

Minutes

June 8, 2017

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

The Metropolitan Planning Commission met in regular session on JUNE 8, 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. Mac Goodwin
Mr. Herb Anders	Mr. Charles F. Lomax, Jr
A Ms. Gayle Bustin	A Mr. Chris Ooten
A Ms. Laura Cole	Mr. Patrick Phillips
Mr. Art Clancy	Mr. Jeff Roth
Mr. Mike Crowder	Mr. Scott Smith
A Ms. Elizabeth Eason	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 JUNE 8, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF MAY 11, 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

Arthur Seymour Jr. requested postponement for 30 days for item 34 Shady Glen.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM 34 FOR 30 DAYS UNTIL THE JULY 13, 2017 MPC MEETING. MOTION CARRIED 11-0. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE AUGUST 10, 2017 MEETING. MOTION CARRIED 11-0. POSTPONED 60 DAYS.

WITHDRAWALS REQUIRING MPC ACTION

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEM 43 AND 47. MOTION CARRIED 11-0. WITHDRAWN.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>	MPC File No.
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.	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 South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9.	4-SD-16-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u> a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	1-SA-17-C
b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-B-17-UR
<u>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u> a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.	1-SD-17-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-17-UR
<u>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>Agenda Item No.</u>		<u>MPC File No.</u>
	<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
	<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Avenue and the east side of Ellis Street, 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 Drive, northwest side of Chimney Top Lane, Council District 6.	6-SF-16-F
	<u>WILLIAM S. AND HANNA J. CUMMINGS PROPERTY</u> Bob Cummings Rd due east of W. Marine Rd., Commission District 9.	9-SF-16-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). b. Rezoning From A (Agricultural) to CA (General Business).	10-F-15-SP 10-Q-15-RZ
U	<u>TRANTANELLA CONSTRUCTION DAVID TRANTANELLA</u> North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to MDR (Medium Density Residential).	1-E-17-SP
U	b. Rezoning	1-F-17-RZ

Agenda Item No.

MPC File No.

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

SOUTHEAST COMMERCIAL, LLC

Northeast side Zion Ln., northwest of Ball Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

2-A-17-SP

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

b. Rezoning

2-A-17-RZ

From PR (Planned Residential) to OB (Office, Medical, and Related Services).

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 (ANDERS) WERE MADE TO UNTABLE TRANTANELLA CONSTRUCTION DAVID TRANTANELLA AS READ. MOTION CARRIED 11-0. UNTABLED

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEMS AS READ. MOTION CARRIED 11-0. ITEMS 11 A&B, 22, & 44 TABLED

CONSENT ITEMS

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

Scott Smith recused from consent voting.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO HEAR THE CONSENT ITEMS AS READ. MOTION CARRIED 10-0-1.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 10-0-1. APPROVED.

Ordinance Amendments:

P 5. MPC (REFERRED BACK BY CITY COUNCIL)

5-A-16-OA

(8-10-17) Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 6. METROPOLITAN PLANNING COMMISSION 8-A-16-OA**
(7-13-17) 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 5-B-17-OA**
(7-13-17) Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Alley or Street Closures:

- P 8. LAND DEVELOPMENT SOLUTIONS 4-C-17-SC**
(7/13/17) Request closure of Park West Blvd between southeast corner of parcel 119-018.36 and southeast corner of parcel 119-018.23, Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 9. STEVEN W. ABBOTT JR. 5-A-17-AC**
Request closure of Unnamed alley between northern edge of Western Avenue right-of-way and northern terminus, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 10. MACKEY BROWNLEE 6-A-17-SC**
Request closure of E Magnolia Ave between Hall of Fame Drive and northeast corner of parcel 095AM00401, Council District 6.

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:

T 11. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

a. Concept Subdivision Plan

1-SF-17-C

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

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

T b. USE ON REVIEW

1-J-17-UR

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

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

12. VERTEX DEVELOPMENT ON LOBETTI ROAD - VERTEX DEVELOPMENT

a. Concept Subdivision Plan

5-SD-17-C

Southwest side of Lobetti Rd., northwest of Ball Camp Pike., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-6 and the concept plan subject to 15 conditions.

Arthur Seymour Jr. 550 W Main Avenue

Condition 12 states that we cannot subdivide any lots south of Schaad Road until the road is completed.

Want to be able to plat 25 lots on the south side of Schaad Road

This would allow us to proceed to plat lots and construct while road improvements are completed.

Cannot sell homes until the road improvements are done.

Want to be able to sell lots even before completion of road improvements.

Cindy Pionke

Fall should be right. Letting phases 2 & 3 this spring. This area is priority to be constructed first.

Tom Brechko

Blue sheets has a revised condition 10 on traffic study.

First phase north of Schaad Road extension includes provision to widen Lobetti Road up to Ball Road.

Since the timing has changed for finishing Schaad and Lobetti this requirement for limiting platting should remain until Phase 2 has been done and then reevaluate.

Lobetti needs to be widened.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES 1-6 PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

David Harbin, 4334 Papermill Drive

Timing will work out close by the time approved and ready to build houses.

Then would be ready once road improvements are done. If have to wait to plat before road improvements will hold us up more.

After road improved most traffic will be handled by the Schaad Road improvements.

Would like to sell it to be built possibly before Lobetti improvement.

Plan on October 2018 for our completion of Lobetti improvements.

County responsible for 600 feet of Lobetti with the connector.

Our responsibility is north entrance to Ball Road and will build up to 20 feet wide.

Pionke

Our concern is in approving on south side of Schaad Road over the railroad tracks there are no improvements.

Construction coming in and out and people buying ahead of time, adding to the problem of getting roadwork done and completed safely.

Art Clancy

You can build without being platted. Does not seem like too much of inconvenience to be able to know what the properties are like after road improvements.

Dan Kelly

Certain rights go with a platted lot.

You have potential to have houses sold with substandard access.

Once plat approved we have lost control of what goes on.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

b. USE ON REVIEW

5-G-17-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 164 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 (LOMAX) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

13. AUTUMN WALK - B AND B BUILDERS

a. Concept Subdivision Plan

5-SF-17-C

Northeast side of Dry Gap Pk., southeast of Autumn Path Lane.
Commission District 7.

STAFF RECOMMENDATION: Approve variances 1-4 and the concept plan subject to 12 conditions.

Arthur Seymour, Jr. 550 W Main Avenue.
Ask for approval per MPC staff recommendation.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1-4 PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

b. USE ON REVIEW

5-H-17-UR

Proposed use: Attached residential development in PR (Planned Residential) District.

STAFF RECOMMENDATION: Approve the revised plan for Autumn Walk Subdivision to permit up to 55 additional attached dwellings on individual lots as shown on the concept plan and the reduction of the internal peripheral setback as shown from 35' to 15' subject to 1 condition.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

*** 14. JOHNSTONE SUBDIVISION**

6-SA-17-C

Northwest side of Tazewell Pike, southwest of Murphy Rd., west end of Calvert Ln., Commission District 2.

STAFF RECOMMENDATION: Approve the concept plan subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 15. PALMER SUBDIVISION**

6-SB-17-C

Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

16. (BRANDYWINE AT PEPPER RIDGE (FKA: N CAMPBELL STATION ROAD) - MARSH-DON, LLC

a. Concept Subdivision Plan

6-SC-17-C

East side of N. Campbell Station Rd., southwest of El Rancho Trail, Commission District 6.

STAFF RECOMMENDATION: Approve variances 1-2 and the concept plan subject to 12 conditions.

Bo Cross, 1814 N Campbell Station Road
Retaining walls proposed would be behind my residence.
What prevents them from ripping out trees and remove dirt and then let this sit there for years? What kind of time are we holding them to on building retaining wall?
I would love to have a vegetative buffer in the 35 foot peripheral boundary.

Garrett Tucker, 7522 Taggart Lane
Retaining wall will be about 6 to 8 feet high.
Goal is to raise the road up and eliminate or reduce retaining walls.
Should put in reinforcement and wall as soon as possible to stabilize.
Could include diversion around his property during construction.

Pat Phillips
Swift grading permit sets requirements on reseeding and stabilization.
They are trying not to have much retaining wall.

Tom Brechko
They submit a grading plan and how going to access lots during concept plan stage. This is preliminary.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1 & 2 PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

b. USE ON REVIEW

6-K-17-UR

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

STAFF RECOMMENDATION: Approve the request for up to 27 detached dwellings on individual lots subject to 2 conditions.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

* **17. CAMPBELL PARK - JIM SULLIVAN**

a. Concept Subdivision Plan

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

6-SD-17-C

STAFF RECOMMENDATION: Approve the revised concept plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

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

6-F-17-UR

STAFF RECOMMENDATION: Approve the request to revise the development plan for Campbell Park Subdivision to permit two additional detached dwellings on individual lots with a maximum total of eleven dwellings and reduce the peripheral boundary setback per the 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 18. HARBOR CREST (FKA: CHILDRESS PROPERTY)

(7-13-17) East side of S. Northshore Dr., just south of Mont Cove Blvd., Commission District 5.

6-SE-17-C

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **19. THE BROOKE AT HARDIN VALLEY - BALL HOMES**

a. Concept Subdivision Plan

North side Hardin Valley Rd., west of Steele Rd., Commission District 6.

6-SF-17-C

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

6-I-17-UR

Agenda Item No.

MPC File No.

Proposed use: Detached residential subdivision in PR (Planned Residential) up to 3 du/ac (pending) District.

STAFF RECOMMENDATION: Approve the Development Plan for up to 42 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for lots 7-18 and part of lot 4, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Final Subdivisions:

- P 20. FIVE OAKS OUTLET CENTERS, INC. 10-SP-16-F**
(8-10-17) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 21. AUTUMN WALK 1-SK-17-F**
(7-13-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way, Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- T 22. TARYN'S NEST 2-SG-17-F**
East side of Cate Road at the intersection Cateland Lane, Commission District 6.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- P 23. FOREST HOMES 5-SA-17-F**
(7-13-17) South side of Forestdale Ave, west of Woodmont Rd, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 24. SECOND COAT LLC & NEXT STEP DEVELOPMENT II LLC PROPERTY 6-SA-17-F**
Southeast side of E Jackson Avenue, north side of Willow Avenue, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 25. THE LYONS CROSSING, UNIT VI 6-SB-17-F**

Agenda Item No.

MPC File No.

At the terminus of Sunburst Lane, off of Mossy Rock Lane, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **26. GRIFFIN SENIOR COMMUNITY** **6-SC-17-F**

East side of Beech Street at the intersection of Buford Street, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **27. DOUGLAS & CLYDENE ELKINS PROPERTY** **6-SD-17-F**

Northwest side of Millertown Pike, southwest of Shipe Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **28. CRYSTAL LAKE ADDITION, RESUBDIVISION OF LOTS 19 & 26** **6-SE-17-F**

West side of Duncan Road, south of Crystal Lake Avenue, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **29. SEVIER HEIGHTS ADDITION & J A HALL S/D RESUBDIVISION** **6-SF-17-F**

At the southeast intersection of Sevier Heights Road and Wallace Drive, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **30. CAMPBELL PARK, UNIT 2** **6-SG-17-F**

North side of N Campbell Station Road at the intersection of Fretz Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **31. C W PEAK ESTATE RESUBDIVISION OF PART OF LOT 15** **6-SH-17-F**
North side of West Gallaher Ferry Road, east of Goose Landing Way,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 32. WAYNE BURNS PROPERTY RESUBDIVISION** **6-SI-17-F**
(7-13-17) West side of Campbell Road, north of the intersection with Drinnen
Road, Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **33. SHADY GLENN, UNIT II** **6-SJ-17-F**
South side of S Northshore Drive between Holder Lane and Falcone
Pointe Drive, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- 34. SHADY GLEN LLC** **3-G-17-RZ**
Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6.
Rezoning from A (Agricultural) to PR (Planned Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 35. BALL HOMES LLC**
South side Choto Rd., southeast of S. Northshore Dr., Commission District
5.
a. Southwest County Sector Plan Amendment **6-A-17-SP**
From RR (Rural Residential) to LDR (Low Density Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #6-A-17-SP,
amending the Southwest County Sector Plan to LDR (Low Density
Residential) and recommend that Knox County Commission also adopt
the sector plan amendment.

Mike Brusseau

Sector plan amendment is recommended for approval because it is adjacent to other low density residential and adjacent to the planned growth area on the growth plan. Recommending 3 units per acre because it is in the rural area and since contiguous to planned growth allowed to go up to 3 but no more than that.

Other developments in the area are zoned at 3 units per acre making this compatible with the surrounding area.

Arthur Seymour, Jr. 550 W Main Ave with Mr. Hickey from Ball Homes. Asking for 4 units per acre.

We think the urban growth boundary plan has been abandoned by Knox County and committee has not been convened in years.

Kevin Desmond, 2428 Caravell Lane, Channel Point Subdivision President

Residents out there agree 3 units per acre is the maximum density that should be allowed.

Houses doubled and traffic has tripled on S Northshore between Concord Road and Harvey Road.

Strain on Northshore and adds to traffic with more density.

Mark Nemser, 12506 Choto Mill Lane

Believe it should be RA because all the subdivisions around it are RA.

Important that consistent setbacks and peripheral dimensions are maintained.

Traffic circle cannot accommodate large amount of more traffic.

Would like to know if there is a traffic plan and what it says.

To complete traffic study after this zoning, defeats our purposes.

Mike Brusseau

All surrounding subdivisions are PR, not RA.

Concept plan submitted for July and requires a traffic study and will take place as part of plans review.

Mike Reynolds

A traffic study has been completed. I reviewed and basically said no road improvements warranted such as turning lanes. Will review in more detail going forward to concept plan process.

Cindy Pionke

Aware of people's concerns. Do not foresee changes in this section of Northshore. Roundabout at Choto Road and Northshore is at 65 to 70 percent capacity.

Art Clancy

Sector plan amendment appropriate because the subject property is adjacent to PR zoning at between 3 and 5 dwelling units per acre under the LDR plan designation and to allow extension of low density residential development to this property.

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

Scott Smith

There is a justification for going more than normal in the growth plan limits there. Asked if growth plan is a cap.

Steve Wise

Growth plan statutes provides that zoning shall conform to the growth plan.

Have not heard from Knox County that they have abandoned the Growth Plan.

If adopt more density than growth plan allows it would either be a void act or voidable. I do not know which.

MOTION CARRIED 11-0. APPROVED.

b. Rezoning

6-A-17-RZ

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 du/ac.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

* **36. RICHARD HUSKEY**

6-B-17-RZ

Southeast end Whirlwind Way, south of Mascot Rd., Commission District 8. Rezoning from I (Industrial) to A (Agricultural).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **37. CHC PROPERTIES**

Southeast side Powell Dr., northeast of Brickyard Rd., Commission District 7.

a. North County Sector Plan Amendment

6-B-17-SP

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

STAFF RECOMMENDATION: ADOPT RESOLUTION #6-B-17-SP, amending the North County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. Rezoning** **6-C-17-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).

STAFF RECOMMENDATION: Recommend that County Commission APPROVE OB (Office, Medical & Related Services) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **38. MARY JANE SHARP** **6-D-17-RZ**
Southwest side S. Peters Rd., southeast of Kingston Pike, Commission District 3. Rezoning from A (Agricultural) to OA (Office Park).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE OA (Office Park) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **39. JHS LIMITED PARTNERSHIP** **6-E-17-RZ**
West side Mynderse Ave., north of Western Ave., Council District 5. Rezoning from I-3 (General Industrial) to I-2 (Restricted Manufacturing and Warehousing).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 40. DOMINION DEVELOPMENT GROUP**
Southeast side Deane Hill Dr., south of Gerald R. Ford St., Council District 2.
a. West City Sector Plan Amendment **6-C-17-SP**
From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #6-C-17-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.

Art Clancy

One year plan proposes general commercial uses for these properties and this amendment will make the sector plan consistent with the one year plan.

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

Charles Thomas

Suggested looking at alternative ways to promote less use of highway including contacting transit for bus stop and lobbying for sidewalks. Development does fit the mixed use in the area.

Shawn Shalmers, 5107 Homberg Drive, Applicant.
Traffic would be addressed at the use on review process.

John Sanders, 514 W Jackson Avenue.
There are a few sidewalks in front of the church and they stop there.

MOTION CARRIED 11-0. APPROVED.

b. Rezoning

6-F-17-RZ

From O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

STAFF RECOMMENDATION: Approve C-3 (General Commercial).

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 11-0. APPROVED.

41. H.E. BITTLE III

Southeast side Hardin Valley Rd., southeast of Steele Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

6-D-17-SP

From RR (Rural Residential) to LDR (Low Density Residential).

STAFF RECOMMENDATION: DENY LDR (Low Density Residential) sector plan designation.

Mike Brusseau

Limited to 3 units per acre maximum with growth plan and also limited with slope and for that reason recommend density remain at 2 units per acre.

H.E. Bittle III, 10784 Hardin Valley Road, applicant.
Wanting to get density up with current concept plan by subdividing lots and doing smaller lots and try to get property for ingress and egress.

Agree that Growth Plan is outdated.
Would be glad just to get 3 at this point to get my costs down.
I have a concept plan that is already approved and I am not changing that concept plan just making lots smaller.

Don Hubbard, Hardin Valley adjoining 2128 N Campbell Station Road
Concern is lay of the land as affects the water pollution and 4 major slopes within the land.
Other concern is traffic. This comes out right across from Hardin Valley Academy and proposed Hardin Valley Middle School.
More than 3 would be devastating.

Scott Smith
Proposing the same location for roads and the same land disturbance.
Decreasing to 37.5 foot lot widths with attached units.

Dan Kelly
In order to increase the number of lots will have to go back through concept subdivision process as well as use on review.
Probably generating enough that a traffic impact study required with the development.

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO DENY LDR PER STAFF RECOMMENDATION. MOTION CARRIED 10-1 (Roth no).

b. Rezoning

6-G-17-RZ

From PR (Planned Residential) at 1-2 du/ac to PR (Planned Residential) at up to 5 du/ac.

STAFF RECOMMENDATION: DENY the requested increase in PR density, consistent with the denial recommendation on the associated sector plan amendment.

MOTION (PHILLIPS) AND SECOND (THOMAS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 9-2 (Roth and Smith-no)

Uses on Review:

P 42. CHEROKEE FARM DEVELOPMENT CORPORATION

5-C-16-UR

(7-13-17) 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.

2-A-17-UR

West side of Riverside Rd., south of Brooks Ave. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

2-B-17-UR

East side of Cate Rd., directly east of Cateland Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

2-D-17-UR

(7-13-17) Northeast of Valgro Rd, west of Sevierville Pike Proposed use: Indoor/Outdoor Paintball & Airsoft Ranges in A (Agricultural) pending District. Commission District 9.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

5-A-17-UR

(7-13-17) South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

5-E-17-UR

Southeast side of W. Governor John Sevier Hwy., southeast side of Alcoa Hwy. Proposed use: Church Expansion in RP-1 (Planned Residential) District. Council District 1.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

6-A-17-UR

Northeast side of Appaloosa Way, southeast side of Palmino Way. Proposed use: Reduce rear setback from 15' to 7.75' in PR (Planned Residential) District. Commission District 5.

STAFF RECOMMENDATION: Approve the request to reduce the rear yard setback for this location (144FC029) from 15' to 7.75' as shown on the site plan subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **49. OLD DOMINION FREIGHT LINE, INC.** **6-B-17-UR**
South side of Palestine Ln, northeast of Watt Rd. Proposed use: Truck terminal in PC (Planned Commercial) District. Commission District 5.

STAFF RECOMMENDATION: POSTPONE until the July 13, 2017 MPC meeting as recommended by staff.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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

- * **50. DAVID D. WELLS** **6-C-17-UR**
North side of Bob Gray Rd, east of Gray Eagle Ln. Proposed use: Second residence in BP (Business and Technology)/TO (Technology Overlay) District. Commission District 6.

STAFF RECOMMENDATION: Approve the Development Plan for up to 2 detached single family dwellings on one lot subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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

- P 51. DARREN F. GREEN** **6-D-17-UR**
(7-13-17) North side of E Beaver Creek Dr, west of Rhyne Ln. Proposed use: Attached residential development in PR (Planned Residential) (pending) District. Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 52. MARYANA HAVRYLOVYCH** **6-E-17-UR**
(7-13-17) Northwest side of E. Emory Rd., west of Homestead Dr. Proposed use: Detached Residence in PR (Planned Residential) District. Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 53. G.M. PROPERTIES** **6-H-17-UR**
(7-13-17) Northwest side of Garden Dr, west of Jacksboro Pk. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

* **54. TEDS PROPERTIES 2, LLC**

6-J-17-UR

Southwest and southeast side of Miller Place Way, northeast side of Kinzel Way. Proposed use: Zaxby's Restaurant in SC-3 (Regional Shopping Center) District. Council District 4.

STAFF RECOMMENDATION: Approve the development plan for a drive-thru restaurant that is approximately 3,847 square feet, subject to the 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

* **55. Consideration of MPC's FY 2017-2018 Budget**

6-A-17-OB

STAFF RECOMMENDATION: The proposed budget has been approved by the MPC Executive Committee and the approval of the full Commission is recommended.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:12 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.