

# Minutes

## November 8, 2018

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

The Metropolitan Planning Commission met in regular session on NOVEMBER 8, 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**

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

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

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

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### **Agenda Item No.**

### **MPC File No.**

#### **\* 2. APPROVAL OF NOVEMBER 8, 2018 AGENDA.**

THIS ITEM WAS APPROVED ON CONSENT.

#### **\* 3. APPROVAL OF OCTOBER 11, 2018 MINUTES**

THIS ITEM WAS APPROVED ON CONSENT.

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

There were no automatic postponements for November.

#### **POSTPONEMENTS TO BE VOTED ON READ.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO  
POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL DECEMBER 13,  
2018. MOTION CARRIED 14-0. POSTPONED.**



Agenda Item No.

MPC File No.

Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

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.
- b. USE ON REVIEW 1-J-17-UR  
Proposed use: Detached residential in PR (Planned Residential) District.

BULLARD FARM - EAGLE CDI, INC.

- a. Concept Subdivision Plan 5-SA-18-C  
East side Ferd Hickey Rd., southeast of Piney Church Rd., Council District 3.
- b. USE ON REVIEW 5-B-18-UR  
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending District.

- U** **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.

- U** **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.

- KARNS/OAK RIDGE HIGHWAY DEVELOPMENT - SMITHBILT LLC  
a. Concept Subdivision Plan 7-SA-18-C  
Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd., Commission District 6.
- b. USE ON REVIEW 7-C-18-UR  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

***ITEMS REQUESTED TO BE TABLED***

Agenda Item No.

MPC File No.

**T 17. WHITE'S ADDITION**

**10-SC-18-F**

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO TABLE ITEM #17. MOTION CARRIED 14-0. TABLED.**

***ITEMS REQUESTED TO BE UNTABLED***

**U TARYN'S NEST**

**2-SG-17-F**

East side of Cate Rd at the intersection Cateland Ln, Commission District 6. (Tabled date 4/12/2018)

**U 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. (Tabled date 4/12/2018)

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO UNTABLE ITEMS AS READ. MOTION CARRIED 14-0. UNTABLED.**

**CONSENT ITEMS**

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

Kenneth Allen McBride 111 E. Young High Pike, Knoxville, TN, would like Item #35 removed from the consent list.

Linda Pratt, 1231 Everett Road, Knoxville, TN, would like Item #29 removed from consent the consent list.

Arthur Seymour, Jr., 550 West Main Street, Knoxville, TN, requested on behalf of the applicant that Item #10 be withdrawn from the consent list.

Arthur Seymour, Jr. , 550 West Main Street, Knoxville, TN, requested on behalf of the applicant that Item #11 removed from the consent list and withdrawn.

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**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO HEAR THE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #10, 11, 29 AND 35. MOTION CARRIED 14-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONSENT ITEMS AS READ WITH THE EXCEPTION OF ITEMS #10, 11, 29, AND 35. MOTION CARRIED 14-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO WITHDRAW ITEM #11 FROM THE AGENDA. MOTION CARRIED 14-0. WITHDRAWN.**

## **Ordinance Amendments:**

### **5. METROPOLITAN PLANNING COMMISSION**

#### **11-A-18-OA**

Consideration of the comprehensive update of the City of Knoxville Zoning Ordinance.

STAFF RECOMMENDATION: Recommend that Commission postpone consideration of the comprehensive update of the City of Knoxville Zoning Ordinance until the December 13, 2018 meeting.

**MOTION (ROTH) AND SECOND (LOMAX) WERE MADE TO POSTPONE 30 DAYS UNTIL THE DECEMBER 13, 2018 MEETING. MOTION CARRIED 14-0. POSTPONED.**

### **\* 6. CITY OF KNOXVILLE **11-B-18-OA****

Consideration of amendment to Article VII, Section 6 of the City of Knoxville's zoning ordinance regarding the notification required for comprehensive updates or revisions to the zoning map and the time limit for consideration of comprehensive updates and revisions of the zoning code.

STAFF RECOMMENDATION: Recommend approval of the amendments to the City of Knoxville zoning ordinance and to the MPC Administrative Rules and Procedures.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

## **Alley or Street Closures:**

### **7. WILSON RITCHIE **3-F-10-SC****

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

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STAFF RECOMMENDATION: DENY the closure of this Lecil Road, based on the objections from City Engineering and City Fire Department.

THIS ITEM WAS POSTPONED EARLIER THE MEETING.

- \* **8. HOUSTON SMELCER** **11-A-18-AC**  
Request closure of Unnamed Alley between Northeast corner of parcel 069EB015 and Southwest corner of parcel 069EB016, Council District 4.

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE the requested closure of the unnamed alley, as requested, subject to any required easements.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

### **Street or Subdivision Name Changes:**

None

### **Plans, Studies, Reports:**

None

### **Concepts / Uses On Review:**

- P 9. OCTOBER PARK - VERTEX DEVELOPMENT, LLC** **9-SD-18-C**  
(12-13-18) **a. Concept Subdivision Plan**  
North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. USE ON REVIEW** **9-F-18-UR**  
(12-13-18) Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**10. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC**

**a. Concept Subdivision Plan**

**9-SF-18-C**

Southwest side of Bryant Ln., north of Hardin Valley Rd.,  
Commission District 6.

Speaking today:

Arthur Seymour, Jr., 550 West Main Street, Knoxville, TN  
Ryan Hickey, 1914 Pinnacle Point Way, Knoxville, TN  
Kim Frazier, 11835 Couch Mill Road, Knoxville, TN

STAFF RECOMMENDATION: APPROVE variances 1-3 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard. APPROVE the Concept Plan subject to 13 conditions.

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCES 1-3 PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE THE CONCEPT PLAN SUBJECT TO 14 CONDITIONS, REVISING CONDITION #5 TO STATE "REVISING THE INTERSECTION GRADE FOR THE STREET PROFILE FOR ROAD F AT ROAD B SO THAT THE SIDEWALK CROSSWALK MEETS ADA SPECIFICATIONS", WITH THE ADDITION OF CONDITION 14 THAT WE ADD 30 FEET OF LANDSCAPE EASEMENT TO THE REAR OF LOT 12 AND TO THE SIDE YARD IN COMMON WITH THE STORMWATER EASEMENT. MOTION CARRIED 14-0.**

**b. USE ON REVIEW**

**9-H-18-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay) District.

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 45 detached dwelling units on individual lots, subject to 1 condition.

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

**11. BALL HOMES, INC - LOBETTI ROAD - BALL HOMES, INC**

**a. Concept Subdivision Plan**

**10-SD-18-C**

Southwest side of Lobetti Rd, northeast of Bakertown Rd.,  
Commission District 6.

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STAFF RECOMMENDATION: APPROVE variances 1-3 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.

DENY variance 4 (See comments).

APPROVE the Concept Plan subject to 14 conditions.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

**b. USE ON REVIEW**

**10-D-18-UR**

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

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 167 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

**P 12. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR  
(12-13-18) ROCK PARTNERS, LLC**

**a. Concept Subdivision Plan**

**10-SE-18-C**

Southeast side of S Northshore Dr, Southwest of Dunwoody Blvd, Commission District 4.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P b. USE ON REVIEW**

**10-E-18-UR**

**(12-13-18)** Proposed use: Detached Residential Subdivision in A (Agricultural) District.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P 13. COMMON GROUND SENIOR COHOUSING - TAMBARK  
(12-13-18) DEVELOPMENT, LLC**

**a. Concept Subdivision Plan**

**10-SG-18-C**

West side of Tambark Dr, north of Valley View Dr., Council District 4.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the December 13, 2018 MPC meeting as requested by the applicant.



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THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P      b. USE ON REVIEW**

**10-J-18-UR**

(12-13-18) Proposed use: Senior Cohousing, 32 attached units on individual lots in RP-1 (Planned Residential) District.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 14.    PRIMOS SINGLE FAMILY DEVELOPMENT ON SCHAAD ROAD  
(FKA: GRASSY CREEK VILLAS)**

**11-SA-18-C**

**a. Concept Subdivision Plan**

Northwest side of Schaad Rd., northeast of Grassy Creek Way, Commission District 6.

STAFF RECOMMENDATION: APPROVE variance 1 because site location restricts compliance with the Subdivision Regulations and the variance will not create a health or safety hazard.

DENY Variance 2 (No hardship).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**b. USE ON REVIEW**

**11-A-18-UR**

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

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**15.    STRAWBERRY PLAINS SUBDIVISION - KNOXVILLE HABITAT  
FOR HUMANITY**

**11-SB-18-C**

**a. Concept Subdivision Plan**

North side of Strawberry Plains Pike, west of S. Molly Bright Rd., Commission District 8

Speaking today:

Erin Gray, 10330 Hardin Valley Road, Suite 201, Knoxville, TN

Samuel Wood, 215 South Molly Bright Road, Knoxville, TN

Bill Cherry, 1501 Washington Avenue, Knoxville, TN

Meredith Wood, 215 South Molly Bright Road, Knoxville, TN

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STAFF RECOMMENDATION: APPROVE variances 1-6 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard. APPROVE the Concept Plan subject to 9 conditions.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE VARIANCES 1-6 PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 13-1 (No Thomas). APPROVED.**

**b. USE ON REVIEW**

**11-E-18-UR**

Proposed use: Detached residential neighborhood (35 lots) in PR (Planned Residential) District.

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 35 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 3 conditions.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 13-1 (No Thomas). APPROVED.**

**\* 16. FIVE POINTS PHASE 4**

**11-SC-18-C**

East side of McConnell St., southeast side of Kenner Ave., and north and south side of Bethel Ave., Council District 6.

STAFF RECOMMENDATION: APPROVE variance 1 because of the existing street conditions and the City of Knoxville Department of Engineering's recommendation of approval of the proposed Five Points redevelopment project. APPROVE the concept plan subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Final Subdivisions:**

**T 17. WHITE'S ADDITION**

**10-SC-18-F**

At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1.

STAFF RECOMMENDATION: Table at the request of the applicant.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

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- P 18. WOODSON TRAIL, PHASE 4A** **10-SE-18-F**  
(1-10-19) South of Woodson Dr, east of Spring Creek Rd, Council District 1.

STAFF RECOMMENDATION: POSTPONE until the January 10, 2019 MPC meeting at the applicant's request.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 19. THE GLEN AT WEST VALLEY** **10-SH-18-F**  
(12-13-18) At the intersection of Millstone Ln and George Williams Rd, Commission District 5.

STAFF RECOMMENDATION: POSTPONE until the December 13, 2018 MPC meeting, at the request of the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* 20. JOHNSTONE RESUBDIVISION OF LOTS 43-44** **11-SA-18-F**  
Terminus of Calvert Lane, Commission District 2.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* 21. PELLEAUX ESTATES RESUBDIVISION OF LOT 5R2** **11-SB-18-F**  
West side of Pelleaux Rd., south of Reflection Bay Dr., 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* 22. CAIN VISTA PHASE I** **11-SC-18-F**  
North of Cain Rd., northwest of Lee Rd., Commission District 3.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* 23. CENTERPOINT COMMONS RESUBDIVISION** **11-SD-18-F**  
Centerpoint Blvd. @ Commons Point Dr., Commission District 6.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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- \* **24. RALPH C & IRENE H PRUEITT PROPERTY RESUBDIVISION** **11-SE-18-F**  
South side of Schriver Rd, east of Duncan Rd, Commission District 4.

STAFF RECOMMENDATION: APPROVE Final Plat.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

## **Rezoning and Plan Amendment/Rezoning:**

- 25. KNOX COUNTY COMMISSION/SCOTT DAVIS**  
Southeast side Westland Dr., northeast of Heritage Lake Way,  
Commission District 5.  
**a. Southwest County Sector Plan Amendment** **11-C-18-SP**  
From LDR (Low Density Residential) to HDR (High Density Residential)

STAFF RECOMMENDATION: ADOPT RESOLUTION # 11-C-18-SP,  
amending the Southwest County Sector Plan to MU-SD  
(Mixed Use Special District) designation and recommend that  
County Commission also adopt the sector plan amendment  
(See attached resolution, Exhibit A).

Speaking today:

Scott Davis P.O. Box 11315, Knoxville, TN  
Mark Miller, 2220 Sutherland Avenue, Knoxville, TN  
Jack Woodall, 9520 Westland Drive, Knoxville, TN  
Wayne Kline, 617 Main Street, Knoxville, TN

**MOTION (CLANCY) AND SECOND (CROWDER) WERE MADE TO  
ADOPT AND RECOMMEND PER STAFF RECOMMENDATION.  
MOTION CARRIED 14-0. APPROVED.**

- b. Rezoning** **8-E-18-RZ**  
From PR (Planned Residential) at 1-5 du/ac to PR (Planned  
Residential) at up to 14 du/ac.

STAFF RECOMMENDATION: APPROVE the request to increase the  
PR zoning from 5 du/ac to 14 du/ac.

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

- P 26. BRIAR ROCK PARTNERS, LLC** **9-F-18-RZ**  
(12-13-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd.,

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MPC File No.

Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND postponement, per applicant's request.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

\* **27. ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD 10-E-18-RZ**

North side Asheville Highway, west of Macedonia Ln., Council District 6. Rezoning from R-1A (Low Density Residential) to C-3 (General Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-3 (General Commercial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **28. SAM FURROW 11-A-18-RZ**

East side of Thunder Ln., north of E. Emory Rd, Commission District 7. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**29. FIRST KNOX REALTY, LLC**

South side Everett Rd, west of Yarnell Rd, Commission District 6.

**a. Northwest County Sector Plan Amendment**

**11-A-18-SP**

From AG (Agricultural) to GC (General Commercial).

ADOPT RESOLUTION: # 11-A-18-SP, amending the Northwest County Sector Plan to GC (General Commercial) plan designation and recommend that County Commission also adopt the sector plan amendment (See attached resolution, Exhibit A).

Steve Wise left the meeting at 3:01 PM and returned at 3:05 PM.

Speaking today:

Arthur Seymour, Jr. 550 West Main Ave, Knoxville, TN

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Linda Pratt, 1231 Everett Road, Knoxville, TN withdraw her previous request to hear.

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

**b. Rezoning**

**11-B-18-RZ**

From A (Agricultural) to PC (Planned Commercial).

STAFF RECOMMENDATION: APPROVE PC (Planned Commercial) zoning, consistent with the requested GC sector plan recommendation.

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

**P 30. CHRIS FORTUNE**

**11-C-18-RZ**

(1-10-19)

South side of Richmond Ave., east of Richmond Hill Rd and west of McTeer St., Commission District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).

STAFF RECOMMENDATION: POSTPONE until the January 10<sup>th</sup>, 2019 MPC meeting, as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 31. METROPOLITAN PLANNING COMMISSION**

**11-B-18-SP**

East side of S. Central St. at terminus of Cumberland Ave. Council District 6. Central City Sector Plan Amendment from ROW (Right-Of-Way) to MU-RC (Regional Mixed Use Center).

STAFF RECOMMENDATION: ADOPT RESOLUTION # 11-B-18-SP, amending the Central City Sector Plan to Mixed Use Regional Center (MU-RC) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**W 32. RUSSELL BALEST AND STEPHANIE BALEST**

**11-D-18-RZ**

East side of S. Central St., across from terminus of Cumberland Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

STAFF RECOMMENDATION: WITHDRAW, per applicant's request.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- \* **33. G.C. HOFFNER REAL ESTATE INC.** **11-E-18-RZ**  
South side of W. Summitt Hill Dr., east of State St. and west of S. Central St., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-2 (Central Business District) / D-1 (Downtown Design Overlay).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 34. LAURENCE EATON** **11-F-18-RZ**  
South side of E. Scott Ave., west of Harvey St, Council District 4. Rezoning from R-1A (Low Density Residential) / H-1 (Historic Overlay) to RP-1 (Planned Residential) / H-1 (Historic Overlay).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-1 (Planned Residential District) / H-1 (Historic Overlay).

Speaking today:

Jill Tenant Anderson, 300 East Oklahoma Avenue, Knoxville, TN

Commissioner Lomax requested an additional minute for those in opposition.

Arena Laborda, 425 East Scott Avenue, Knoxville, TN  
Mary Ireland, 411 E Scott Avenue, Knoxville, TN  
Laurence Eaton, 409 West Lynnwood Avenue, Knoxville, TN

**MOTION (CROWDER) AND SECOND (THOMAS) WERE MADE TO POSTPONE FOR 30 DAYS. MOTION CARRIED 13-1 (No Roth). POSTPONED.**

- 35. ELMINGTON CG, LLC** **11-G-18-RZ**  
Northwest side E. Young High Pike, northeast side Chapman Highway, Council District 1. Rezoning from RP-2 (Planned Residential) with condition to RP-2 (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30

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du/ac, removing the previously approved condition of 7-A-18-RZ that stated that no access shall be permitted to Chapman Hwy.

Speaking today:

Arthur Seymour, Jr, 550 West Main Street, Knoxville, TN.

Kenneth Allen McBride, 114 East Young High Pike, Knoxville, TN.

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

## **Uses On Review:**

**W 36. SHANNA MASSOUH**

**9-C-18-UR**

West side of Luttrell St., north of Gill Ave. Proposed use: Bed and Breakfast with 2 rental rooms in R-1A (Low Density Residential) / H-1 (Historic Overlay) District. Council District 4.

STAFF RECOMMENDATION: WITHDRAW the Use on Review application as requested by the applicant.

TH ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

**P 37. ECG ACQUISITIONS, LLC**

**10-H-18-UR**

(12-13-18) Northwest side of E Young High Pike, east side of Chapman Hwy  
Proposed use: 158 unit multi-dwelling development in RP-2 (Planned Residential) District. Council District 1.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**WITHDRAWN PRIOR TO PUBLIC NOTICE**

**11-B-18-UR**

**P 38. LAND DEVELOPMENT SOLUTIONS**

**11-C-18-UR**

(1-10-19) East end of Lake Springs Rd., north side of I-40. Proposed use:  
RV Maintenance Facility in PC (Planned Commercial) District.  
Commission District 8.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.



Agenda Item No.

MPC File No.

**\* 39. JMS INVESTMENTS / CITY LIGHTS LLC 11-D-18-UR**

North side of Forest Ave, east side of Nineteenth St. Proposed use: Renovate existing building for housing rented by the bedroom (10 bedrooms proposed) in R-2 (General Residential) District. Council District 1.

STAFF RECOMMENDATION: APPROVE the Development Plan for 2 dwelling units in an existing building, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Other Business:**

**P 40. Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats. 6-B-18-OB**  
(1-10-19)

STAFF RECOMMENDATION: POSTPONE review until the January 10, 2019 MPC meeting.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**\* 41. Consideration of Amendment to the Planning Commission's Administrative Rules and Procedures standards for notification. 11-A-18-OB**

STAFF RECOMMENDATION: Staff recommends approval of the amendments to the City of Knoxville zoning ordinance and to the MPC Administrative Rules and Procedures.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**42. Nomination of Calendar Year 2019 MPC Officers. 11-B-18-OB**

Nomination Committee Chair Commissioner Bustin presented the nominating committee's candidate for chair: Janice Tocher. She opened the nomination to the floor.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO CLOSE THE NOMINATIONS. MOTION CARRIED 14-0.**

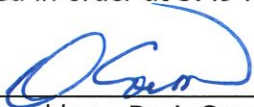
Nomination Committee Chair Commissioner Bustin presented the nominating committee's candidate for vice chair: Pat Phillips. She opened the nomination to the floor.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO CLOSE  
THE NOMINATIONS. MOTION CARRIED 14-0.**

## **Adjournment**

**MOTION (CLANCY) AND SECOND (ROTH) WAS MADE TO ADJOURN.**

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 3:49 PM.

  
\_\_\_\_\_  
Prepared by: Dori Caron

  
\_\_\_\_\_  
Approved by: Secretary for the Commission

  
\_\_\_\_\_  
Approved by: Chair

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