

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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Draft Minutes July 12, 2018

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

The Metropolitan Planning Commission met in regular session on JULY 12, 2018 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee. Members:

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Tamara Boyer
Mr. Louis Browning
Ms. Gayle Bustin
Mr. Art Clancy
Mr. Mike Crowder
Ms. Elizabeth Eason
Mr. Mac Goodwin

Mr. Richard Graf
Mr. Charles F. Lomax, Jr
Mr. Chris Ooten
Mr. Patrick Phillips
Mr. Jeff Roth
Mr. Scott Smith
Mr. Charles Thomas
Ms. Janice Tocher, Vice Chair

* Arrived late to the meeting. ** Left early in the meeting
A – Absent from the meeting

Agenda Item No.

MPC File No.

*** 2. APPROVAL OF JULY 12, 2018 AGENDA.**

THIS ITEM WAS APPROVED ON CONSENT.

*** 3. APPROVAL OF JUNE 14, 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

COMMISSIONER RECUSED FROM THE POSTPONEMENTS.

Agenda Item No.

MPC File No.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS 30 DAYS AS READ UNTIL THE AUGUST 9, 2018 MEETING. MOTION CARRIED 15-0. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ UNTIL SEPTEMBER 13, 2018. MOTION CARRIED 15-0. POSTPONED.

WITHDRAWALS REQUIRING MPC ACTION

COMMISSIONER EASON RECUSED FROM VOTING ON WITHDRAWALS.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO WITHDRAW ITEMS 16, 23, 43, AND 45 AS READ. MOTION CARRIED 14-0-1. WITHDRAWN.

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

U	<u>WILSON RITCHIE</u>	3-F-10-SC
	Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	
	<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u>	
	a. Concept Subdivision Plan	4-SD-16-C
	South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.	
	b. USE ON REVIEW	4-I-16-UR
	Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	
	<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u>	
	a. Concept Subdivision Plan	1-SA-17-C
	North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	
	b. USE ON REVIEW	1-B-17-UR
	Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	
	<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u>	
	a. Concept Subdivision Plan	1-SF-17-C
	Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.	
	b. USE ON REVIEW	1-J-17-UR
	Proposed use: Detached residential in PR (Planned Residential) District.	
	<u>BULLARD FARM - EAGLE CDI, INC.</u>	

Agenda Item No.

MPC File No.

- a. Concept Subdivision Plan
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3. 5-SA-18-C
- b. USE ON REVIEW
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District. 5-B-18-UR
- TARYN'S NEST
East side of Cate Road at the intersection Cateland Lane, Commission District 6. 2-SG-17-F
- CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R & UNIT 2 LOTS 42, 43, & 44R
Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. 5-SH-18-F
- RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE
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
- DOMINION DEVELOPMENT GROUP
Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd
Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6. 4-G-18-UR

ITEMS REQUESTED TO BE UNTABLED OR TABLED

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO UNTABLE WILSON RITCHIE 3-F-10-SC. MOTION CARRIED 15-0. UNTABLED.

CONSENT ITEMS

Tim Harris 830 Alamo Asked for item 35 to be removed.

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

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ EXCEPT ITEM 35. MOTION CARRIED 15-0.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEM 35. MOTION CARRIED 15-0. APPROVED.

Ordinance Amendments:

None

Alley or Street Closures:

- * **5. RFH, LP** **7-A-18-SC**
Request closure of Bruce Ave between Citico Street and Clyde Street (closed), Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Concepts / Uses On Review:

- P 6. SCHAAD ROAD DEVELOPMENT** **4-SA-18-C**
(8-9-18) North side Schaad Rd, east of La Christa Way., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 7. VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX DEVELOPMENT TN, LLC** **5-SB-18-C**
a. Concept Subdivision Plan
West side of Brakebill Rd., south side of Hammer Rd., Commission District 8.

STAFF RECOMMENDATION: Approve variances 1-6 and the Concept Plan subject to 13 conditions:

Tom Brechko Plan was revised as requested by Planning Commission last month. Pointed out eliminated some sidewalks due to trails developed instead and staff recommending put back in.

David Harbin
Agree to put sidewalks back in and pointed out amenities.

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

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

- b. USE ON REVIEW** **5-E-18-UR**

Agenda Item No.

MPC File No.

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 246 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.

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

8. FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC

6-SB-18-C

a. Concept Subdivision Plan

Northwest side of Tazewell Pike, northwest end of Fountainhead Ln., Commission District 2.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 9 conditions.

Tom Brechko – Revised plan includes the stormwater facilities be developed without relying on the regional system being in place.

Mike Zak, 5001 Justin Drive, Fountaingate Association President
Concerns with retention pond and why not put in years ago, heavy traffic.

Amanda Purkey, County Engineering, Stormwater
County Engineering aware of flooding. They will mitigate the flow they would produce.
Hired third party to do flood study at intersection of Fountaingate and Tazewell Pike for options to alleviate flooding in the area.

Curtis Williams
TDOT did not ask for traffic study since using existing access point.

Doug Bailey, 4858 Lindsay Blair Lane, Fountainhead Condos.
Described some of his flooding problems and pointed out this property would be subject to flooding much more.

Michelle Carringer, Knox County Commissioner, 5329 Beverly Oakes Dr.
Want to make sure flooding issues are taken care of in this area.

Gary Tucker, 7522 Taggart Lane for Mr. Koontz developer
Pointed out this subdivision was so small it would not significantly affect the regional system.
Our pond will affect mostly this subdivision and not the whole area.

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Charles Thomas pointed out need to quite building in areas that are flood prone.

Dwight VanDeVate

Issue is the water that runs over Tazewell Pike. Regional pond is not intended to reduce all the flooding purpose is to reduce times water passes over Tazewell Pike. Primary concern is transportation related. May be well into 2019 for the pond if it is approved.

COMMISSIONER CLANCY CALLED THE QUESTION.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 13-2 (Thomas, Phillips-no). APPROVED.

b. USE ON REVIEW

6-N-18-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 22 detached dwellings on individual lots subject to 1 condition.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 13-2 (Thomas, Phillips – No). APPROVED.

P 9. KARNs/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC

(8-9-18)

a. Concept Subdivision Plan

7-SA-18-C

Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

7-C-18-UR

(8-9-18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

10. STORMER ROAD DEVELOPMENT - SMITHBILT LLC

a. Concept Subdivision Plan

7-SB-18-C

West side of Stormer Rd., north of Maple Trace Blvd., Commission District 7.

STAFF RECOMMENDATION: Approve variances 1-5 and the Concept Plan subject to 8 conditions.

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Brian Demarcas, 5915 Maple Trace Blvd.
Concern number of lots and how close to my backdoor.

Josh Sanderson, 4909 Ball Road, Smithbilt Homes
Will work with Mr. Demarcas to let him know details.

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

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

b. USE ON REVIEW

7-B-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 48 detached dwellings on individual lots and reduce the periphery setback from 35' to 25' for the north, east, and south boundary lines, subject to 1 condition.

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

* **11. WILLOW FORK LANE DEVELOPMENT - WILLOW FORK LANE DEVELOPMENT**

a. Concept Subdivision Plan

7-SC-18-C

Northwest side of E. Emory Rd., northeast side of Willow Fork Ln., Commission District 7.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

7-D-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 21 detached dwellings on individual lots subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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P 12. AUTUMN WALK, PHASE 5 - B & B BUILDERS

(8-9-18) a. Concept Subdivision Plan

7-SD-18-C

East end of Rocky Plains Ln., east of Dry Gap Pike, Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

7-E-18-UR

(8-9-18) Proposed use: Attached Residential Subdivision in PR (Planned Residential) pending District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 13. BALL ROAD SUBDIVISION - WORLEY BUILDERS, INC.**

a. Concept Subdivision Plan

7-SE-18-C

North side of Ball Rd., east of Madeline Vine Ln., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-3 and the Concept Plan subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** b. USE ON REVIEW**

7-F-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 70 detached dwelling on individual lots and a 25' peripheral setback for lots 1-23, 26 & 27, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 14. BERRY PATCH FARMS SUBDIVISION - BRYAN PETETT

(8-9-18) a. Concept Subdivision Plan

7-SF-18-C

Northwest side of McCloud Rd., southwest of Medaris Dr., Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

7-K-18-UR

(8-9-18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

15. COPELAND ROAD DEVELOPMENT ON PEDIGO ROAD - SMITHBILT LLC

Agenda Item No.

MPC File No.

a. Concept Subdivision Plan

7-SG-18-C

West side of Pedigo Rd., south of Childress Rd., Commission District 7.

STAFF RECOMMENDATION: APPROVE variances 1-5 and the Concept Plan subject to 8 conditions.

Chelsy Beavis, 1012 E Copeland Road
Smithbilt has been working with community and we appreciate that.

Josh Sanderson, 4909 Ball Road

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

MOTION (LOMAX) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

b. USE ON REVIEW

7-N-18-UR

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

STAFF RECOMMENDATION: APPROVE the development plan for up to 99 detached dwellings on individual lots and reduce the periphery boundary setback from 35' to 25' for the Pedigo Rd. frontage and lots 31-35, subject to 2 conditions.

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

W 16. AUTUMN GROVE - DK DEVELOPMENT, LLC

a. Concept Subdivision Plan

7-SH-18-C

South side of John May Dr., east of Wooded Acres Dr., Council District 3.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W b. USE ON REVIEW

7-P-18-UR

Proposed use: Attached or detached residential neighborhood in RP-1 (Planned Residential) District.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

Final Subdivisions:

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- * **17. GOODISON PARK PHASE II** **2-SK-18-F**
North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **18. HARPERS COVE** **6-SH-18-F**
West side of S Northshore Drive, north of Charlottesville Blvd., Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **19. SAMUEL ARNOLD ESTATE LOTS 2 & 3** **7-SA-18-F**
Southeast of W Copeland Road, northeast side of Collier Road, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **20. JAMES MAY JR. PROPERTY** **7-SB-18-F**
North side of Nickle Road, southwest of Tamworth Lane, Council District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **21. THE VILLAS OF TERAS POINT, PHASE 1 RESUBDIVISION** **7-SC-18-F**
East side of Brown Gap Road at intersection of Cascade meadows Way and Teras Point Way, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **22. THE SOUTHERN** **7-SD-18-F**
North side of Everett Road @ intersection of Yarnell Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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MPC File No.

W 23. ESTATE OF THEDA SMITH PROPERTY

7-SE-18-F

South side of Coward Mill Road, southwest of Byington Solway Road,
Commission District 6.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

*** 24. GOVERNORS MOUNTAIN RESUBDIVISION OF LOT 11**

7-SF-18-F

At the intersection of Bonnie Kate Drive and W Gov. John Sevier Hwy.,
Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 25. VILLAGE OF SADDLEBROOKE, PHASE 5**

7-SG-18-F

North end of Saddlebrook Drive, north of Windmead Lane, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **26. ELITE CONSTRUCTION PROPERTY GEORGE WILLIAMS RD**

7-SH-18-F

Northwest side of George Williams Road, southwest of Heathgate Road,
Commission District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **27. THE TAGGART BUILDING**

7-SI-18-F

West side of N Broadway south of Rider Avenue, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 28. PIERCE & PARRISH PROPERTY SUBDIVISION**

7-SJ-18-F

West side Roland Land and east side of Byington Beaver Ridge Road,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **29. CCAHT**

7-SK-18-F

Agenda Item No.

MPC File No.

Intersection of W Blount Avenue and Martin Mill Pike, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendment/Rezoning:

- P 30. FORT SANDERS PARTNERS** **2-D-18-RZ**
(8-9-18) 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) with no or revised conditions.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 31. KEN GILREATH (REVISED)**
(8-9-18) South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy.,
Commission District 8.
a. East County Sector Plan Amendment **6-A-18-SP**
From LDR (Low Density Residential) & SP (Stream Protection) to GC
(General Commercial) & SP (Stream Protection).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. Rezoning** **6-C-18-RZ**
(8-9-18) From A (Agricultural) and F (Floodway) to CA (General Business) and F
(Floodway).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 32. ELMINGTON CG, LLC**
Northwest side E. Young High Pike, northeast side Chapman Hwy.,
Council District 1.
a. South City Sector Plan Amendment **7-A-18-SP**
From MU-SD (Mixed Use Special District) (SC-5) to HDR (High Density
Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #7-A-18-SP,
amending the South City Sector Plan to HDR (High Density Residential),
and recommend the Knoxville City Council also approve the sector plan
amendment, to make it operative.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * b. One Year Plan Amendment** **7-A-18-PA**
From MU-SD (Mixed Use Special District) (SC-5) to HDR (High Density
Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*

c. Rezoning

7-A-18-RZ

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

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

33. ELMINGTON CG, LLC

West side Hollywood Rd., south side I-40, Council District 2.

a. West City Sector Plan Amendment

7-B-18-SP

From MDR (Medium Density Residential) & SLPA (Slope Protection Area) to HDR (High Density Residential) & SLPA (Slope Protection Area).

STAFF RECOMMENDATION: ADOPT RESOLUTION #7-B-18-SP, amending the West City Sector Plan to HDR (High Density Residential), and recommend the Knoxville City Council also approve the sector plan amendment, to make it operative.

Arthur Seymour Jr. 550 W Main St. for applicant
Development plan will address traffic, flooding, etc. Purpose is to build 110 units of workforce housing.
Talked with David Williams and will meet with Pond Gap Community Association next week.

Becky Wade, Director of Community Development
Support development of much needed affordable housing.

Stacy Barren, 617 Hollywood Road
Concerns about flooding, heavy traffic, speeding, cut through on Hollywood to interstate, density and safety

Curtis Williams, City Engineering
They will have to meet our standards to not increase water surface level in the pond.

Amy Midas, 5015 W Summit Circle, President of Forest Heights Neighborhood Association
Concerns about public right of way along Hollywood Drive and traffic control.

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Property is steep and consistent with low density residential.

David Williams, 505 Hollywood Drive, President Pond Gap Neighborhood Association. Ask for a postponement to notify all the neighbors and answer concerns.

Need traffic calming and cut through traffic.

John Shepherd, 118 16th Avenue South, Nashville, TN
Went to Pond Gap Neighborhood Association meeting and going to one next Thursday. Intend to build 110 units and could keep medium density residential.

Gerald Green noted no change would need to be made in either plan designation if remaining medium density residential.

MOTION (ROTH) AND SECOND (LOMAX) WERE MADE TO DENY. MOTION CARRIED 15-0. DENIED.

b. One Year Plan Amendment

7-B-18-PA

From MDR (Medium Density Residential) to HDR (High Density Residential).

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

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO DENY. MOTION CARRIED 15-0. DENIED.

c. Rezoning

7-B-18-RZ

From C-4 (Highway and Arterial Commercial) to RP-2 (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 30 du/ac, subject to one condition.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE RP-2 (PLANNED RESIDENTIAL) UP TO 24 DU/AC SUBJECT TO ONE CONDITION. MOTION CARRIED 15-0. APPROVED.

* **34. FALCONNIER DESIGN CO.**

7-C-18-RZ

East side Gap Rd., south side Cassell Dr., Council District 5. Rezoning from O-3 (Office Park) & R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

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STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

35. LOGAN WENTWORTH

7-D-18-RZ

South side Alamo Ave., east of Home St., Council District 1. Rezoning from R-1 (Low Density Residential) to R-1E (Low Density Exclusive Residential).

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

Jim Harris, 641 Alamo Avenue, Harvester Group LLC. Concern about footage across the front of the lot. Plot line showed line coming through our house.

Not on sewer as reported on staff report. Sinkhole there, question if a spring. Hydrologic issue and KUB checking it out. Road width is only 12 feet and not 16 as reported. We offered to buy the lot and give some to Ijams.

Steve Wise, MPC Attorney. Applicant can only rezone property he owns.

Logan Wentworth, 517 Woodlawn Pike
Property is 71 feet wide. Did not realize sewer does not run down there will have to address that. Plan to build a really small house. Want to put in some new environmental sustainable ideas in home.

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

A BREAK WAS TAKEN AT THIS TIME.

P 36. CRAIG ALLEN (REVISED)

(8-9-18) South side Westland Dr., east side I-140, Commission District 5.

a. Southwest County Sector Plan Amendment

7-C-18-SP

From LDR (Low Density Residential) to GC (General Commercial) & O (Office).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. Rezoning

7-E-18-RZ

(8-9-18) From A (Agricultural) to CA (General Business) & OA (Office Park).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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* **37. SEAN SUDDER** **7-F-18-RZ**

North side Forest Ave., east side Nineteenth St., Council District 1.
Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-2
(General Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE
R-2 (General Residential) zoning, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **38. SEAN SUDDER** **7-G-18-RZ**

South side Grand Ave., east side Nineteenth St., Council District 1.
Rezoning from I-2 (Restricted Manufacturing and Warehousing) to R-2
(General Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE
R-2 (General Residential) zoning, subject to one condition

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

39. LAND DEVELOPMENT SOLUTIONS **7-H-18-RZ**

North side Cherokee Trail., north of Edington Rd., Council District 1.
Rezoning from R-1 (Low Density Residential) to RP-1 (Planned
Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE
RP-1 (Planned Residential) zoning at a density of up to 5.9 du/ac.

Cathy Scott, 4232 Wells Road and own rental property just east
In 2016 designated as a fill site because of steep slopes.
Access blocked our easement occasionally for renters.
Use easement because my property is steep.
Student housing glut.

Rusty Baksa, Land Development Solutions, 310 Simmons Road, Suite
K, representing the owner of property.
Proper permit was granted to put fill in.

Discussed KAT access in the area.

Dick Graf
They have made good use of a really difficult area.

**MOTION (GRAF) AND SECOND (CLANCY) WERE MADE TO
APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED
12-3 (EASON, THOMAS, TOCHER – NO) APPROVED.**

Agenda Item No.

MPC File No.

* **40. LAND DEVELOPMENT SOLUTIONS** **7-I-18-RZ**

North side Kingston Pike, east side Walker Springs Rd., Council District 2. Rezoning from C-4 (Highway and Arterial 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.

41. HSINHAO LIAO

South side Middlebrook Pike, east of Andrewbrook Ln., Commission District 3.

a. Northwest County Sector Plan Amendment

7-E-18-SP

From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #7-E-18-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial), as shown on attached map, and recommend that Knox County Commission also adopt the sector plan amendment.

Hsinhao Liao, 703 Lawford Road
Roger Moore, 81238 Commons Drive, for Mr. Liao
Asked for the CA as deep as on the rest of the property.

Art Clancy pointed out neighborhood commercial addresses most of the issues that CA does not.

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

b. Rezoning

7-J-18-RZ

From OB (Office, Medical, and Related Services) & CA (General Business) to CA (General Business).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning on the portion of the site shown on the attached 'MPC Staff Recommendation' map.

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

42. T&T REAL ESTATE INVESTMENTS

East side Morrell Rd., east of Queensbury Dr. Council District 2.

a. One Year Plan Amendment

7-C-18-PA

Agenda Item No.

MPC File No.

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

STAFF RECOMMENDATION: DENY O (Office) One Year Plan designation for the site.

Travis McKenny, 5731 Lyons View Pike
Highest and best use would be office and not residential. Talked with neighbors and they were expecting commercial on this lot.
House was in fire cannot use it. Build for about 8 offices for small businesses in the back of the lot.

Gerald Green
May eventually go office but need to look at on a larger scale and not lot by lot with more input through sector plan update.

Art Clancy
Neighborhood decided this is not an office area in 2007 and there have not been enough changes in the area to meet the sector plan criteria for change now.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. DENIED.

b. West City Sector Plan Amendment

7-D-18-SP

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

STAFF RECOMMENDATION: DENY O (Office) sector plan designation

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. DENIED.

Uses On Review:

W 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 WITHDRAWN EARLIER IN THE MEETING.

44. B & B VENTURES LLC

2-D-18-UR

East side of Keller Bend Rd., northeast of Citadel Ln. Proposed use: Rural Retreat in A (Agricultural) District. Commission District 4.

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: APPROVE the development plan for the rural retreat with an event facility building with approximately 7,000 square feet and a maximum of 300 guests, subject to 6 conditions.

John King, Spoke for only 5 seconds!

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

W 45. BLOUNT EXCAVATING, INC.

4-I-18-UR

Northwest side W. Martin Mill Pike, north of Ridgewood Dr. Proposed use: Construction/Demolition Waste Site in A (Agricultural) District. Commission District 9.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

46. MONICA MURILLO

6-G-18-UR

Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 7.

STAFF RECOMMENDATION: Approve the request for 1 duplex as identified on the development plan, subject to 3 conditions.

Michael Cox, 1719 Fairlane Road
Concerns are flooding across the street that flows to various properties.
Duplex not appropriate in midst of single family homes.
Diminish value of our properties.

Garrett Tucker, 7522 Taggart Lane
Backwaters of Beaver Creek and will fill.
Putting duplex in front of property with about 200 feet from back for buffer.

Mike Phillips, 509 Littlebrook Lane, Powell
Asked about runoff from building up the property to put duplex on.

Darren Green, 7200 Thornbrook Lane, Powell
Duplex is going to match the existing houses in Thornbrook with brick front. Mom will live in half and rent other half.

Steve Wise, MPC Attorney, should be looking at best use for the benefit of the community over the long term.

COMMISSIONER LOMAX CALLED THE QUESTION.

Agenda Item No.

MPC File No.

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

Upon roll call the Planning Commission voted as follows:

Bustin – no
Clancy – yes
Crowder – no
Eason – yes
Boyer – yes
Browning – yes
Goodwin - no
Graff- no
Lomax – no
Ooten –no
Phillips- no
Roth – yes
Smith - yes
Thomas- no
Tocher - yes

MOTION CARRIED 8-7. APPROVED.

47. JIM ODLE

6-I-18-UR

West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.

STAFF RECOMMENDATION: POSTPONE until the August 9, 2018 MPC meeting as recommended by staff.

MOTION (LOMAX) AND SECOND (ROTH) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. POSTPONED.

*** 48. LAND DEVELOPMENT SOLUTIONS**

7-A-18-UR

Northwest side of Clinch Ave., southeast and northwest side of Laurel Ave., northeast side of Nineteenth St. and southeast side of Highland Ave. Proposed use: Medical center and parking garage in O-1 (Office, Medical, and Related Services) & O-2 (Civic and Institutional) District. Council District 1.

STAFF RECOMMENDATION: Approve the request for the renovation and two story addition to the Center for Advance Medicine building, addition of a new pedestrian crossover and the parking garage expansion as shown on the development plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- P 49. CRESCENT BEND DEVELOPMENT, LLC** **7-G-18-UR**
(8-9-18) Southeast side of Westland Dr., east of Ebenezer Rd. Proposed use: Apartments and Assisted Living / Independent Living Facility in PR (Planned Residential) District. Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 50. WOODS-SMITH MARKET & DELI** **7-H-18-UR**
North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.

STAFF RECOMMENDATION: POSTPONE until the August 9, 2018 MPC meeting as requested by the applicant.

MOTION (GRAF) AND SECOND (BUSTIN) WERE MADE TO POSTPONE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. POSTPONED.

- * 51. JEFFRY TURNMIRE** **7-I-18-UR**
West side of Francis Rd., north of Francis Station Dr. Proposed use: Market Garden in R-1 (Low Density Residential) District. Council District 3.

STAFF RECOMMENDATION: Approve the Market Garden use on approximately 2.21 acres in the R-1 zone district, as described on the attached plan, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 52. FALCONNIER DESIGN CO.** **7-J-18-UR**
North side of W. Baxter Ave., east side of McSpadden St. Proposed use: Expansion of existing church in R-1A (Low Density Residential) District. Council District 6.

STAFF RECOMMENDATION: Approve the existing 3,655 square-foot church and new 1,200 square-foot fellowship hall, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 53. MARKETS AT CHOTO / HUBER PROPERTIES** **7-L-18-UR**
(8-9-18) Southeast side of S Northshore Dr., north of Choto Rd. Proposed use: Self service storage facility and mixed use building in CN (Neighborhood Commercial) (k) District. Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **54. JOHN SANDERS** **7-M-18-UR**
West side of N. Broadway, south side of Rider Ave. Proposed use: Multi-dwelling structure in the C-3 (General Commercial) & O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay) Districts. Council District 5.

STAFF RECOMMENDATION: Approve the Development Plan for 10 residential units in the C-3 and O-1 zone districts, subject to 9 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 55. MADDOX COMPANIES** **7-O-18-UR**
(8-9-18) West side of Dry Gap Pike, south of E. Emory Rd. Proposed use: 3-story Indoor Self-Storage Facility in CA (General Business) District. Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 56. FRESENIUS USD MANUFACTURING, INC.** **7-Q-18-UR**
East side of E. Governor John Sevier Hwy, south side of Roscoe Ln., north of Hammer Rd., south of I40. Proposed use: Warehouse Facility in PC (Planned Commercial) pending District. Commission District 8.

STAFF RECOMMENDATION: Approve the Development Plan for the proposed warehouse/distribution center with approximately 617,950 square feet at this location, subject to 14 conditions.

Arthur Seymour, Jr, 550 W Main Avenue – gave background.

Alisha McCauley, Michael Brady Incorporated, 299 N Weisgarber Rd.
Met with neighbors and incorporated input.
Met with Knox County Engineering to go over design of grading, drainage, erosion controls.

Opposition, Jerry Glenn – 5504 Governor John Sevier Hwy.
Preliminary drainage plan was never made available to us to review.
Fresenius can negate covenants.
Should not be planned commercial zone.

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

Other Business:

Agenda Item No.

MPC File No.

- * **57. Consideration of Similar Use Determination for Adult Day Care.** **7-A-18-OB**

STAFF RECOMMENDATION: Approve adult day care services as a use permitted on review in the 0-1, 0-2, and 0-3 districts as provided for by the similar use determination process.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 58. Consideration of Major Road Plan Update.** **7-B-18-OB**
(9-13-18)

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 59. Nominations of Chair and Vice-Chair for the Planning Commission** **7-C -18-OB**
(8-9-18)

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:05 p.m.:

Prepared by: Betty Jo Mahan

Approved by: Secretary for the Commission

Approved by: Chair

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