bethel, 226 Castle Downs Lane 37934
Asked for 30-day postponement.

MOTION (CLANCY) AND SECOND (EASON) WERE MADE TO POSTPONE FOR 30 DAYS. MOTION CARRIED 14-0. POSTPONED UNTIL FEBRUARY 8, 2018.

* **37. LDS CHURCH**

1-G-18-RZ

East side Kendall Rd., south side Gleason Dr., Council District 2. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **38. CHRISTINA BOULER**

1-H-18-RZ

Southeast side Hinton Ave., southwest of N. Central St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-4 (Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE R-4 (Residential) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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- * **39. MICHAEL BRADY INC.** **1-I-18-RZ**
East side Patton St., north of E. Summit Hill Dr., Council District 6.
Rezoning from C-1 (Neighborhood 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.

- * **40. JEFF CASTOR** **1-B-18-SP**
South side Deane Hill Dr., south of Gerald R. Ford St., Council District 2.
a. West City Sector Plan Amendment
From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #1-B-18-SP, amending the West City Sector Plan map to GC (General Commercial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. Rezoning** **1-J-18-RZ**
From C-3 (General Commercial) to C-6 (General Commercial Park).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-6 (General Commercial Park) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses on Review:

- P 41. HUBER PROPERTIES** **12-C-17-UR**
(2-8-18) 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.

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

STAFF RECOMMENDATION: Approve the Development Plan for a retail hardware store of approximately 17,000 square feet, subject to 8 conditions.

Gerald Green

Property at 10078 Highgate Circle is in both the 100 and 500 year floodplain so that is why it floods on that property.

The property where Elders Hardware store is located is outside the designated flood area.

Andrew Rowe, 10078 Highgate Circle

Concern this would move us out of the 500 year floodplain into 100 year floodplain because that entire area across from us floods.

Concerned rezoning and developing across the creek will push more water toward the neighbors in the area.

Tom McMahan, 10008 Highgate Circle

Confirmed the developer has agreed to landscape behind the garden centers.

Concern with lighting.

Amanda Purkey, Knox County Stormwater, 205 W Baxter Ave

Regulations allow filling in the floodplain.

Nothing in regulations prevent occasional risings to maximum one foot.

Knox County regulations stricter and can only fill half distance and not as much as federal regulations.

We use requirements for one foot elevation to be above the 500 year floodplain as opposed to the 100 year floodplain.

Mark Bialik, GBS Engineering, 1313 Kalmia Road

We are filling above the 940 and not affecting the floodplain.

Stormwater will be into creek before the peak flow occurs in this area.

Garden center area will be all permeable and parking non-permeable.

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

43. HARBWHITE PROPERTIES

1-A-18-UR

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.

*** 44. CROWN CASTLE USA (BOONETIME BAY, LLC)**

1-B-18-UR

Southwest side of Park 40 North Blvd., south of Sherrill Blvd. Proposed use: Commercial Telecommunications Tower in OB Office, Medical, and Related Services) District. Commission District 3.

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STAFF RECOMMENDATION: the request for a 195' monopole commercial telecommunications tower in the OB (Office Medical, and Related Services) zoning district subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **45. MIKE STEVENS HOMES** **1-C-18-UR**

North terminus of Thunderhead Rd, west of Pellissippi Pkwy Proposed use: Amendment to the Development Plan and Standards for Northshore Town Center, for Single-Family Type I, Single-Family Type II and Townhouse development in TC-1 (Town Center) District. Council District 2.

STAFF RECOMMENDATION: Approve the text amendments to the Development Plan and Standards for Northshore Town Center, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **46. LEESMAN ENGINEERING TIM DWYER** **1-D-18-UR**

East side of Moss Grove Blvd., south of Kingston Pike. Proposed use: Retail Tire Store and Service in C-6 (General Commercial Park) pending District. Council District 2.

STAFF RECOMMENDATION: Approve the development plan for a tire and auto service store with approximately 7,800 square feet subject to 6 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 47. KENTON YEAGER **1-H-18-UR**

(2-8-18) 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.

Other Business:

None

Adjournment

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

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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.