

Draft Minutes May 10, 2018

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

The Metropolitan Planning Commission met in regular session on MAY 10, 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
Mr. Herb Anders	Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin	Mr. Chris Ooten
Ms. Laura Cole	Mr. Patrick Phillips
Mr. Art Clancy	Mr. Jeff Roth
A 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 MAY 10, 2018 AGENDA.**

THIS ITEM WAS APPROVED ON CONSENT.

*** 3. APPROVAL OF APRIL 12, 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 ELIZABETH EASON RECUSED FROM THE POSTPONEMENTS.

Scott Jones Item 31 ask for 30 day postponement.

Agenda Item No.

MPC File No.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS READ INCLUDING ITEM 31 A,B,&C 30 DAYS AS READ UNTIL THE JUNE 14, 2018 MEETING. MOTION CARRIED 13-0-1. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEM 41 FOR 60 DAYS UNTIL JULY 2018. MOTION CARRIED 14-0. POSTPONED.

ITEMS UNTABLED FOR THE PURPOSE OF WITHDRAWAL

(No Staff Recommendations were made for these items. They will only be withdrawn or placed back on the Table).

COMMISSIONER SCOTT SMITH RECUSED FROM THIS WITHDRAWAL LIST.

- | | | |
|--------------|--|--|
| W 4A. | <u>KNOXVILLE CITY COUNCIL (REVISED)</u>
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities. | 12-B-13-OA |
| W 4B. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan. | 10-A-15-OA |
| W 4C. | <u>TREVOR HILL</u>
Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1. | 11-A-14-SC |
| W 4D. | <u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>
a. Concept Subdivision Plan
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-SC-09-C

4-D-09-UR |
| W 4E. | <u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u>
a. Concept Subdivision Plan
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.
b. USE ON REVIEW
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District. | 7-SC-15-C

7-H-15-UR |

Agenda Item No.

MPC File No.

- W 4F. CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.**
a. Concept Subdivision Plan **1-SD-17-C**
Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.
b. USE ON REVIEW **1-G-17-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- W 4G. HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9** **12-SJ-13-F**
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.
- W 4H. RESUBDIVISION OF GEORGE HOSKINS PROPERTY** **4-SE-14-F**
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.
- W 4I. CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1** **5-SH-15-F**
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.
- W 4J. FAERBER PROPERTIES** **7-SL-15-F**
Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.
- W 4K. HOOD PROPERTY** **7-SR-15-F**
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.
- W 4L. FINAL PLAT OF THE JERRY SHARP PROPERTY** **9-SA-15-F**
At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.
- W 4M. BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE** **6-SF-16-F**
Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.
- W 4N. FOREST HOMES** **5-SA-17-F**
South side of Forestdale Ave, west of Woodmont Rd, Council District 4.
- W 4O. HARBOR CREST** **9-SD-17-F**
East of S Northshore Dr off an un-named easement, Commission District 5.
- W 4P. TANASI GIRL SCOUT COUNCIL, INC. (REVISED)** **4-J-14-RZ**
Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5.
Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).

Agenda Item No.

MPC File No.

- W 4Q. GUSTO DEVELOPMENT, LLC**
Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.
a. Northwest County Sector Plan Amendment **10-F-15-SP**
From LDR (Low Density Residential) to C (Commercial).
b. Rezoning **10-Q-15-RZ**
From A (Agricultural) to CA (General Business).
- W 4R. 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).
- W 4S. 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).
- W 4T. 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).
- W 4U. VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)** **9-B-16-UR**
North side Holston Dr, southeast side Martin Luther King Jr. Ave, south side Asheville Hwy. Proposed use: Commercial Telecommunications Facilities in C-3 (General Commercial) District. Council District 6.
- W 4V. MAC TOBLER** **5-A-17-UR**
South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4.
- W 4W. G.M. PROPERTIES** **6-H-17-UR**
Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4.
- W 4X. AARON PENNINGTON** **8-E-17-UR**
Southeast side of Deane Hill Dr., south end of Gerald R. Ford St. Proposed use: Mixed use building (residential and non-residential) in C-3 (General Commercial) District. Council District 2.

Dan Kelly explained the changes to tablins in that they can only stay on the table for a period of one year unless the applicant asks that it be extended.

Trevor Hill asked that item 4C be put on the agenda for June 14, 2018.

MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO WITHDRAW ITEMS AS READ EXCEPT ITEM 4C. MOTION CARRIED 14-0. ITEMS WITHDRAWN.

MOTION (LOMAX) AND SECOND (CLANCY) WERE MADE TO POSTPONE ITEM 4C UNTIL THE JUNE 14, 2018 MPC MEETING. MOTION CARRIED 14-0. POSTPONED

WITHDRAWALS REQUIRING MPC ACTION

Scott Davis, PO Box 11315

Asked that the Commission act on their own and treat everyone fairly and not be so influenced by outside powers.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO WITHDRAW ITEMS 8A&B AND 53 AS READ. MOTION CARRIED 14-0. ITEMS WITHDRAWN.

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

WILSON RITCHIE

3-F-10-SC

Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.

GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY

4-SD-16-C

a. Concept Subdivision Plan

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.

CREEKSTONE - RUFUS H. SMITH, JR. & CO.

1-SA-17-C

a. Concept Subdivision Plan

North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.

b. USE ON REVIEW

1-B-17-UR

Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

1-SF-17-C

a. Concept Subdivision Plan

Agenda Item No.

MPC File No.

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.

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.

ITEMS REQUESTED TO BE UNTABLED OR TABLED

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEMS 25 & 43. MOTION CARRIED 14-0. ITEMS TABLED.

CONSENT ITEMS

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

Cathy Keisler, 4712 Hazelnut Drive, 37931. Grassy Creek item 52 remove from consent list.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ EXCEPT ITEM 52. MOTION CARRIED 14-0.

MOTION (LOMAX) AND SECOND (ROTH) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEM 52. MOTION CARRIED 14-0. APPROVED.

Ordinance Amendments:

- * 5. **SIMON PROPERTY GROUP, INC, RODERICK VOSPER** **5-A-18-OA**
Amendment to the City of Knoxville Zoning Ordinance to allow certain uses in the SC-3 (Regional Shopping Center) district.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

Agenda Item No.

MPC File No.

* **6. EVANS KARIUKI 5-A-18-SNC**

Change Brandau Street to 'James H Davis Drive' between Knoxville College Drive and Monroe Senter Street, Council District 6.

STAFF RECOMMENDATION: Approve James Davis Drive.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Plans, Studies, Reports:

None

Concepts/Uses On Review:

7. RESUBDIVISION LOT 8, NORTSHORE TOWN CENTER 1-SE-18-C

East side Thunderhead Rd, north side Boardwalk Blvd., Council District 2.

STAFF RECOMMENDATION: Approve concept plan subject to 10 conditions.

MOTION (ROTH) AND SECOND (LOMAX) WERE MADE TO POSTPONE UNTIL THE JUNE 14, 2018 MPC MEETING. MOTION CARRIED 14-0. POSTPONED.

W 8. THE COVE IN WEST HILLS - JIM SULLIVAN

a. Concept Subdivision Plan

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

1-SF-18-C

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W b. USE ON REVIEW

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

1-I-18-UR

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

P 9. SCHAAD ROAD DEVELOPMENT

(6-14-18) North side Schaad Rd, east of La Christa Way., Commission District 6.

4-SA-18-C

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 10. BULLARD FARM - EAGLE CDI, INC.

(6-14-18) **a. Concept Subdivision Plan**

East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.

5-SA-18-C

Agenda Item No.

MPC File No.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P** **b. USE ON REVIEW** **5-B-18-UR**
(6-14-18) Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P** **11. VERTEX DEVELOPMENT ON BRAKEBILL ROAD - VERTEX**
(6-14-18) **DEVELOPMENT TN, LLC** **5-SB-18-C**
 a. Concept Subdivision Plan
 West side of Brakebill Rd., south side of Hammer Rd., Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P** **b. USE ON REVIEW** **5-E-18-UR**
(6-14-18) Proposed use: Detached Residential Subdivision and Future Development in PR (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 12. BOTEZAT PROPERTY - CAIN ROAD - ALEKSANDR BOTEZAT** **5-SC-18-C**
 a. Concept Subdivision Plan
 North side Cain Rd., north of Lee Rd., Commission District 3.

STAFF RECOMMENDATION: APPROVE the Concept Plan subject to 5 conditions.

David Harbin for applicant in agreement with staff recommendation.

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

- b. USE ON REVIEW** **5-F-18-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

STAFF RECOMMENDATION: Approve the development plan for up to 46 detached residential dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 14, 15, 37 & 46, as shown on the development plan, subject to 1 condition.

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

13. FRETZ ROAD - MESANA INVESTMENTS, LLC

a. Concept Subdivision Plan

5-SD-18-C

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

STAFF RECOMMENDATION: Deny variance 1 and approve the Concept Plan subject to 10 conditions.

Scott Davis, PO Box 11315, 37939

Would like staff to take into consideration the type of road and elevation for setback requirements. Request plans be approved to allow us to go 120 feet based on the road rarely and not visual obstruction.

Tom Brechko

Double frontage lots should be avoided but provide for a greater depth. We could look at the type of road.

There has been discussion about an outlet road in this area.

Need a justification to approve the variance.

Greater depth allows for landscape screen since backing up to a street. Also asked for reduced peripheral boundary to 25 feet.

Chris Ooten

Concern is ensuring they are dedicating right of way on main road.

You have a 35 foot peripheral setback for a natural buffer.

Would think it would be market dictation thing and support variance.

MOTION (CLANCY) AND SEOCND PHILLIPS WERE MADE TO DENY VARIANCE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2 (OOTEN, ROTH-NO). DENIED.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED . 12-2 (OOTEN, ROTH-NO). APPROVED.

b. USE ON REVIEW

5-J-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for up to 121 detached residential dwellings on individual lots, subject to 1 condition.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO APPROVE DEVELOPMENT PLAN FOR UP TO 121 DETACHED RESIDENTIAL DWELLINGS ON INDIVIDUAL LOTS AND APPROVE REDUCTION OF PERIPHERAL BOUNDARY FROM 35

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**FEET TO 25 FEET AS REQUESTED SUBJECT TO ONE
CONDITION. MOTION CARRIED 14-0. APPROVED.**

Withdrawn prior to publication

5-SE-18-C

Final Subdivisions:

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

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **15. TIMOTHY NEAL PROPERTY ASHEVILLE HIGHWAY** **2-SJ-18-F**
North side of Asheville Hwy., west of Neals Landing Rd, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 16. GOODISON PARK PHASE II** **2-SK-18-F**
(6-14-18) North side of George Light Rd, west of Pellissippi Pkwy, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **17. HARDIN VALLEY WEST** **2-SL-18-F**
Northwest side of Hardin Valley Rd, southwest of Conners Creek Circle, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **18. MCCARTY PROPERTY** **4-SL-18-F**
North side of Asheville Hwy., southwest of Boundary Ln, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **19. TESIA AND MICHAEL GLENN PROPERTY** **5-SA-18-F**
Northeast side of Maples Road, north of Kodak Road, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Withdrawn prior to publication.

5-SB-18-F

* **20. JOHN & CYNTHIA HENSLEY PROPERTY**

5-SC-18-F

Northwest side of Woods-Smith Road, south of John May Drive, Council District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

21. DOMINICK A LOPEZ PROPERTY

5-SD-18-F

North side of McCammon Road, east of Louis Wise Road, Commission District 9.

STAFF RECOMMENDATION: Deny the Final Plat.

Tom Brechko

Meets the subdivision regulations and issue is the sight distance of the entrance road.

County Engineering verified less than minimum sight distance recommends denial also.

Assume most the other lots were created by deed and did not go through subdivision regulations.

Dominick Lopez, 1837 McCammon Road, This whole area has the same problem with sight distance.

Just asking for adding one lot and serving two homes.

Why were the others allowed to build there then?

Dennis Irwin, County Engineering

Less sight distance than the required 300 feet required with 95 feet of sight distance to west and 100 feet to the east.

Cutting the trees might help sight distance to the west but there is a hill and they do not own property to east.

Scott Smith

Concern is if something gets approved with potential for wreck.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO DENY FINAL PLAT FOR LACK OF SIGHT DISTANCE. MOTION CARRIED 12-2. DENIED.

Agenda Item No.

MPC File No.

- * **22. MASSEY CREEK, PHASE 2** **5-SE-18-F**
Northwest terminus of Salt Creek Lane, north of Hardin Valley Road,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **23. LANE S HAYS KELLER BEND ROAD PROPERTY** **5-SF-18-F**
West side of Keller Bend Road, north of View Point Drive, Commission
District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **24. WOODSON TRAIL, PHASE 3** **5-SG-18-F**
Terminus of Briar Rock Lane, south of Woodson Drive, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- T 25. 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.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

- * **26. HAVENWOODS RESUBDIVISION OF PART OF LOT 1** **5-SI-18-F**
Intersection of Forest Glen Drive and Kingston Pike, Council District 2.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **27. CHAMBER'S RIDGE** **5-SJ-18-F**
North side of Beaver Ridge Road, east of Ball Road, Commission District
6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **28. DUTCHTOWN VIEW, UNIT 2** **5-SK-18-F**

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MPC File No.

West side of Bob Kirby Road north of Dutchtown Road, Commission District 3.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **29. 906 SEVIER, LLC PROPERTY** **5-SL-18-F**
Intersection of Sevier Avenue and Barber Street, Council District 1.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 30. CORNERSTONE COVE** **5-SM-18-F**
(6-14-18) North side of Harvey Road, west of Mallard Bay Drive, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- P 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).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. One Year Plan Amendment** **4-A-18-PA**
From TDR (Traditional Neighborhood Residential) to GC (General Commercial).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 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).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **32. BILL PETTY FOR DWAYNE LAY (Revised)** **4-D-18-RZ**
East side Bruhin Rd., north side Cedar Ave., Council District 5. Rezoning from R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).

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STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-3 (General Commercial) / IH-1 (Infill Housing Overlay) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **33. KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC** **5-A-18-RZ**
Southeast side W. Oklahoma Ave., southwest side N. Central St., Council District 4. Rezoning from C-3 (General Commercial) and I-2 (Restricted Manufacturing & Warehousing) to C-2 (Central Business District).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-2 (Central Business District) zoning, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **34. ARTHUR SEYMOUR, JR. FOR EBCO** **5-B-18-RZ**
North side N. Mall Rd., west side East Towne Rd., Council District 4. Rezoning from SC-3 (Regional Shopping Center) to PC-2 (Retail and Distribution Park).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE PC-2 (Retail & Distribution Park) zoning, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **35. WILLIAM A. SMITH** **5-C-18-RZ**
North side Greenwell Dr., east side Pedigo Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 36. ASHLEY HEALY** **5-A-18-SP**
(6-14-18) Northwest side East Turpin Ln., northeast of Couch Mill Rd., Commission District 6.
a. Northwest County Sector Plan Amendment
From RR (Rural Residential) to LDR (Low Density Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. Rezoning** **5-D-18-RZ**
(6-14-18) From A (Agricultural) to PR (Planned Residential).

Agenda Item No.

MPC File No.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **37. HUGH M. PATTERSON**

5-E-18-RZ

East side Ebenezer Rd., north of Bexhill Dr., Commission District 4.
Rezoning from A (Agricultural) to RA (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

38. FRESENIUS USD MANUFACTURING, INC.

East side E. Governor John Sevier Hwy., north of Hammer Rd.,
Commission District 8.

a. East County Sector Plan Amendment

5-B-18-SP

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

STAFF RECOMMENDATION: ADOPT RESOLUTION # 5-B-18-SP,
amending the East County Sector Plan to GC (General Commercial) and
recommend that County Commission also adopt the sector plan
amendment.

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

Joe Leadford handed out materials.

This distribution center will serve existing factory in Forks of River and
most of eastern North America with dialysis products.

Truck entrance will be on John Sevier Avenue with employees on Rosco
Lane.

Planned Commercial allows them to work on noise, lights, visibility with
use on review approval by you.

Good paying jobs will be created.

GeoTech will have to study the property for sinkholes if they do exist.

Looked at 9 different sites over the last several years and this is only
sight convenient to their manufacturing facility that meets their logistic
needs. East Bridge is 11 miles away from Interstate.

None of property adjoins Hammer Road, only Rosco Land and John
Sevier Highway.

Jerry Glenn, 5504 E Governor John Sevier Highway.

Brought petitions with over 200 signatures and could get 500 that
understand the legitimate objections and not emotional.

Handed out objections.

6,000 square foot trucking terminal is not a light distribution center.

Traffic volume on John Sevier is high and it is two lane with a turn lane.

Property full of sinkholes and needs environmental assessment.

This is not the only place they can build this facility.

Agenda Item No.

MPC File No.

What criteria do you use to change to commercial zone that would allow industrial use?

Art Clancy - The increasing demand for land suitable for light industrial uses.

The property has the characteristics desired of lands to be designated for light industrial uses: good topography, access to good roadway systems, and access to utilities. The site is

Gerald Green -

Looked at moving this zoning across the interstate, the need for farmland, existing land for this use, characteristics of the proposed site. Spoke to Development Authority about Midway Business Park as location for this use and the business park will not be available for tenants for two years.

David Weaver, Ogden, Utah, Manufacturing representative.

This distribution center is 400,000 square which is smaller as distribution but manufacturing much larger in Salt Lake City.

Truck traffic would be smaller here than in Utah.

In 24 hour period about 24 to 26 trucks.

New manufacturing development on National Drive and now revamping product line.

Biggest mitigations we do is creating barriers, making landscaping aesthetic, making presentable and working with the community to understand what the impact could be.

Bulk of production will come in the next two years as approvals come in.

Distance and time involved from other sites make them unattractive. Hook and drop.

Scott Smith

Concerned about sector plan change between existing industrial park and one we just approved at Midway.

Build 618,000 square feet.

Laura Cole

East Knox County Community plan requested protecting farm land and this has prime farm soils on this site. Need to consider soils up front.

Pat Phillips

They are very limited to where such a facility could go. Lack of available sites could be a good reason to amend the sector plan.

Elizabeth Eason

Concern about soils and stream borders the property and potential environmental concerns.

Joe Luttrell with Michael Brady

Plan is to make sure no runoff into the existing water and using bio-swales to enhance the potential runoff.

Art Clancy

Have you looked at the possibility of utilizing the Midway site if production not running full until two years.

Knox County needs to grow and attract manufacturers and businesses. Because of the increasing demand for land suitable for light industrial uses and the property has characteristics to be desired for light industrial uses.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE GENERAL COMMERCIAL PER STAFF RECOMMENDATION.

Doug Lawyer, 17 Market Square

Midway is not going to be able to accommodate big scale development but 100,000 to 200,000 square foot businesses.

This won't fit due to topography. .

Cole we are opening up the sector plan for such uses in this area.

Gerald Green

Difference in light industrial is storing, warehousing and distribution. Heavy industrial is actual manufacturing where processes exist.

Kyle Rowe, 6516 Pine Grove Road

Issue is volume of traffic and point source emissions from idling. Sent email with data.

Idling and loading generates more air pollution.

Arthur Seymour pointed out a draft study from Cannon & Cannon available. Will be part of the use on review and access will be at your option.

Upon roll call the Planning Commission voted as follows:

Anders	yes
Bustin	no
Clancy	yes
Cole	no
Eason	no
Goodwin	no
Lomax	yes
Ooten	yes
Phillips	yes

Agenda Item No.

MPC File No.

Roth yes
Smith no
Thomas yes
Tocher No
Longmire yes

MOTION CARRIED 8-6. APPROVED.

b. Rezoning

From A (Agricultural) and CA (General Business) to PC (Planned Commercial).

5-F-18-RZ

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning, consistent with the sector plan recommendation.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PC PLANNED COMMERCIAL PER STAFF RECOMMENDATION. MOTION CARRIED 8-6. APPROVED.

39. WILLBANKS, LLC

Southwest side Keck Rd., west side Lacy Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

5-G-18-RZ

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Wireless Communication Facility:

P 40. VERIZON WIRELESS TENNESSEE PARTNERSHIP

(6-14-18) 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.

5-A-18-WCF

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Uses on Review:

T 41. B & B VENTURES LLC

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

2-D-18-UR

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

*** 42. URBAN ENGINEERING, INC.**

North side E. Emory Rd, west end of Ideal Dr. Proposed use: Independent Living Facility in PR (Planned Residential) District. Commission District 7.

4-E-18-UR

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: APPROVE the development plan for an assisted living facility for up to 119 bedrooms with a mix of studio, one and two bedroom units, subject to the following 9 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

T 43. 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.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

P 44. BLOUNT EXCAVATING, INC.

4-I-18-UR

(6-14-18) 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.

P 45. GRASSY CREEK GENERAL PARTNERSHIP

4-J-18-UR

(6-14-18) 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.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 46. BLUE WATER INDUSTRIES, LLC

5-A-18-UR

(6-14-18) 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.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 47. WESTMINSTER PRESBYTERIAN CHURCH**

5-C-18-UR

Southeast side of S. Northshore Dr., southwest side of Lyons Bend Rd.
Proposed use: Pavilion in wooded area for outdoor worship and fellowship in A-1 (General Agricultural) District. Council District 2.

STAFF RECOMMENDATION: Approve the request for the proposed pavilion to be located within a wooded area of the existing church complex as shown on the development plan, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **48. PAT LETT**

5-D-18-UR

North side Old Callahan Dr., northeast of Clinton Hwy. Proposed use: Expansion of existing self-storage facility in C-4 (Highway and Arterial Commercial) District. Council District 3.

STAFF RECOMMENDATION: Approve the request for expansion of the existing self-storage facility with a 1-story indoor storage facility with approximately 5,500 sqft of floor area as shown on the development plan, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

49. W. SCOTT WILLIAMS

5-G-18-UR

West side of Bob Kirby Rd., north of Dutchtown Rd. Proposed use: Two duplexes in RA (Low Density Residential) District. Commission District 3.

STAFF RECOMMENDATION: Approve the request for 2 duplexes with each duplex being on an individual lot as identified on the development plan, subject to 7 conditions.

Ron Worley, 8015 Majors Road, Corryton, TN 37721

Would like to except item 2 about putting parking to side or rear of lot 1. Four other across the street in front and more consistent and more practical.

Would put landscaping 6 foot wide to the road in front of parking and about 40 feet long.

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

Scott Williams, 4530 Annalee Way, Engineer

Hardship is a closed depression in the center of the property and cannot push the building up to get parking in the back and stay out of depression.

Upon roll call the Planning Commission votes as follows:

Tocher	no
Thomas	no
Smith	yes
Roth	no
Philips	no
Ooten	no
Lomax	no
Goodwin	no
Eason	no

Agenda Item No.

MPC File No.

Cole yes
Clancy yes
Bustin yes
Anders yes
Longmire no

MOTION FAILED 5-9.

Mike Reynolds – Condition was to keep residential look to the front of the house on a residential street.

MOTION (SMITH) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF ELIMINATING CONDITON NO. 2 AND ADDING CONDITION FOR APPROPRIATE LANDSCAPING. MOTION CARRIED 14-0. APPROVED AS MODIFIED

P 50. EDWIN AND SONS BEVERAGE, LLC

5-H-18-UR

(6-14-18) 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.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 51. WEST TOWN MALL, LLC**

5-I-18-UR

South side of Kingston Pike, west side of Morrell Rd., north side of Gleason Dr., and east side of Montvue Rd. Proposed use: West Town Mall site and building improvements in SC-3 (Regional Shopping Center) District. Council District 2.

STAFF RECOMMENDATION: Approve the West Town Mall building and parking lot improvements as shown on the development plan, subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 52. GRASSY CREEK GENERAL PARTNERSHIP**

5-K-18-UR

South side of Oak Ridge Hwy., northeast side of Hazelnut Lane. Proposed use: Self Service Storage Facility - 3 story climate controlled building and an outdoor lot for boats and RV's in CA (General Business) District. Commission District 6.

STAFF RECOMMENDATION: Approve the request to construct a 3-story, 90,000 square foot climate control self service storage facility and an outdoor lot for boats and RV's as shown on the development plan subject to 7 conditions.

Cassie Kessler, 4712 Hazelnut Drive, 37931

Agenda Item No.

MPC File No.

Huge 3-story facility will negatively impact the look and infringe upon on our neighborhood which is residential with mini farms.

Concerned about pollutants to creek.

Impact wildlife, view shed.

Frank Scott, 3330 Hazelnut Lane

Request an 8 foot tall barbed wire fence between me and facility.

Proposal keeps changing.

Steve Maddox, 101 Dalton Place Way, 37902

Met with both of these neighbors and explained the renderings.

Going to be landscaped with buffers and add to stream and chain link fence.

Leaving existing trees and adding landscaped screening.

Will expand detention ponds that already exist.

Will be down lighting.

Parking shown in front is an example of what could be added to be used for other uses.

Access off of Oak Ridge Highway and not neighborhoods.

Kim Frazier, Couchmill Road

Asked about the community needs for such a structure and will it produce jobs.

Three story building would look out of place for the community.

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 9-5. (LOMAX, THOMAS, BUSTIN, COLE, LONGMIRE-NO) APPROVED.

Other Business:

- W 53. Consideration of approval of Alternative Compliance Review to permit the construction of a 7200 SF restaurant on the Kerns Bread Factory campus (Parcel 109AK012) in the SW6 district of the South Waterfront form code. 4-E-18-OB**

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- * 54. Consideration of two-year extension of concept plan for Towering Oaks Villas - 5-SA-16-C. 5-A-18-OB**

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 55. Consideration of City of Knoxville FY 2019-2024 Capital Improvements Program 5-B-18-OB**

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:43 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.