

# Minutes

## October 12, 2017

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

The Metropolitan Planning Commission met in regular session on OCTOBER 12, 2017 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee. Members:

### 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Rebecca Longmire, Chair		Mr. Mac Goodwin
Mr. Herb Anders		Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin		Mr. Chris Ooten
Ms. Laura Cole	A	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

\* 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 OCTOBER 12, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

#### \* 3. APPROVAL OF SEPTEMBER 14, 2017 MINUTES

THIS ITEM WAS APPROVED ON CONSENT.

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

Automatic postponements read

#### POSTPONEMENTS TO BE VOTED ON READ

Arthur Seymour Jr, 450 Main Ave. Requested Leesman Engineering, item no. 50 be added postponed

Agenda Item No.

MPC File No.

**MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO POSTPONE ITEMS AS READ INCLUDING ITEM 50 30 DAYS UNTIL THE NOVEMBER 9, 2017 MEETING. MOTION CARRIED 13-0. POSTPONED 30 DAYS.**

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS AS READ 4 MONTHS UNTIL THE FEBRUARY 8, 2018 MEETING. MOTION CARRIED 13-0. POSTPONED.**

***WITHDRAWALS REQUIRING MPC ACTION***

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEM 22 AND 56. MOTION CARRIED 13-0. WITHDRAWN.**

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

KNOXVILLE CITY COUNCIL (REVISED) 12-B-13-OA  
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.

METROPOLITAN PLANNING COMMISSION 10-A-15-OA  
Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.

TREVOR HILL 11-A-14-SC  
Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.

WILSON RITCHIE 3-F-10-SC  
Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.

**U** **WILLOW FORK - GRAHAM CORPORATION**  
**a. Concept Subdivision Plan** 11-SJ-08-C  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.

**U** **b. Use on Review** 11-H-08-UR  
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT  
a. Concept Subdivision Plan 4-SC-09-C

<u>Agenda Item No.</u>	<u>MPC File No.</u>
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC</u> a. Concept Subdivision Plan Northeast side of Harvey Rd., south side of Raby Way, Commission District 5. b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	7-SC-15-C  7-H-15-UR
<u>GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY</u> a. Concept Subdivision Plan South side of W. Governor John Sevier Hwy., east of Government Farm Rd., Commission District 9. 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. &amp; 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>CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.</u> a. Concept Subdivision Plan Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5. b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-SD-17-C  1-G-17-UR
<u>ANDES COURT - CORNERSTONE DEVELOPMENT, LLC</u> a. Concept Subdivision Plan Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6. b. USE ON REVIEW Proposed use: Detached residential in PR (Planned Residential) District.	1-SF-17-C  1-J-17-UR
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F

<u>Agenda Item No.</u>	<u>MPC File No.</u>
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u> North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
<u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.	5-SH-15-F
<u>FAERBER PROPERTIES</u> Southeast side of Westland Dr, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F
<u>HOOD PROPERTY</u> North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.	7-SR-15-F
<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Ave and the east side of Ellis St, Council District 1.	9-SA-15-F
<u>BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE</u> Northeast side of Clingmans Dome Dr, northwest side of Chimney Top Ln, Council District 6.	6-SF-16-F
<u>TARYN'S NEST</u> East side of Cate Road at the intersection Cateland Lane, Commission District 6.	2-SG-17-F
<u>FOREST HOMES</u> South side of Forestdale Ave, west of Woodmont Rd, Council District 4.	5-SA-17-F
<u>HARBOR CREST</u> East of S Northshore Drive off an un-named easement, Commission District 5.	9-SD-17-F
<u>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u> Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).	4-J-14-RZ
<u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.	
a. Northwest County Sector Plan Amendment	10-F-15-SP

Agenda Item No.

MPC File No.

From LDR (Low Density Residential) to C (Commercial).  
b. Rezoning 10-Q-15-RZ  
From A (Agricultural) to CA (General Business).

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).

SHADY GLEN LLC

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

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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). 4-B-10-UR

VERIZON WIRELESS (FAULK & FOSTER REAL ESTATE INC.)

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. 9-B-16-UR

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

East side of Cate Rd., directly east of Cateland Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6. 2-B-17-UR

MAC TOBLER

South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Council District 4. 5-A-17-UR

G.M. PROPERTIES

Northwest side of Garden Dr, west of Jacksboro Pike. Proposed use: 4-plex in R-1A (Low Density Residential) District. Council District 4. 6-H-17-UR

***ITEMS REQUESTED TO BE UNTABLED OR TABLED***

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO UNTABLE 11-SJ-08-C AND 11-H-08-UR AS READ. MOTION CARRIED 13-0. ITEM UNTABLED**

**CONSENT ITEMS**

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

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ. MOTION CARRIED 13-0.**

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 13-0. APPROVED.**

## **Ordinance Amendments:**

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

**9-A-16-OA**

Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

STAFF RECOMMENDATION: Approve the amendments dated October 4, 2017 with effective date of February 1, 2018.

Gerald Green

Presented the amendments and the key issue of sidewalks is now worded that staff may recommend and Commission may require the same as in the current regulations. No changes as to when sidewalks will be required. All other issues have been addressed and meet consent of all parties involved. Ask that you consider the subdivision regulations as presented and address sidewalks issues separately and discussion can occur at this meeting.

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

Gerald Green

Staff has addressed a lot of discussion and concerns about sidewalks as part of the subdivision regulations update. City is moving forward with a separate sidewalk ordinance that would require sidewalks in all new development and possibly some redevelopment outside the subdivision regulations. In the County there is no separate movement to support or require sidewalks. This is why we are separating the sidewalk issue from the subdivision regulations to get additional input and answer questions.

Commissioner Ooten and I met with the director of Engineering and Public Works, Dwight Van de Vat, and talked about potential to reduce pavement width in exchange for sidewalks due to financial and environmental costs, timing of installation, fee in lieu and alternative is provided in the new subdivision regulations when sidewalks required.

Chair Longmire

Concern is sidewalks add safety, health benefits, and community benefits.

Developers have told us several times that if they knew ahead of time what was required, it makes things easier.

My motion will be on Section 3.05.A.2 "Within Knox County, for the safety of pedestrians and children, the Planning Commission **will** require that sidewalks be provided for access to schools, recreational facilities, commercial establishments, or any other areas where obvious future pedestrian traffic is anticipated. Whenever sidewalks can be connected to existing sidewalks or proposed sidewalks in adjacent areas, such proposed sidewalks should be designed on that side of the street which will make this connection possible. Also that alternative pedestrian circulation systems may be considered and approved.

Safety of children has been one of my primary goals in life.

In the county school buses stop on the main road and children walk from within the subdivisions with no sidewalks.

**MOTION (LONGMIRE) AND SECOND (TOCHER) WERE MADE TO REQUIRE SIDEWALKS IN CITY OF KNOXVILLE AND KNOX COUNTY.**

Jennifer Roche, 609 Weisgarber Road

Realtor Association is pro walkability and want where appropriate for a number of reasons.

Our local real estate market cannot afford to add amenities to new construction prices because our market is in crisis with only 2 months inventory.

Average new construction prices in county over \$350,000. Not many homes on market below \$200,000 and with this will have even less.

Ask to leave it the way it is in the County being an option.

Ashely Burnett, 221 Clark Street, representing Homebuilders Association

Oppose as a mandated for the County on affordability issue.

24% cost of new homes is government regulations of that 14.5% occurs in the development stage.

Estimate is \$2,000 per lot in additional costs. At a per thousand basis 686 households, our local market, then looking at 1200 to 1300 people that cannot afford that house if sidewalks mandated.

Rocky Smith, 4909 Ball Road, Smithbuilt Homes

Sizes of lots and topography make it tough to add sidewalks.

Ask that you leave requirements in the hands of the Commission and not require them in the regulations.

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Danny Kirby, 255 N Peters Road, First Commercial Real Estate  
Would like to see a postponement to discuss the issues involving sidewalks with stakeholders.  
Density is an area where costs can be off set where you are lucky to get 3 dwelling units per acre.  
Clearly cost issue problem. We have only 9 homes in Knox County priced between \$100,000 and \$200,000 of new construction.  
Of about 120 total average age of those homes is 34 year old.  
ADA is a big issue and where does the liability fall for ADA lawsuit.

Josh Sanderson, 4999 Ball Road, Smithbuilt Homes  
10 years ago could sell homes at \$150,000. Our cheapest house in Knox County now is \$170,000.  
Continuous regulations add up to raise the costs of homes.

Mary English, 18 Oak Grove Lane, League of Women Voters  
Sidewalks are all over downtown in all kinds of terrain which anticipated need then and as asset for the future.  
Much more rational to put it in today when a new area is being developed.  
Urge you to make the change to ensure sidewalks considered and then alternative circulation systems when not possible.

Eve Thomas, 3703 River Trace Lane, Community Health Council of Knoxville and Knox County  
Sidewalks make children healthier, improves health for all  
Knox County residents want sidewalks and we have research and surveys on this.  
Will cost a little more up front but safety and health benefits are worth it.

Jack Woodall, 9520 Westland Drive, Community Forum  
Lot of time spent on this issue.  
We have not heard arguments about sidewalks over the past year and one half until now.  
Minimal sidewalk requirements have led to random sidewalks  
County Engineering does a good job of dealing with issues for sidewalks.  
Most important is to take a stand to require sidewalks in all new subdivisions.

Caroline Cooley, 903 Windgate Street, President of, Bike Walk Knoxville  
Medical and public health improves with walkability community and accessibility of sidewalks is determinant of an individual's health outcome, more impactful than eating healthy foods.  
Cost of medication far exceeds the costs of roads and sidewalks.



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Art Clancy

Knox County needs to put in sidewalks at ball fields and every piece of property which would be a huge commitment in our County budget.

But putting it on developers and homeowners to start.

There is no real commitment to putting a huge biking trail all the way around the County as an inclusive plan.

Requiring timing as to when put sidewalks in is also a problem.

Scott Smith

Realtors reports based on surveys show that sidewalks are not a priority to most home buyers.

When buy homes, they do not buy based on sidewalks and do not value enough to pay for them

Do not like allocating funds for something that people would not choose.

Knox County has requested we not require sidewalks in all the County. Maintenance costs to the County is substantial.

The same funds that create projects that lead children to the school, those are funded out of the maintenance fund and project fund, one and the same.

If every single subdivision has sidewalks, the maintenance costs of those over the course of time would use up funds that could be used for other County sidewalk projects.

Rocky Smith

Objected to the manner the chair had been making comments during the meeting.

Chris Ooten

Gerald Green has had more people engaged than any other Executive Director of MPC and working with all aspects to help get more sidewalks.

Request that we get stakeholders and citizens together and work on this issue.

Herb Anders

If demand were there for sidewalks, then developers would see they get put in.

Do not need more regulations and costs added to homes.

Costs vary so much due to topography.

Gayle Bustin

Decisions we make today do affect the future generations.

Scott Smith

\$20 to \$30 per linear foot for sidewalk is a conservative number.

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Form, grade, gravel, pour, backfill we had numbers as high as \$100 per foot was what fee in lieu would be.

City went through projects they recently did and it involved \$200 to \$300 per foot which may involve right-of-way purchase.

Laura Cole

We now have plans to see where we want to be in the future.

Think our conversations are not finished and support postponement.

Commissioner Art Clancy called the question.

Upon roll call the Planning Commission voted as follows:

Anders	no
Bustin	yes
Clancy	no
Cole	no
Eason	yes
Goodwin	yes
Lomax	yes
Ooten	no
Roth	no
Smith	no
Thomas	yes
Tocher	yes
Longmire	yes

**Motion carried 7-6. Approved.**

Gerald Green

Subdivision regulations do not become effective until February 1, 2018.

Want to talk with and work with all the development community and County Engineering to work on all the issues.

**P 6. MPC**

**5-B-17-OA**

Amendments to the Knox County Zoning Ordinance to create a new Agricultural Preservation zoning district.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

A BREAK WAS TAKEN AT THIS TIME.

**7. CITY OF KNOXVILLE LAW DEPARTMENT**

**5-C-17-OA**

Amendment to City of Knoxville Code of Ordinances regulating short term rental.

STAFF RECOMMENDATION: Approve the amendments with minor revision from Crista Cuccaro, City Law Department.

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Gerald Green

Drafted by City of Knoxville staff amending Chapter 16 of City Code rather than amending to the zoning code.

Negates the issue of grandfathering current illegal use of properties for short term rentals.

Seen as residential use in neighborhoods with no detriment.

Mapping an area for short term rentals is not feasible.

MPC reviewed for land use issues.

Larry Silverstein, 7808 Sheffield, Community Forum

Short term rentals are commercial uses which are not permitted in R-1 and R-1E district; remove short term rentals in R-1 and R-1E.

Don Parnell,

Undermines our existing zoning ordinance.

Transient is not lasting, enduring or permanent, lasting only short time, temporary. That is not compatible with single family residential.

Compared definition of boarding house and short term rental as virtually the same.

Contrasted restrictive in residential and concept of transient.

No transparency with no public notice, no public hearing, no public appeal process, posting of approved applications is only after permit approved.

Issue affects 40,000 homes in the city of Knoxville which should be recognized in the One Year Plan.

Treat as use permitted on review and permit could be issued.

Commercial use in a residential neighborhood is a precedent.

Deborah Olson

Need for short term rentals in South Knoxville.

Not everyone visiting the Knoxville area wants to stay in a commercial area especially with children.

Regulations are already set up for long term rental and if you have a complaint you lose your license.

Mary English, 810 Oak Grove Lane

Culture clash.

Owner occupied means you can be away 5 months and 29 days and have somebody manage their property.

This could be manipulated to be a commercial operation.

Jennifer Roche, 609 Weisgarber, KAAR

Ordinance would legalize this operation.

Short term rentals should be limited to keep our residential stock.

Balance property right of owners and limiting for protection of residence.

45 minute physical response time for an issue is very short.

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Equalize fees

Enforcing current laws such as noise ordinances will help limit this use.  
Tennessee Court of Appeals reiterated right to use, live in and rent your property is a core right of a residential use.

Scott Smith

Concern about taking away protections from the R-1 zone.

Crista Cuccaro, City Law Department

Some parallels between boarding house and short term rentals.  
Difference in city code and definition for permitting structure.  
Looking at software to monitor short term rentals and have access to permits.  
Complaint and revocation process.

Art Clancy

Dealing with a property rights issue.  
Regulation will help protect the R-1 zones.

Janice Tocher

Need a way to accommodate tourists in South Knoxville.

Herb Anders

Long term renters become part of the community and short term is transient.

Carlene Malone, 5051 Fountain Road

In R-1 and R-1E you have to be part of the household and not rent as a boarder.

**MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 10-3 (Anders, Ooten, Thomas – No). APPROVED.**

**8. KNOXVILLE HISTORIC ZONING COMMISSION**

**9-A-17-OA**

Update of Historic District Design Guidelines for existing Edgewood-Park City Historic District Zoning Overlay (H-1).

STAFF RECOMMENDATION: Approve the Edgewood-Park City Historic Design Guidelines as approved by the Historic Zoning Commission.

Kaye Graybeal

Updated guidelines started in 2014 as the result of a grant and then looked into expanding the boundary.  
Made guidelines more user friendly and do not regulate use or interior.  
Reduced the level of several issues to address added expense and alternative materials have been added.

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Main goal is to retain as much original material as possible with gradual upgrade.

For 2 years Knox Heritage will pay cost of COA for low to moderate income and offer reduced pricing from salvage shop.

Neighborhood proposed to start a fund for gap funding to be administered by Knox Heritage.

Worked with law department to come up with economic feasibility statement.

Pointed out three vacant properties in Industrial zone to be removed from overlay.

Lisa Potter, 2526 E Fifth Avenue

We see deep needs by families in poverty who would be affected by H-1

No diversity in the Park City Community Organization.

Houses built to be homes and not a museum.

Tommy Lou Rogers, 2316 E Fifth Avenue

Do not want government telling me how my home should look with permits for every little thing.

Cannot afford to keep up my home if in the overlay.

Kenny Riffey, 2320 E Fifth Avenue

With the shortage of affordable housing does not seem like time to put a restrictive overlay on houses.

Question putting an overlay that has not been used for 20 years.

Wait until after ordinance rewrite to be more creative with affordable housing.

Wade Myers, 2346 Woodbine Avenue

Not sure how public comments were made or received.

Concern is how was 50% threshold established with my house since almost everything is now gone. Unanswered questions such as where does the threshold come from?

Mike Anderson, 1730 Washington Avenue

Neighborhoods were not involved in the request for H-1 overlay.

George Barber architecture in the area and reduced the standards which will not protect these homes.

Errors in the history of George Barber.

Shannon Lee, 2517 Jefferson Ave, Parkridge Community

Not convinced economic impact on the neighborhood and gentrification issue has been addressed.

Ask for postponement to research and work on this.

Jennifer Montgomery, President of Parkridge Community Organization

Would like the homes preserved for affordability and character.

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Vast majority of people in the area have attended various meetings in favor and we handed out flyers.

Gretta Schmowers, 1717 E Glenwood Avenue, Member of Parkridge neighborhood.

Trying to preserve stock of small affordable houses.

Deteriorated houses get stripped and torn down and replaced with houses not as affordable and overlay will help preserve the houses.

Kim Trent, Knox Heritage also resident of Parkridge when overlay first put in place.

Historic preservation helps stabilize and moderate neighborhood and planning tool for preserving neighborhoods.

This has had more public input than any other issue.

Most of time it is cheaper to repair than replace.

Supply and demand has kicked in and this will help moderate the market.

Glad to help pay for the fees for low income people.

David Nix, 2413 E Fifth Avenue, Vice President of Parkridge Org

Bought several homes in the area and some outside the overlay. Costs to repair are not that different.

Development is here and we cannot stop it and we want to keep smaller housing stock.

Art Clancy

You lose character of your neighborhood if rebuild even if it is cheaper.

Deters demolition.

Kaye Graybeal

Neighborhood conservation overlay designed to mostly eliminate demolition and reviews only new construction.

Implemented in Fort Sanders does not preserve integrity of neighborhood.

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

Upon roll call the Planning Commission voted as follows:

Tocher yes

Thomas yes

Smith no

Roth no

Ooten yes

Lomax no

Goodwin yes

Eason yes

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Cole        yes  
Clancy     yes  
Bustin     yes  
Anders     yes  
Longmire   yes

**Motion carried 10-3. APPROVED.**

**9.     METROPOLITAN PLANNING COMMISSION**

**9-L-17-RZ**

E. Glenwood Ave. from I-40 to Spruce St.; Washington Ave. from the Standard Knitting Mill Complex to N. Chestnut St.; Jefferson, Woodbine, and E. Fifth Ave. and from the Standard Knitting Mill Complex to N. Cherry St., Council District 6. Rezoning from multiple zoning districts to multiple zoning districts with H-1 (Historic Overlay) and Design Guidelines.

STAFF RECOMMENDATION: Approve the Historic District Overlay (H-1) expansion as indicated by staff recommendation map.

**MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 10-3. APPROVED.**

COMMISSIONER JEFF ROTH LEFT THE MEETING AT THIS TIME.

**Alley or Street Closures:**

\*    **10.    BOB WHETSEL**

**10-A-17-AC**

Request closure of unnamed alley between W. Glenwood Ave. and Harvey St., Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\*    **11.    A.G. HEINS COMPANY INC.**

**10-A-17-SC**

Request closure of Hannah Ave. between Heins St. and northwest terminus at I-40 right-of-way, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\*    **12.    KNOXVILLE UTILITIES BOARD**

**10-B-17-SC**

Request closure of Campbell Avenue between S. Kentucky St. and eastern terminus at First Creek, Council District 6.

STAFF RECOMMENDATION: Approve.

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THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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

- \* **13. TOM SIMONS** **10-A-17-SNC**  
Change unnamed right-of-way to 'Quaker Way' between Chapman Highway and dead end, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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

None

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

- P 14. FIVE POINTS, PHASE 3** **8-SB-17-C**  
(11-9-17) Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St., Council District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* **15. AVIAN FOREST - IRON FORGE, LLC** **9-SA-17-C**  
**a. Concept Subdivision Plan**  
Southeast side of E. Raccoon Valley Dr., southwest of Raccoon Woods Rd., Commission District 7.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **b. USE ON REVIEW** **9-D-17-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

STAFF RECOMMENDATION: Approve the Development Plan for up to 49 detached dwelling units on individual lots, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 16. 6702 WESTLAND DRIVE** **10-SA-17-C**  
(11-9-17) Southeast side of Westland Dr., west of Craig Rd., Council District 2.



Agenda Item No.

MPC File No.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**17. HOPE SPRINGS - MESANA INVESTMENTS**

**a. Concept Subdivision Plan**

**10-SB-17-C**

Southeast side Yarnell Rd, east of Lamons Quarry Ln., Commission District 6.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 6 conditions.

Gary Koonz, 3232 Tazewell Pike, for applicant

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

**b. USE ON REVIEW**

**10-F-17-UR**

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 46 detached dwellings on individual lots, subject to 2 conditions. DENY the request to reduce the peripheral setback from 35' to 20'.

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

\* **18. GOODISON PARK - TURNER HOMES, LLC**

**a. Concept Subdivision Plan**

**10-SC-17-C**

North side of George Light Rd., west side of Pellissippi Parkway., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1 & 2 and the Concept Plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

\* **b. USE ON REVIEW**

**10-G-17-UR**

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 49 detached dwelling units on individual lots, and a reduction of the peripheral setback from 35' to 25', subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

**P 19. STRATFORD PARK, UNIT 5 - SPD PROPERTIES**

(11-9-17) **a. Concept Subdivision Plan**

**10-SD-17-C**

West side of Jim Sterchi Rd., west of Dry Gap Pike., Council District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P b. USE ON REVIEW**

**10-H-17-UR**

(11-9-17) Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P 20. HARPERS COVE**

**10-SE-17-C**

Northwest side of S. Northshore Dr., north of Charlottesville Blvd., Commission District 5.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**21. PARK WEST MEDICAL CENTER EXPANSION - LAND DEVELOPMENT SOLUTIONS**

**a. Concept Subdivision Plan**

**10-SF-17-C**

Southeast side of Sherrill Blvd, west end of Park West Blvd., Council District 2 & Commission District 3.

STAFF RECOMMENDATION: POSTPONE the Concept Plan until the November 9, 2017 MPC meeting as recommended by staff.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-0. POSTPONED.**

**b. USE ON REVIEW**

**10-I-17-UR**

Proposed use: Expansion of Hospital in PC-1 (Retail and Office Park), PC (Planned Commercial) & OB (Office, Medical and Related Services) District.

STAFF RECOMMENDATION: POSTPONE the Use on Review until the November 9, 2017 MPC meeting as recommended by staff.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-0. POSTONED.**

**Final Subdivisions:**

**W 22. BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1**

**2-SO-09-F**

Intersection of I-40 and McMillan Rd., Commission District 8.

Agenda Item No.

MPC File No.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- \* **23. CHEBAN PROPERTY** **7-SK-17-F**  
North side of McKamey Rd, northwest of the Cain Rd intersection, Council District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 24. KILMORE PROPERTIES** **8-SJ-17-F**  
(11-9-17) South side of W Ford Valley Road, west of Stonecress Lane, Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* **25. ELMWOOD PLACE, RESUBDIVISION OF LOT 1** **10-SA-17-F**  
At the intersection of Mellen Ave and Arrowhead Trail, Council District 2.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **26. R M MOORE PROPERTY, RESUBDIVISION OF LOT 1** **10-SB-17-F**  
At the intersection of Westland Dr and Clover Hill Lane, Commission District 6.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **27. WELL CREEK SUBDIVISION** **10-SC-17-F**  
South side of John Sevier Hwy., east side of Winkle Lane, Commission District 9.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **28. ARLIE'S S/D RESUBDIVISION OF LOT 19-R3** **10-SD-17-F**  
Southwest side of Buena Rd, south of Westland Dr, Council District 2.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- \* **29. THOMAS & KINGS S/D RESUBDIVISION OF LOTS 10 & 11** **10-SE-17-F**  
Southeast side of Lindy Dr, southwest of Thomas Rd, Council District 1.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **30. LOVIN AND MULVIHILL PROPERTY** **10-SF-17-F**  
Southwest side of Choto Rd, southeast of Woodcove Ln, Commission District 5.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **31. JCR LLC PROPERTY** **10-SG-17-F**  
West side of Ellistown Rd, north of Rutledge Pike, Commission District 8.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **32. JOE P WORLEY PROPERTY** **10-SH-17-F**  
North side of Stock Creek Rd, northeast of Martin Mill Pike, Commission District 9.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **33. TORRES AND PATTERSON PROPERTY** **10-SI-17-F**  
North side of Taliwa Dr at the north end of Pell St, Council District 1.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **34. EAST INVESTMENT PROPERTIES RESUBDIVISION** **10-SJ-17-F**  
North side of North Mall Rd at East Town Rd, Council District 4.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **35. PROMENADE SUBDIVISION** **10-SK-17-F**  
West side of State St, north of Union Ave, Council District 6.  
STAFF RECOMMENDATION: Approve.

Agenda Item No.

MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **36. VILLAGE OF SADDLEBROOKE, PHASE IV** **10-SL-17-F**  
At the terminus of the built portion of Saddlebrooke Dr, north of E Emory Rd, Commission District 7.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **37. LKM PROPERTIES HARDIN VALLEY & PELLISSIPPI RESUBDIVISION OF LOT 1** **10-SM-17-F**  
Hardin Valley, Charlevoix Rd, Pentwater Dr at Cherahala Blvd., Commission District 6.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **38. WESTMORELAND HILLS RESUBDIVISION OF LOT 49 PLUS ACREAGE** **10-SN-17-F**  
West side of Lorimar Place, southwest of Nubbin Ridge Dr, Council District 2.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **39. JANICE HALLIDAY PROPERTY** **10-SO-17-F**  
North side of Westland Dr, southwest of Sherwood Dr, Council District 2.  
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

## **Rezoning and Plan Amendments:**

- 40. IDEAL ENGINEERING** **9-K-17-RZ**  
Northwest side E, Emory Rd., northeast of Fortner Ln., Commission District 7. Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential).  
STAFF RECOMMENDATION: Approve PR (Planned Residential) zoning at a density up to 5 du/ac.

Sara Johnson, 7717 Dan Lane, Emory Estates  
Concerned about density of 5 dwelling units per acre with adjacent  
zoned 1-3 and 1-4 and actual is 1.2 and 2.5  
Adding more traffic is bad for Emory Road.  
Request 1-3 dwelling units per acre.

David Campbell, 325 Wood Lane, 37922, Ideal Engineering  
Would consider 4 units per acre.  
With access off Emory Road that density is appropriate.

Dan Kelly  
Since access off Emory higher density.  
5 dwelling units per acre is low density

**MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO  
APPROVE PER STAFF RECOMMENDATION PR AT A DENSITY OF  
UP TO 4 DWELLING UNITS PER ACRE. MOTION CARRIED 12-  
0. APPROVED.**

**41. DDC DOWELL SPRINGS, LLC**

West side Dowell Springs Blvd., north side Middlebrook Pike, Council  
District 3.

**a. Northwest County Sector Plan Amendment**

**10-A-17-SP**

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

STAFF RECOMMENDATION: DENY GC (General Commercial) sector  
plan designation.

Dan Kelly  
Areas surrounding this property are office uses and medical related  
facilities and the PC-1 property is going to be used for office purposes.  
This request is in order to have larger signs.  
Variance for larger size was denied by the Board of Zoning Appeals.

Arthur Seymour, Jr., 550 W Main Ave, 37902 here with Dr. Gene  
Overholt on behalf of the applicant.  
The sign is for the patient's convenience to locate the facility.  
Dark when most come to the facility and hard to find.  
1/8 of property is already PC-1.  
BZA routinely turns down sign variances.

Dr. Gene Overholt, 5800 Lyons View Pike  
People have trouble finding our building  
Need to improve our signage to serve our patients.

Chris Ooten

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Dowell Springs developer supports the rezoning.  
Approve because contiguous PC zoning in the area  
Did try for a variance already.

Gerald Green

Board of Zoning appeals is very restrictive in finding hardships not caused by the owners. They have a different set of standards to review.

Laura Cole

This is bureaucratic to have to rezone to meet business goals.

Dan Kelly

All of the surrounding development could have occurred in the PC-1 zone.

Changing this property to PC-1 is not going to have a long term effect.

**MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) SECTOR PLAN DESIGNATION. MOTION CARRIED 12-0. APPROVED.**

**b. One Year Plan Amendment**

**10-A-17-PA**

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

STAFF RECOMMENDATION: DENY GC (General Commercial) One Year Plan designation for the site.

**MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) ONE YEAR PLAN DESIGNATION. MOTION CARRIED 12-0. APPROVED.**

**c. Rezoning**

**10-A-17-RZ**

From O-1 (Office, Medical, and Related Services) to PC-1 (Retail and Office Park).

STAFF RECOMMENDATION: DENY the rezoning to PC-1 (Retail & Office Park), consistent with the denial recommendations for the associated plan amendments.

**MOTION (OOTEN) AND SECOND (CLANCY) WERE MADE TO APPROVE PC-1 (RETAIL & OFFICE PARK) ZONING. MOTION CARRIED 12-0. APPROVED.**

\* **42. TIM HILL HATCHER-HILL EC, LLC**

South side Kingston Pike, east of Wellington Dr. Council District 2.

**a. West City Sector Plan Amendment**

**10-B-17-SP**

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

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: ADOPT RESOLUTION #10-B-17-SP, amending the West City Sector Plan map to GC (General Commercial) sector plan designation, and recommend the Knoxville City Council also approve the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **b. One Year Plan Amendment** **10-B-17-PA**  
From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **c. Rezoning** **10-B-17-RZ**  
From C-4 (Highway and Arterial Commercial) and O-3 (Office Park) 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.

- P 43. AVERY LEON CLARK JR.** **10-C-17-RZ**  
(12-14-17) Northeast side E. Governor John Sevier Hwy., west side Cinder Ln., Commission District 8. Rezoning from CA (General Business) to I (Industrial).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 44. TIM DWYER, LEESMAN ENGINEERING**  
(11-9-17) South side S. Northshore Dr., north side Osprey Point Ln., Council District 2.  
**a. Southwest County Sector Plan Amendment** **10-C-17-SP**  
From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: DENY GC (General Commercial) sector plan designation.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P b. One Year Plan Amendment** **10-C-17-PA**  
(11-9-17) From O (Office) to GC (General Commercial).

STAFF RECOMMENDATION: DENY GC (General Commercial) One Year Plan designation for the site.



THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P c. Rezoning**

**10-D-17-RZ**

(11-9-17) From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).

STAFF RECOMMENDATION: DENY the rezoning to C-6 (General Commercial Park), consistent with the denial recommendations for the associated plan amendments..

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

\* **45. ARTHUR SEYMOUR JR.**

**10-E-17-RZ**

East side N. Broadway, southwest of Rennoc Rd., Council District 4.  
Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**46. ARTHUR SEYMOUR JR.**

**10-F-17-RZ**

Southeast side Old Callahan Dr., northeast of Clinton Hwy., Council District 3. Rezoning from PC-1 (Retail and Office Park) to C-3 (General Commercial).

STAFF RECOMMENDATION: Approve C-3 (General Commercial)  
subject to 1 condition.

Arthur Seymour Jr. 550 W Main Ave, Knoxville, 37902  
Ask for removal of condition of no access on Old Callahan Drive.  
Owner of this parcel should have the right to have access to Old  
Callahan Drive.

Dan Kelly  
Annexed and zoned PC-1 then shopping center use on review with no access to Old Callahan.  
Trying to minimize driveways coming out on a major street.  
C-3 eliminates use on review requirement.  
Access is an important issue to the property.

Art Clancy  
Old Callahan does not seem like a major thoroughfare.  
There is plenty of room.  
If becomes a separate parcel will need access.

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE C-3 EXCLUDING THE CONDITION. MOTION CARRIED 12-0. APPROVED AS MODIFIED.**

- \* **47. STUART BOYER** **10-G-17-RZ**  
West side Shipetown Rd., south side B Dr., north side C Dr., Commission District 8. 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.

- 48. GARY KOONTZ**  
West side Central Avenue Pike, north of Callahan Dr., Council District 5.  
**a. North County Sector Plan Amendment** **10-D-17-SP**  
From MDR/O (Medium Density Residential and Office) & STPA (Stream Protection) to GC (General Commercial) & STPA (Stream Protection).

STAFF RECOMMENDATION: Deny GC (General Commercial) sector plan designation.

Mike Reynolds

This property is separated from the other commercial down the road and no justification for jumping over other property.

The whole area would need to be looked at if this one property's designation changed and will set a precedent.

Gary Koontz, 3232 Tazewell Pike

Spoke to all the adjoining neighbors and across the street and they did not have a problem with rezoning.

A landscaping company is looking at this.

Property is grown up and has been for sale for 658 days.

Want to fix up the home and put a warehouse behind the house for landscaping equipment.

Elizabeth Eason

See the stopping point for commercial.

In the stream protection area and should at least have use on review for protection

Prefer to deny.

**MOTION (EASON) AND SECOND (LOMAX) WERE MADE TO DENY PER STAFF RECOMMENDATION**

Upon roll call the Planning Commission voted as follows:

Anders no  
Bustin yes

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Clancy no  
Cole yes  
Eason yes  
Goodwin yes  
Lomax yes  
Ooten no  
Smith no  
Thomas yes  
Tocher yes  
Longmire no

**Motion carried 7-5. DENIED.**

**b. One Year Plan Amendment**

**10-D-17-PA**

From MDR (Medium Density Residential), LDR (Low Density Residential) & F (Floodway) to GC (General Commercial) & F (Floodway).

STAFF RECOMMENDATION: DENY GC (General Commercial) One Year Plan designation.

**MOTION (EASON) AND SECOND (LOMAX) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 7-5. DENIED.**

**c. Rezoning**

**10-H-17-RZ**

From R-2 (General Residential), A-1 (General Agricultural) & F-1 (Floodway) to C-4 (Highway and Arterial Commercial) & F-1 (Floodway).

STAFF RECOMMENDATION: DENY the rezoning to C-4 (Highway and Arterial Commercial), consistent with the denial recommendations for the associated plan amendments.

**MOTION (EASON) AND SECOND (LOMAX) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 7-5. DENIED.**

**49. DEANNA ALEXI AND CHRIS POLLOCK**

**10-I-17-RZ**

Northeast side Old Broadway, southwest side N. Broadway, northwest of Tazewell Pike, Council District 4. Rezoning from SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

STAFF RECOMMENDATION: Approve C-3 (General Commercial)

Carlene Malone 650 Fountain Road, Fountain City Town Hall.  
They want to establish car lot.  
C-4 is difficult and allows many adverse uses.  
This site is inappropriate for C-4 and C-3 is appropriate.

Chris Pollock, 114 Adair Drive  
We bought the land and waiting a year to do something with it.  
Staff never told us this was spot zoning.  
Nobody has ever done anything with this property.  
There is a sliver at the back that can be used for a building.

Deanna Alexi  
We bought this land that is almost unbuildable and now we cannot  
rezone it.

Gerald Green  
The new parking ordinance would require landscaping for parking area  
and take up even more of the lot.

Charles Thomas  
This area is scheduled for a greenway from downtown to Fountain City.  
Do not need to add obstacles.

**MOTION (THOMAS) AND SECOND (EASON) WERE MADE TO  
APPROVE C-3 PER STAFF RECOMMENDATION. MOTION  
CARRIED 12-0. APPROVED.**

- P 50. TIM DWYER, LEESMAN ENGINEERING 10-J-17-RZ**  
Southeast side Moss Grove Blvd., south of Kingston Pike, Council District  
2. Rezoning from PC-1 (Retail and Office Park) to C-6 (General Commercial  
Park).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 51. PRO-MARK, INC.**  
Northwest side Anderson Rd., northeast of Beverly Rd., Council District 4.  
**a. North City Sector Plan Amendment 10-E-17-SP**  
From O (Office) to LI (Light Industrial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #10-E-17-SP,  
amending the North City Sector Plan map to LI (Light Industrial) sector  
plan designation, and recommend the Knoxville City Council also  
approve the sector plan amendment.

Wayne Kline, 617 Main Street, representing adjacent property owners.  
We have worked with Pro-Mark on buffers.  
Asking if the use changes there be a use on review.

Gerald Green

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That condition should be tied to the zoning not something like the use changing or ownership. Pro Mark would have to do a use on review right off.

Amy Hibben, 2408 Parkway Drive, for applicant  
In agreement with the condition.

Art Clancy  
Approve because it is a logical extension of the plan designation.

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

**b. One Year Plan Amendment**  
From O (Office) to LI (Light Industrial).

**10-E-17-PA**

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE LI (Light Industrial) One Year Plan designation.

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

**c. Rezoning**  
From O-1 (Office, Medical, and Related Services) to I-3 (General Industrial).

**10-K-17-RZ**

STAFF RECOMMENDATION: Approve I-3 (General Industrial) subject to 1 condition.

**MOTION (CLANCY) AND SECOND (OOTEN) WERE MADE TO APPROVE I-3 GENERAL INDUSTRIAL ZONING SUBJECT TO 2 CONDITIONS ADDING PROPERTY SUBJECT TO USE ON REVIEW APPROVAL. MOTION CARRIED 12-0. APPROVED AS AMENDED.**

## **Uses on Review:**

**P 52. AARON PENNINGTON**  
(11-9-17) 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.

**8-E-17-UR**

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**P 53. FELLOWSHIP CHURCH**

**9-E-17-UR**

Agenda Item No.

MPC File No.

- (2-8-18) West side Broome Rd, south of Middlebrook Pike Proposed use: Driveway connection to Broome Road for church in R-1 (Low Density Residential) District. Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* **54. C. HUNTER NELSON** **9-K-17-UR**  
Northeast side E. Martin Mill Pike, north side Lippencott St. Proposed use: Multi-family residential development in RP-2 (Planned Residential) District. Council District 1.

STAFF RECOMMENDATION: Approve the Development Plan for a multi-dwelling development with up to 172 dwelling units, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **55. HONEY BADGER PROPERTIES** **10-A-17-UR**  
Northeast side Chapman Hwy, northeast side E. Circle Dr. Proposed use: Addition to existing self-storage facility in CA (General Business) pending District. Commission District 9.

STAFF RECOMMENDATION: Approve the development plan for an expansion of the existing self-storage facility with 3 new buildings with approximately 9,050 square feet of floor area, subject to 9 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- W 56. ELENA LEUCIUC** **10-B-17-UR**  
South side Hiawasse Ave, west of Grove St. Proposed use: Rooming and boarding house for 7 people in R-2 (General Residential) District. Council District 5.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- P 57. GATEHOUSE PROPERTIES** **10-C-17-UR**  
(12-14-17) South side Sevierville Pike, west side Sevier Heights Rd. Proposed use: Mixed use building with 3 dwelling units and 2,200 square feet of retail in C-1 (Neighborhood Commercial) District. Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

COMMISSIONER SCOTT SMITH LEFT THE MEETING AT THIS TIME.

- 58. PRIME SENIOR LIVING** **10-D-17-UR**

Agenda Item No.

MPC File No.

Northeast side of Falling Waters Rd., south of Twin Branch Dr. Proposed use: Assisted Living Facility in PC (Planned Commercial) & RA (Low Density Residential) District. Commission District 4.

STAFF RECOMMENDATION: Approve the development plan for an assisted living facility for up to 190 bedrooms in one and two bedroom units, subject to 7 conditions.

Taylor Forrester, 1111 N Northshore Drive, Suite 700  
There was a previous issue with height and worked that out with staff  
Maintain 50 foot mature landscape buffer and add further landscape buffer.  
Proper transition from commercial to residential, low impact and low traffic yield.  
Shifting the building 30 feet will put the building in more slope.  
Minimizes retaining walls to keep away from office building.  
Incorporated more brick and will look at making lighter color.

Dawn Soverousky, 9442 Twin Branch Drive  
Some concerns addressed such as height.  
Building closer to houses on Twin Branch Drive. Needs to be shifted toward the south toward the office building.  
Increased traffic.  
Curve not safe for entrance.  
Concern about blasting.

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

\* **59. KATHIE WEAVER 10-E-17-UR**

West side South Haven Rd, south of Price Ave. Proposed use: Residence over commercial use in C-1 (Neighborhood Commercial) District. Council District 1.

STAFF RECOMMENDATION: Approve the development plan for constructing 1 dwelling unit as a second story addition to the existing single story commercial building, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Other Business:**

\* **60. Consideration of amendment 1 to MPC FY 2017-2018 budget. 10-A-17-OB**

EXECUTIVE COMMITTEE RECOMMENDATION: Approve.

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MPC File No.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

## **Adjournment**

### **MOTION (CLANCY) WERE MADE TO ADJOURN.**

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:44 p.m.:

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Prepared by: Betty Jo Mahan

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Approved by: Secretary for the Commission

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Approved by: Rebecca Longmire, Chair

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

MPC's Annual meeting was held after adjournment of this meeting.