



Draft Minutes

June 14, 2018

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

The Metropolitan Planning Commission met in regular session on JUNE 14, 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. Mac Goodwin
A Mr. Herb Anders	Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin	Mr. Chris Ooten
A Ms. Laura Cole	Mr. Patrick Phillips
Mr. Art Clancy	Mr. Jeff Roth
Mr. Mike Crowder	Mr. Scott Smith
Ms. Elizabeth Eason	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 JUNE 14, 2018 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF MAY 10, 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 EASON RECUSED FROM THE POSTPONEMENTS.

Ask item 11 removed from postponements.

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MPC File No.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS 30 DAYS AS READ UNTIL THE JULY 12, 2018 MEETING. MOTION CARRIED 12-0-1. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO TABLE ITEM 11A&B. MOTION CARRIED 13-0. TABLED.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ UNTIL AUGUST 9, 2018. MOTION CARRIED 13-0. POSTPONED.

MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO POSTPONE ITEMS FOR 90 DAYS AS READ UNTIL SEPTEMBER 13, 2018. MOTION CARRIED 13-0. POSTPONED.

WITHDRAWALS REQUIRING MPC ACTION

None

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

<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>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-SD-16-C 4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u> a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8. b. USE ON REVIEW Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	1-SA-17-C 1-B-17-UR
<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u> a. Concept Subdivision Plan	1-SF-17-C

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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.

TARYN'S NEST

2-SG-17-F

East side of Cate Road at the intersection Cateland Lane, Commission District 6.

CASCADE FALLS RESUBDIVISION OF UNIT 1 LOT 69R &
UNIT 2 LOTS 42, 43, & 44R

5-SH-18-F

Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6.

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

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.

DOMINION DEVELOPMENT GROUP

4-G-18-UR

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.

ITEMS REQUESTED TO BE UNTABLED OR TABLED

Item 11 tabled earlier above.

CONSENT ITEMS

COMMISSIONER CHRIS OOTEN RECUSED FROM VOTING ON THE CONSENT LIST.

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

Terry Smith, 1509 Deer Ridge Lane Asked Item no. 52 be removed from consent.

Joe Harwood, 7115 Ball Road Asked item number 35 be removed from consent.

Commissioner Pat Phillips asked Items 12 and 23 be removed from the consent list.

Commissioner Charles Thomas asked item 44 be removed from the consent list.

Michael Cox, 7219 Fairlane, As Item 58 be removed.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO
HEAR THE CONSENT ITEMS AS READ EXCEPT ITEMS 12, 23, 35,
44, 52 AND 58. MOTION CARRIED 12-0-1.

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MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEMS 12, 23, 35, 44, 52 AND 58. MOTION CARRIED 12-0-1. APPROVED.

Commissioner Pat Phillips asked that item 23 be tabled.

David Harbin, 4334 Papermill Drive
Do not want tabled so ask that item 23 be heard.

Tom Brechko I gave you the wrong item reference.

Chair Longmire explained that the surveyor asked for a certain item from consent and tabled and the items numbers got mixed up and it was a mistake to remove item 23 from the consents.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO ADD ITEM 23 BACK TO THE CONSENT ITEMS. MOTION CARRIED 13-0. APPROVED ON CONSENT.

Ordinance Amendments:

None

Alley/Street Closures:

- * 5. 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.

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE the closure of the requested portion of Forest Ave., subject to any required easements, and subject to one condition. .

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 6. CITY OF KNOXVILLE 6-A-18-AC
Request closure of unnamed alley between Patton Street and eastern terminus, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

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- * 7. CHAD ROBERTS 6-A-18-SNC
Change Red Bluff Way to 'Meredith Lynn Way' between Park Shadow Way and terminus, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 8. CHAD ROBERTS 6-B-18-SNC
Change Park Valley Way to 'Parker Harrison Way' between Red Bluff Way and southern terminus, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Plans, Studies, Reports:
None

Concepts/Uses On Review:

- * 9. RESUBDIVISION LOT 8, NORTHSORE TOWN CENTER 1-SE-18-C
East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 10. SCHAAD ROAD DEVELOPMENT 4-SA-18-C
(7-12-18) North side Schaad Rd, east of La Christa Way., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- T 11. BULLARD FARM - EAGLE CDI, INC. 5-SA-18-C
a. Concept Subdivision Plan
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- T b. USE ON REVIEW 5-B-18-UR
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

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12. VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX DEVELOPMENT TN, LLC

a. Concept Subdivision Plan

5-SB-18-C

West side of Brakebill Rd., south side of Hammer Rd., Commission District 8.

STAFF RECOMMENDATION: DENY variance 1, APPROVE variances 2-7, and APPROVE the Concept Plan subject to 14 conditions.

b. USE ON REVIEW

5-E-18-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 247 detached residential units and 78 attached residential units on individual lots, subject to 2 conditions.

Pat Phillips

Expected more creative amenities. Concern for lack of open space for play area. Want to see it on paper.

MOTION (PHILLIPS) AND SECOND (TOCHER) WERE MADE TO POSTPONE 30 DAYS TO GO BACK AND BE MORE CREATIVE WITH OPEN SPACE AND LAND USE.

David Harbin 4334 Papermill Drive ask approval per staff recommendation.

Will be a dog park and two to three lots for common area. About six or seven acres that are topographically challenged we are going to use as common area. Have sidewalks and adding walking trails. Large common area between the attached units. All facts and details are not worked out but ample area provided to do amenity package. Amenity packages help to sell in the development.

Gayle Bustin

Asked if could add some type of biking trails also.

Jeff Roth

In item 8 asked if could add "must" be provided instead of "should".

Gerald Green and Chair Longmire

Reluctant to specify exactly what type of amenities must be provided. More comfortable with and other amenities such as a mix of sidewalks, trails, public open spaces, and parks and let them define the specifics. Other amenities such as and do not specify exactly shall be provided.

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Change number 8 adding other in front of amenities and shall rather than should

Upon roll call the Planning Commission voted on postponing as follows:

Bustin yes
Clancy no
Crowder no
Eason yes
Goodwin no
Lomax no
Ooten yes
Philipps yes
Roth no
Smith yes
Thomas yes
Tocher yes
Longmire no

MOTION CARRIED 7-6. POSTPONED TO JULY.

* 13. VILLAS AT TERRA'S POINT - WALKER ENTERPRISES

a. Concept Subdivision Plan

Southwest side of Brown Gap Rd., northwest and southeast side of Teras Point Way, Commission District 7.

6-SA-18-C

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* b. USE ON REVIEW

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

6-M-18-UR

STAFF RECOMMENDATION: Approve the Development Plan for up to 11 detached dwellings on individual lots subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

14. FOUNTAINHEAD VILLAGE - KOONTZ-WILSON, LLC

a. Concept Subdivision Plan

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

6-SB-18-C

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

b. USE ON REVIEW

6-N-18-UR

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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.

Doug Bailey, 4858 Lindsay Blair Lane, Fountainhead Condominiums
Major concern with conditions. No. 3 –how do we get info on sinkhole study.

Condition 5 - sounds like a lot of conditions on water control.

Concern about reduction of setbacks to 25 feet. Seems like sinkhole and drainage are reasons for variance.

Fountaingate already has flooding problems from this parcel.

Cindy Pionke

Contact Leo LeCamera on stormwater regulations and study.

No money to do design or construction of regional detention so they have to wait on us to do the project. If they move forward they will have to submit a revised plan that shows they can handle the additional stormwater.

Tom Brechko -The setbacks were previously established at 25 feet.

County working on regional detention for this area. Plan is based on regional detention being in place or they have to submit a plan themselves for handling stormwater.

Michelle Carringer, 5329 Beverly Oaks Drive, County Commissioner District 2.

Dwight Vandervate has been called numerous times on the flooding.

County just fixed two large sinkholes on property which abuts this property.

Only one way in and one way out which will add traffic to Tazewell Pike.

Concern is flooding, sinkholes and no money for detention.

Gary Koontz, 3232 Tazewell Pike

Met with President of Homeowners Association of Fountainhead, neighbors, and talked with who I thought was County Commissioner.

Met with County Engineering the last two years and I think we got everything worked out.

Upgrading what is there.

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

Jeff Roth

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Request motion include a condition that if no regional detention pond constructed by the County, the applicant would have to create stormwater detention facilities as approved by Knox County Engineering. have to develop storm water measures to handle

Phillips and Roth amended the motion to require the developer either ties into a regional detention pond or a detention pond constructed on the applicant's property approved by Knox County.

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF WITH ADDITION THAT IF THERE IS NO REGIONAL DETENTION POND, THE DEVELOPER THEN WILL HAVE TO CREATE A STORMWATER DETENTION FACILITY AS APPROVED BY KNOX COUNTY BEFORE THE PLAT IS APPROVED.

Elizabeth Eason

Why even approve this since based on the regional detention pond and there is no money from the County.

Would prefer to see a concept which matches the current situation.

Charles Thomas

Concern with the Whites Creek water shed and will affect First Creek which is fragile.

Jack Edmondson, original owners in the condos.

We have 3 ADA approved sidewalks but we do not have a crosswalk the elderly are able to cross.

Ask you to consider livelihood of 48 people and we have problems crossing street already.

Development should not be considered in the first place.

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION WITH ADDITION OF CONDITION PROVIDING FOR STORMWATER MANAGEMENT

Upon roll call the Planning Commission voted as follows:

Bustin	yes
Clancy	yes
Crowder	no
Eason	no
Goodwin	no
Lomax	no
Ooten	yes
Phillips	yes
Roth	yes
Smith	yes

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Thomas no
Tocher no
Longmire no
MOTION FAILED 6-7.

Scott Smith
If the applicant gets approved he may help the flooding in the area.

Perry Beal, 5267 Fountainhead Lane
Concern for impact of my property.
Utilities will be negatively affected.
One way in and out problem.

Gary Tucker, 7522 Taggart Lane, Engineers
Flooding is an issue but this is only 5 acres out of 170 acre watershed.
Flooding is already there and we will not make that much impact.
Mr. Koontz asked if possible to postpone 30 days.
We might design the subdivision and have it not tied to the regional detention pond.

MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO
POSTPONE 30 DAYS. MOTION CARRIED 12-1. POSTPONED TO
JULY.

15. GRASSY CREEK
South side of Oak Ridge Hwy., east and west side of Schaad Rd.,
Commission District 6.

6-SC-18-C

STAFF RECOMMENDATION: Approve variances 1-3 and the Concept
Plan subject to 13 conditions.

Caroline Greenwood, 3224 Boomerange Lane, 37931
Concern is Schaad Road goes from four lane to two lane with no
shoulders and road drops off.
Now they have plans to connect I-75 to Lovell Road and still not fix
Schaad Road until all that is done.
Need a condition that cannot be developed until that section gets
widened.

Cindy Pionke
Schaad Road is in design now going to contract this summer.
Money will have to come from next year's budget.
Cannot start until we acquire right of way and drainage easements.

Steve Maddox, 101 Dalton Place Way
Focus of this development is the road that goes from Schaad Road to
Oak Ridge Highway which will alleviate traffic problems at intersection.

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Art Clancy

Development will not happen quickly and roads will not be fixed quickly. Use of land and the benefit to the community and this will help push through the project.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES. MOTION CARRIED 12-1 (No-Thomas). APPROVED.

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

- * 16. HAYDEN HILL - FUTURE UNITS - HARDIN VALLEY FARM DEVELOPMENT, INC

a. Concept Subdivision Plan

6-SD-18-C

East side of Sam Lee Rd., west of Solway Rd., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1 & 2 and the Concept Plan subject to 5 conditions:.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * b. USE ON REVIEW

6-L-18-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 80 attached dwellings and 1 detached dwelling on individual lots subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Final Subdivisions:

- P 17. GOODISON PARK PHASE II

2-SK-18-F

(7-12-18) North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 18. MARK HRUZ PROPERTY, RESUBDIVISION OF LOT 1

4-SI-18-F

East side of Nuebert Springs Road, north of Rhea Road, Commission District 9.

STAFF RECOMMENDATION: Approve.

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THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 19. CORNERSTONE COVE 5-SM-18-F
North side of Harvey Road, west of Mallard Bay Drive, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 20. ELY PARK, PHASE II 6-SA-18-F
At the current terminus of the paved portion of Palace Green Road, south east of Millertown Pike, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 21. PENROSE FOREST 6-SB-18-F
South side of Nubbin Ridge Road, east of Wallace Road, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 22. MOUNTAIN VIEW MEADOW 6-SC-18-F
North of Hatmaker Lane, northeast of Hopper Lane, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 23. BOULDER POINT, PHASE 4 6-SD-18-F
At the terminus of the current paved right of way of Poplar Grove Lane, north of Boulder Point Lane, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 24. FORT SANDERS REGIONAL MEDICAL CENTER 6-SE-18-F
Highland Avenue, Eighteenth Street, Laurel Avenue, and Nineteenth Street block, Council District 1.

STAFF RECOMMENDATION: Approve.

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THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 25. WEBB ON GREENWELL ROAD 6-SF-18-F
Southwest side of Greenwell Road, southeast of Western Road,
Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 26. SPARKS FAMILY LLC 6-SG-18-F
At the intersection of Merchant Drive and Tillery Road, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 27. HARPERS COVE 6-SH-18-F
(7-12-18) West side of S Northshore Drive, north of Charlottesville Blvd., Commission
District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 28. J H MCCAMPBELL ADDITION RESUB 6-SI-18-F
North side of Bernhurst Drive across from intersection of Baugh Road,
Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 29. HANLEY HALL, RESUBDIVISION OF LOTS 13-14 & 32-33 6-SJ-18-F
At the terminus of Capricorn Lane and Taurus Lane, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- P 30. FORT SANDERS PARTNERS 2-D-18-RZ
(7-12-18) 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.

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31. JERRY BRIDGES

Southeast side E. Morelia Ave., southwest side Harvey St. Council District 5.

a. Central City Sector Plan Amendment

4-A-18-SP

From TDR (Traditional Neighborhood Residential) to GC (General Commercial).

STAFF RECOMMENDATION: Deny

Deborah Thomas, 428 E Burwell Avenue,

Board voted to not support the rezoning.

Would like for them to remain nonconforming and not change zone.

Chris Beavers, Attorney of Banks & Jones, 2125 Middlebrook Pike for Jerry Bridges.

Everyone wants the business to remain and they have upgraded property.

Need to grow and nonconforming use would no longer apply if something happened to the building.

Gerald Green

Semi industrial use that generates a good deal of traffic is not appropriate for a neighborhood that is being revitalized.

This may be changed to neighborhood commercial as part of the zoning code update.

May need to continue as nonconforming use until such time as they decide to move to another location.

When permits for improvements to property exceed 50% of the value of the property, then have to stop improvement or move to another location.

Jeff Roth

We have 120 plus employees and truck traffic in our neighborhood. It is possible for business and neighbors to operate in conjunction with each other.

Charles Thomas

Concern of neighborhood is expanding this business further.

MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 12-1 (No-Roth). DENIED.

b. One Year Plan Amendment

4-A-18-PA

From TDR (Traditional Neighborhood Residential) to GC (General Commercial).

STAFF RECOMMENDATION: Deny.

MOTION (EASON) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 12-1 (No Roth). DENIED.

c. Rezoning

4-B-18-RZ

From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).

STAFF RECOMMENDATION: Deny .

MOTION (EASON) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 12-1. (No-Roth) DENIED.

32. ASHLEY HEALY

Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

5-A-18-SP

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

STAFF RECOMMENDATION: Deny LDR (Low Density Residential).

Mike Brusseau

Rural area designation on sector plan from 2016 is appropriate.

Streets are narrow and not collector or arterial streets.

No justification for plan amendment.

About 20 people stood in opposition

Jeff Royals, 2428 Caspian Drive and own 11906 East Turpin

On behalf of many neighbors.

Community met with the applicant and Scott Davis and voted to oppose.

Sector Plan was appropriate when decided not too long ago and would set a precedent for future zonings around this area.

Most moved here for rural quality of life.

Concern of runoff contamination for farm land.

Topo would require most of the trees be cut down to develop and our properties have mature trees and landscape.

Within Beaver Creek Watershed which is on impaired streams and direct feeder to Melton Hill Lake. TVA has protected the creek.

Scott Davis, PO Box 11315, 37939

Cordial meeting with neighborhood.

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We meet criteria for plan amendment change: Introduction of significant road and new utilities to make development more feasible. Hardin Valley exit and Carmichael Roads are being changed and upgraded now.

And Changes in Government policy: Brand new school about a mile from this location.

Agreed to widen Couch Mill Road down to Sam Lee and widen Turpin Road to 50 feet into the property.

Agreed to a 35 foot tree-lined buffer along Turpin Road.

Hardin Valley is rapidly changing and growing even since 2016.

Growth policy plan is not enforceable in the County.

County has authority to widen Couch Mill Road if they deem a hazard.

County widens roads all the time.

Cindy Pionke

Do not know about right of way on Couch Mill and KGIS is not a good source. Couch Mill is not a safety hazard.

When we widen roads we purchase right-of-way to make those improvements.

Charles Thomas considering the geographic area of the region and what is around it I agree deny.

MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO DENY PER STAFF RECOMMENDATION.

Upon roll call the Planning Commission voted to deny as follows:

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

MOTION CARRIED 8-5. DENIED.

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

5-D-18-RZ

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STAFF RECOMMENDATION: Deny rezoning of PR (Planned Residential) consistent with the denial recommendation for the associated sector plan amendment.

MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 8-5. DENIED.

- * 33. WILLBANKS, LLC 5-G-18-RZ
Southwest side Keck Rd., west side Lacy Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: Approve RA (Low Density Residential).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 34. SMOKY MOUNTAIN LAND SURVEYING, INC. 6-A-18-RZ
Northwest side Murray Dr., northeast of Friendship Ln., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: Approve RA (Low Density Residential).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

35. WORLEY BUILDERS, INC. 6-B-18-RZ
Northwest side Ball Rd., southwest of Smithland Ln., Commission District 6. Rezoning from A (Agricultural) & I (Industrial) to PR (Planned Residential).

STAFF RECOMMENDATION: Approve PR (Planned Residential) at a density up to 3 dwelling units per acre.

Ron Worley, 8015 Majors Road
We met with Mr. Arwood and made an agreement.
Would like to accept with exception that item 2 please take out sidewalk along McCloud Road
Agreed that they can maintain their driveway and current use and will put that in an easement.

Joe Arwood, 7115 Ball Road
Traffic and roads are both very bad.
Made some agreements with Mr. Worley to put in some Leland Cypress screening.
No. 6 the paved easement is not part of his property. We own that and have it deeded.

Agenda Item No.

MPC File No.

MOTION (LOMAX) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION CHANGING MCCLOUD ROAD TO BALL ROAD IN STAFF REPORT. MOTION CARRIED 13-0. APPROVED.

P 36. KEN GILREATH

South side Strawberry Plains Pike, east of E. Governor John Sevier Hwy., Commission District 8.

a. East County Sector Plan Amendment
From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).

6-A-18-SP

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. Rezoning

From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).

6-C-18-RZ

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 37. ELITE CONSTRUCTION

Northwest side George Williams Rd., northeast of Hidden Glen Ln., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

6-D-18-RZ

STAFF RECOMMENDATION: Approve RA (Low Density Residential) subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 38. HUGH B. NYSTROM COUNTY COMMISSIONER

South side Glenmary Rd., east of Duncan Rd, north of Cove Creek Ln., Commission District 4. Rezoning from A (Agricultural) to A (Agricultural) / HZ (Historic Overlay) and design guidelines.

6-E-18-RZ

STAFF RECOMMENDATION: Approve A (Agricultural) / HZ (Historic Overlay) and design guidelines.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 39. MOUNTAIN VIEW PARTNERS, LP

Northwest side Weisbrook Ln., northeast of East Weisgarber Rd., Council District 3. Rezoning from C-6 (General Commercial Park) to I-3 (General Industrial).

6-F-18-RZ

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

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

40. SMITHBILT, LLC 6-G-18-RZ

East side Willow Fork Ln., north side E. Emory Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: Approve PR (Planned Residential) at a density of up to 5 dwelling units per acre.

Myra Sharp, 4607 E Emory Road
Oppose additional traffic making it harder to get onto Emory Road.
Wrecks constantly.

Josh Sanderson, 4909 Ball Road, Smithbilt Homes.
Will have internal sidewalks and great location close to new Gibbs Middle School.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

41. SMITHBILT, LLC 6-H-18-RZ

Southwest side Stormer Rd., northwest of Maple Place Blvd., Commission District 7. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

STAFF RECOMMENDATION: Approve PR (Planned Residential) at a density up to 3 dwelling units per acre.

Josh Sanderson, 4909 Ball Road, Smithbilt Homes
Disagree with 3 units per acre. Close subdivisions are 5 units per acre. Giving us the latitude to do 5 units per acre is appropriate and would allow us to do better affordable home development for the area.
Agree to put in sidewalks.

MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO APPROVE PR (PLANNED RESIDENTIAL) AT A DENSITY UP TO 5 DWELLING UNIT PER ACRE. MOTION CARRIED 13-0. APPROVED.

- * 42. TEKCO, LLC (REVISED) 6-I-18-RZ

West side Pleasant Ridge Rd., north of Sanderson Rd., Council District 3. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

STAFF RECOMMENDATION: Approve RP-1 (Planned Residential) at a density up to 24 units per acre subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

43. B & B BUILDERS, INC.

6-J-18-RZ

Northeast side Dry Gap Pike, southeast of Autumn Path Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: Approve PR (Planned Residential) at a density up to 4.5 dwelling units per acre.

Charles Price, 1523 Hall Acres Drive

Asked about entry and exit from development. Putting more traffic on Dry Gap with a steep grade approaching from south.

Cindy Pionke

This would qualify for traffic impact study to see if a turn lane needs to be put in on Dry Gap and whether a right turn lane onto Autumn Path Lane required as well.

Richard LeMay, 10816 Kingston Pike, Engineer

Aware need to do an updated traffic study.

MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

44. LAND DEVELOPMENT SOLUTIONS (Revised)

6-K-18-RZ

Southeast side Highland Ave., southwest side Eighteenth St., Council District 1. Rezoning from R-2 (General Residential) / NC-1 (Neighborhood Conservation Overlay) to O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay).

STAFF RECOMMENDATION: Approve O-2 (Civic and Institutional) / NC-1 (Neighborhood Conservation Overlay).

Commissioner Scott Smith recused from discussion or voting on this item.

Arthur Seymour Jr, 550 W Main Ave on behalf of the applicant

Purpose is for parking garage expansion for the medical district which is intended not to go north of Highland.

Have permission to demolish three houses there and are leaving one of them.

Met with Historic Commission this morning. Neighborhood and Knox Heritage is looking for vacant lots to relocate two of the houses.

Worked with City, Historic Fort Sanders Neighborhood Association and Knox Heritage and agreed to keep the NC-1 overlay.

Mr. Birmingham

Donating lot across the street to Knox Heritage and \$25,000 to physically move the house.

Stephanie Welch helped us bring all the stakeholders together on this project.

Meeting with Knoxville Historical Commission to make sure design is compatible.

Described the need and purpose of expansion.

Charles Thomas

Concern for this fragile area and a healthy community needs housing, grocery stores and history.

Gerald Green pointed out that a condition of the Historic Zoning Commission was that hospital continue working with archeologist.

MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-0-1. APPROVED.

- * 45. RANDALL R. SMITH 6-L-18-RZ
Northeast side Cate Rd., northwest of W. Emory Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: Approve RA (Low Density Residential) subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Wireless Communication Facility:

- * 46. VERIZON WIRELESS TENNESSEE PARTNERSHIP 5-A-18-WCF
Northeast side of Central Avenue Pike, southeast of Bookwalter Dr. Proposed facility: Level II – Type 1 Monopole in R-2 (General Residential) District. Council District 5.

STAFF RECOMMENDATION: Approve the Wireless Communication Facilities (WCF) application for a new 110 foot type 1 monopole, subject to one condition and one waiver.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses on Review:

Agenda Item No.

MPC File No.

- P 47. TERRY ROMANS - ROMANS ENGINEERING 2-E-18-UR
(9-13-18) South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike. Proposed use: Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 48. BLOUNT EXCAVATING, INC. 4-I-18-UR
(7-12-18) 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 POSTPONED EARLIER IN THE MEETING.

49. GRASSY CREEK GENERAL PARTNERSHIP 4-J-18-UR
South side of Oak Ridge Hwy., east and west side of Schaad Rd. Proposed use: Mixed commercial development including a self-service storage facility in CA (General Business) & CA (k) District. Commission District 6.

STAFF RECOMMENDATION: Approve Phase I of the Conceptual Master Plan for the Grassy Creek Commercial Development which includes Lots 6-15, subject to the 6 conditions.

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

50. BLUE WATER INDUSTRIES, LLC 5-A-18-UR
South side of Thorn Grove Pike, west side of Fawver Ln. Proposed use: Expansion of existing Mining and Mineral Extraction operation in A (Agricultural), I (Industrial) & F (Floodway) District. Commission District 8.

STAFF RECOMMENDATION: Approve the request of Phase I only for the expansion of the existing surface mining and mineral extraction operation as shown on the development plan and described in the mining plan of operation amendment 1 subject to 15 conditions.

Arthur Seymour Jr. 550 W Main Avenue on behalf of the applicant.
Asking addition of 25 acres which is Phase I property.
Asking for expansion of this facility and no new quarry.
Operations regulated by many parties and we comply with all regulations and standards.
Have no problem with not doing phase II berms.

About 25 people stood in opposition.

Dennis Ford, 5806 Thorngrove Pike, Speaking on behalf of community.
Community has put up with the quarry for years.
Homes there before quarry put in and we have put up with it.
Current berms 3 times higher than they should be.
Will devalue property.
Our opposition is the berms for Phase II when landscape plan is finished.

Scott Smith asked how old mines are handled when finished with them.
Are the berms pushed back in? Are you going closer to the water?

Arthur Seymour pointed out various creative things being done with old mining pits such as Meads Park in Ijams. Vulcan quarry is now Fort Dickerson.

Jeff Ferrell, General Manager of Blue Water
Expansion of Phase I or II would add about 15 to 20 years to life of the quarry.

Walt Hellis, 2220 Bright Farms Boulevard, Hardin Valley
Not going to go out to the rock bluff just up to existing tree line maybe 10 to 15 feet and stay above water level.

Dan Anderson, 3050 Cox Lane
Blasting will affect the homes in the area.

Janice Tocher – Addressed the French Broad Preservation Association letter and asked applicant to work on making native plantings and make that a condition.

MOTION (TOCHER) WAS TO APPROVE STAFF
RECOMMENDATION ADDING SHALL MAKE NATIVE
PLANTINGS AND NO BERM WORK ON PHASE II.

Gerald Green work with arborist to help with plantings.
Updating plan of operations on existing and for expanding the mining area in Phase I.

Hellis
Put together a revegetation plan more flowering trees and iris at the red light intersection. Berm itself grass and trees using hydro seeding.
Will work with members of French Broad Preservation board on native species.

Farrell
Berm is not going any higher and future berms not that high.

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Overburden is used to build berms.
Assume, since we are 3rd or 4th owners, they ran out of area with the old berm.
We try to keep this out of mind and sight.
Have sufficient soil to revegetate the existing berms.

Cara Vaker, 6105 South Hapaka Drive
Would like to meet with the Commission and applicant at Marbledale Baptist Church and get rid of some of the confusion and figure out what your plans are in a civilized manner.

COMMISSIONER CLANCY CALLED THE QUESTION

MOTION (TOCHER) AND SECOND (CLANCY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION CHANGING CONDITION NO. 2 THAT ONLY PHASE I BERMS WILL BE CREATED, AND ADDING CONDITION 16 THAT LANDSCAPING SHALL INCLUDE NATIVE SPECIES. MOTION CARRIED 13-0. APPROVED.

- * 51. EDWIN AND SONS BEVERAGE, LLC 5-H-18-UR
South side of W. Jackson Ave., west side of S. Gay St. Proposed use: Craft distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.

STAFF RECOMMENDATION: Approve the request for a distillery of approximately 2,000 square feet, subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

52. MANUEL & LORA SAKHLEH 6-A-18-UR
Northeast terminus of Deer Ridge Ln., south side Bruce Smith Rd. Proposed use: Reduction of peripheral setback from 35' to 15' for new house in PR (Planned Residential) District. Commission District 5.

STAFF RECOMMENDATION: Approve the reduced peripheral setback from 35' to 15' along the northeast property line and 25' along the north property line subject to 4 conditions.

Terry Smith, 1509 Deer Ridge Lane, Hunter Street Subdivision for homeowners and homeowners association
Request denial due to covenants and restrictions control what can be built on it.
Blue line stream exists and aquatic study needs to be done by TDEC.
Access from interior streets a problem.
Not sure if clear and unencumbered title since bought at tax auction.
Seems premature to do this since approvals not received.

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Manuel Sakhleh, PO Box 23764

Have email from TDEC stating that 25' or less we can do a culvert and do not need permits or permission to have access.

MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.

- * 53. HALLIE GALYON 6-B-18-UR
Southeast side of Blackstock Ave., south of Heins St. Proposed use: Winery in C-2 (Central Business District) District. Council District 6.

STAFF RECOMMENDATION: Approve the request for a craft winery of approximately 10,884 square feet, subject to 5 conditions

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 54. PROFESSIONAL RESOURCE DEVELOPMENT, INC. 6-C-18-UR
North side of E. Emory Rd., east side of Norris Frwy. Proposed use: Retail and dental office in SC (Shopping Center) District. Commission District 7.

STAFF RECOMMENDATION: Approve the development plan for a dental office with approximately 4,280 square feet and a retail building with approximately 5,000 square feet within the SC zoning district, subject to 10 conditions..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 55. CHICK-FIL-A, INC. 6-D-18-UR
East side of Town Center Blvd., north side S. Northshore Dr. Proposed use: Fast food restaurant with drive thru (4,869 sq ft) in PC-1(k) (Retail and Office Park) District. Council District 2.

STAFF RECOMMENDATION: Approve the request for a restaurant with drive thru containing approximately 5,000 square feet of floor area and 576 square feet of patio, and the proposed sign plan, subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 56. DAVE WILKINSON 6-E-18-UR
South side of Nubbin Ridge Rd., east of Wallace Rd. Proposed use: Reduction of rear yard setback to 0 feet for Lots 10 and 11 in PR (Planned Residential) District. Commission District 4.

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: Approve the request to reduce the rear yard setback for proposed Lots 10 and 11 from 15' to 10' along the lot line that borders the common area/detention basin, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 57. HELEN ROSS MCNABB CENTER 6-F-18-UR
(8-9-18) Southeast side of Mineral Springs Ave., east of Whittle Springs Rd
Proposed use: Senior Living Apartments in O-1 (Office, Medical, and Related Services) District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

58. 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 one duplex as identified on the development plan subject to 3 conditions.

MOTION (CLANCY) WAS MADE TO APPROVE ONE DUPLEX AS IDENTIFIED ON THE DEVELOPMENT PLAN. Motion failed for lack of second.

Michael Cox, 7219 Fairlane Road
Concerns how would affect the property values and looks out of place.
Flooding concerns.
Elderly neighbor Mr. Prater has used the property beside him and he is going to be affected more than anyone.

Michael Phillips, 509 Littlebrook Lane, border property.
Tried to buy the property and got outbid.
This duplex is going to be right on the border of Mr. Prater's property.

Charles Thomas concern is the kind of duplex it is with no design standards and not knowing what it looks like.

Scott Smith pointed out applicant is not here to speak for themselves.

MOTION (SMITH) AND SECOND (TOCHER) WERE MADE TO POSTPONE UNTIL JULY 2018. MOTION CARRIED 13-0. POSTPONED.

- P 59. FELLOWSHIP CHURCH 6-H-18-UR

Agenda Item No.

MPC File No.

- (8-9-18) South side of Middlebrook Pike, west side of Broome Rd. Proposed use: Expansion of church in R-1 (Low Density Residential) District. Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 60. JIM ODLE

6-I-18-UR

- (7-12-18) West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) pending District. Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 61. STUART ANDERSON

6-J-18-UR

North side of Boardwalk Blvd., west side of Town Center Blvd. Proposed use: Medical office in PC-1(k) (Retail and Office Park) District. Council District 2.

STAFF RECOMMENDATION: Approve the Development Plan for a medical office building of approximately 21,260 square feet and the proposed sign plan, subject to 15 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 62. JOHN SANDERS

6-K-18-UR

West side of W. Martin Mill Pike, east side of W. Blount Ave. Proposed use: Duplex in C-3 (General Commercial) District. Council District 1.

STAFF RECOMMENDATION: Approve the special exception request for 1 residential dwelling unit in the existing building, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Application not processed due to insufficient information

6-O-18-UR

Other Business:

* 63. Consideration of Plans of Service

6-A-18-OB

STAFF RECOMMENDATION: Approve and forward to the City of Knoxville.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 64. Consideration of Amendment to the Knoxville-Knox County

6-B-18-OB

Agenda Item No.

MPC File No.

- (8-9-18) Minimum Subdivision Regulations to permit staff approval of final plats.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 65. Consideration of MPC FY 2018-2019 Budget. 6-C-18-OB

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 66. Consideration of Amendment to Article 3, Section 2.A.2. of the MPC Administrative Rules and Procedures eliminating the acceptance of concept subdivision and use on review applications after the standard deadline. 6-D-18-OB

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 67. Consideration of Amendments to MPC's Administrative Rules and Procedures revising the fee schedule regarding addressing assignment fees and establishing a tabled item extension fee. 6-E-18-OB

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Adjournment

MOTION (CLANCY) WAS MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:20 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.