

Minutes

October 11, 2018

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

The Metropolitan Planning Commission met in regular session on OCTOBER 11, 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. Tamara Boyer	Mr. Richard Graf
Mr. Louis Browning	Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin	Mr. Chris Ooten
Mr. Art Clancy	Mr. Patrick Phillips
Mr. Mike Crowder	Mr. Jeff Roth
A Ms. Elizabeth Eason	Mr. Scott Smith
Mr. Mac Goodwin	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 OCTOBER 11, 2018 AGENDA.**

THIS ITEM WAS APPROVED ON CONSENT.

*** 3. APPROVAL OF SEPTEMBER 13, 2018 MINUTES**

THIS ITEM WAS APPROVED ON CONSENT.

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

COMMISSIONER SCOTT SMITH RECUSED HIMSELF FROM POSTPONEMENTS.

Automatic postponements read.

POSTPONEMENTS TO BE VOTED ON READ.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ UNTIL NOVEMBER 8, 2018. MOTION CARRIED 13-0. POSTPONED.

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

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

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

a. Concept Subdivision Plan 4-SD-16-C
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.

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.

TARYN'S NEST

East side of Cate Road at the intersection Cateland Lane, Commission District 6. 2-SG-17-F

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

Terminus of Laurel Falls Lane and the south side of Calgary Falls Lane, Commission District 6. 5-SH-18-F

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

Agenda Item No.

MPC File No.

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 UNTABLED OR TABLED

Arthur Seymour 505 W. Main Street, Knoxville, TN requested tabling of
Item #6, Gordon Smith.

COMMISSIONER SCOTT SMITH RECUSED HIMSELF FROM TABLING.

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO
TABLE ITEM #6. MOTION CARRIED 13-0. TABLED.**

ITEMS REQUESTED TO BE WITHDRAWN

W 35. 191 IV TIMBERLINE COMMONS, VENTURE LLC

East side Twelfth Street, north of Highland Avenue, south of Forest
Avenue., Council District 1.

a. Central City Sector Plan Amendment

10-C-18-SP

From MDR (Medium Density Residential) to C (Commercial)

W b. One Year Plan Amendment

10-B-18-PA

From MDR (Medium Density Residential) to GC (General Commercial).

W c. Rezoning

9-G-18-RZ

From R-3 (High Density Residential) / NC-1 (Neighborhood
Conservation Overlay) to C-3 (General Commercial) / NC-1
(Neighborhood Conservation Overlay).

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

CONSENT ITEMS

COMMISSIONER CHRIS OOTEN RECUSED HIMSELF FROM CONSENT LIST ITEMS.

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

Becky Wade, 400 Main Street, Knoxville, TN. requested that it Item #11 be withdrawn from the Agenda.

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

Heather Wilder, 2209 Sanderson Road, requested Items # 8, 9, 10, 12, 13, 14 [8-14, minus 11], City of Knoxville, be removed from Consent List.

Jim Nagar, 4613 Grey Road, Knoxville, TN requested that Item #37, Scott Davis, be removed from the Consent List.

Gary Roberts, 6760 Grassy Creek Way, Knoxville, TN requested that Item #47 Cate Road Developers, LLC be removed from the Consent List.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR
THE CONSENT ITEMS NOT INCLUDING ITEMS #8, 9, 10, 12, 13,
14, 37 and 47 AS READ. MOTION CARRIED 13-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO
APPROVE CONSENT ITEMS NOT INCLUDING ITEMS #8, 9, 10, 12,
13, 14, 37 and 47 AS READ. MOTION CARRIED 13-0. APPROVED.**

Ordinance Amendments:

None

Alley or Street Closures:

5. WILSON RITCHIE

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

3-F-10-SC

STAFF RECOMMENDATION: Deny closure.

Speaking today:

Agenda Item No.

MPC File No.

John King address

MOTION (LOMAX) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 30 DAYS. MOTION CARRIED 14-0. POSTPONED.

6. GORDON SMITH 8-B-18-AC

Request closure of Unnamed alley between Nineteenth Street and northeast corner of parcel 094NP027, Council District 1.

STAFF RECOMMENDATION: Deny closure.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

*** 7. DAY SPRING CHRISTIAN ACADEMY 10-A-18-AC**

Request closure of Unnamed alley between McSpadden Street and Sunrise Street, Council District 6.

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

8. CITY OF KNOXVILLE 10-B-18-AC

Request closure of Unnamed alley between Northeast corner of Lot 209 of Block 13 of West Lonsdale Addition (Tax Parcel 093ED00102) and North line of Azalea Ave. (closed previously by City Ordinance O-50-89), Council District 3.

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

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO HEAR ITEMS #8, 9, 10, 12, 13, AND 14 AS A BLOCK. MOTION CARRIED 14-0. HEARD TOGETHER.

Commission Chair Janice Tocher read Items #8, 9, 10, 12, 13, and 14.

Speaking today:

Becky Wade, 400 Main Street, Knoxville, TN

Heather Wilder, 2209 Sanderson Rd, Knoxville, TN

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

9. CITY OF KNOXVILLE

10-A-18-SC

Request closure of Honeysuckle Ave. between Clifton Road and Unnamed alley bounded on the north by Primrose Ave. and bounded on the south by Pansy Ave., Council District 3.

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

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

10. CITY OF KNOXVILLE

10-B-18-SC

Request closure of Primrose Ave between Clifton Road and Chillicothe Street, Council District 3.

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

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

11. CITY OF KNOXVILLE

10-C-18-SC

Request closure of Whedbee Dr between Clifton Road and Chillicothe Street, Council District 3.

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

THIS ITEM WAS WITHDRAWN BY SEPARATE VOTE EARLIER IN THE MEETING.

12. CITY OF KNOXVILLE

10-D-18-SC

Request closure of Violet Ave between Clifton Road and Chillicothe Street, Council District 3.

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

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

13. CITY OF KNOXVILLE

10-E-18-SC

Request closure of Pansy Ave between Clifton Road and Chillicothe Street, Council District 3.

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

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

14. CITY OF KNOXVILLE

10-F-18-SC

Request closure of Canna Ave between Clifton Road and Chillicothe Street, Council District 3.

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

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE ITEMS #8, 9, 10, 12, 13, AND 14, PER STAFF RECOMMENDATION, AS A BLOCK. MOTION CARRIED 10-4 (No, Smith, Thomas, Ooten, Goodwin.) APPROVED.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts / Uses On Review:

P 15. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC

(11-8-18)

a. Concept Subdivision Plan

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

9-SF-18-C

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the November 8, 2018 meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P

b. USE ON REVIEW

9-H-18-UR

(11-8-18)

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

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the November 8, 2018 meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 16.**

COPELAND HEIGHTS

10-SA-18-C

West side of Pedigo Rd, south of Childress Rd., Commission District 7.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

17.

WESTLAND PLACE

10-SB-18-C

Northeast corner of Westland Dr and Morrell Rd., Council District 2.

STAFF RECOMMENDATION: APPROVE the following change to the previously approved sidewalk plan for Westland Place Subdivision (6-SD-14-C) as subject to 4 conditions.

Speaking today:

Scott Davis, P.O. Box 11325, Knoxville, TN

MOTION (GRAF) AND SECOND (SMITH) WERE MADE TO APPROVE CHANGE PER STAFF RECOMMENDATION NOT INCLUDING CONDITIONS #1 AND 2. MOTION CARRIED 13-1. (No Thomas) APPROVED.

18.

NEALS LANDING - UNIT 2 - EAGLE BEND DEVELOPMENT

10-SC-18-C

a. Concept Subdivision Plan

Northern end of the existing Neals Landing Rd., north of Asheville Hwy., Commission District 8.

STAFF RECOMMENDATION: APPROVE variance 1 because site features restrict compliance with the Subdivision Regulations and the variance will

Agenda Item No.

MPC File No.

not create a health or safety hazard and APPROVE the Concept Plan subject to 12 conditions.

Speaking today:

Richard Crater 205 Neals Landing Road, Knoxville, TN
Scott Davis, P.O. Box 11325, Knoxville, TN

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCE 1 PER STAFF RECOMMENDATION. MOTION CARRIED 14-0. APPROVED.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION SUBJECT TO 11 CONDITIONS, ELIMINATING CONDITION #10. MOTION CARRIED 14-0. APPROVED.

b. USE ON REVIEW

10-C-18-UR

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

STAFF RECOMMENDATION: APPROVE the Development Plan for up to 124 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.

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

P 19. BALL HOMES, INC - LOBETTI ROAD - BALL HOMES, INC

(11-8-18)

a. Concept Subdivision Plan

10-SD-18-C

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

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 15 conditions.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

(11-8-18)

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 POSTPONED EARLIER IN THE MEETING.

P 20. BRIAR ROCK PARTNERS ON NORTSHORE DRIVE - BRIAR ROCK PARTNERS, LLC

(11-8-18)

a. Concept Subdivision Plan

10-SE-18-C

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

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: POSTPONE the Concept Plan application until the November 8, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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b. USE ON REVIEW

10-E-18-UR

(11-8-18)

Proposed use: Detached Residential Subdivision in A (Agricultural) District.

STAFF RECOMMENDATION: POSTPONE the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

21. FELICIANA (FORMERLY ASHTON GROVE)

10-SF-18-C

Northeast side of S Northshore Dr, south of Sandpiper Ln, Commission District 5.

STAFF RECOMMENDATION: APPROVE variances 1-3 because the location and limited size of this site restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 12 conditions.

Speaking today:

Richard Lemay, 10816 Kingston Pike, Knoxville, TN.

Sonja Haney, 1032 Bluegrass Road, Knoxville, TN

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1–3 PER STAFF RECOMMENDATION. MOTION CARRIED 13-1 (No Graf) APPROVED.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION SUBJECT TO 11 CONDITIONS EXCLUDING CONDITION #10. MOTION CARRIED 13-1 (No Graf). APPROVED.

P 22.

COMMON GROUND SENIOR COHOUSING - TAMBARK DEVELOPMENT, LLC

(11-8-18)

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 November 8, 2018 MPC meeting as requested by the applicant.

Agenda Item No.

MPC File No.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

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| P
(11-8-18) | b. USE ON REVIEW
Proposed use: Senior Cohousing, 32 attached units on individual lots in RP-1 (Planned Residential) District. | 10-J-18-UR |
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STAFF RECOMMENDATION: POSTPONE the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Final Subdivisions:

- | | | |
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| * 23. | <u>3222 ON THE PIKE</u>
South side of Kingston Pk, east of Cherokee Blvd., Council District 2. | 9-SA-18-F |
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STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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| * 24. | <u>MIZE PROPERTY LOT 2</u>
North side of Shanks Ln, southwest of Highland View Rd, Commission District 7. | 10-SA-18-F |
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STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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| * 25. | <u>FRED W PLUMER SR PROPERTY RESUBDIVISION OF LOT 4R1</u>
North side of Shackelford Ln, northeast of Graves Rd, Commission District 8. | 10-SB-18-F |
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STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

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| P 26.
(11-8-18) | <u>WHITE'S ADDITION</u>
At the intersection of Clinch Ave, Eleventh St. and Twelfth St., Council District 1. | 10-SC-18-F |
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STAFF RECOMMENDATION: Postpone at the applicant's request.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **27. HAYDEN HILL, PHASE 2A** **10-SD-18-F**
South side of Hunters Knoll Ln, south of Sollway Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 28. WOODSON TRAIL, PHASE 4A** **10-SE-18-F**
(11-8-18) South of Woodson Dr, east of Spring Creek Rd, Council District 1.

STAFF RECOMMENDATION: Postpone at the applicant's request.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **29. TRACT 2 OF THE TERRY KENNEDY FARM** **10-SF-18-F**
West side of Lovelace Rd., east of Pine Hill Dr., Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. CARTER COVE** **10-SG-18-F**
Ball Rd east of intersection of Ball Camp Pk, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 31. THE GLEN AT WEST VALLEY** **10-SH-18-F**
(11-8-18) At the intersection of Millstone Ln and George Williams Rd,
Commission District 5.

STAFF RECOMMENDATION: Postpone at the applicant's request.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **32. FRENCH PROPERTY** **10-SI-18-F**
West side of Morris Rd north of Dairy Ln, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendment/Rezoning:

33. AHIMSA ASSETS, LLC

9-D-18-RZ

East side S. David Ln., southeast of Grovedale Dr., Commission District 5. Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential).

COMMISSIONER TAMARA BOYD RECUSED HERSELF.

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.

Speaking today:

David Campbell, 325 Wooded Lane, Knoxville, TN
Diane Royer, 129 Mimosa Rd., Rockwood, TN 37854

MOTION (CLANCY) AND SECOND (PHILIPS) WERE MADE TO APPROVE (PLANNED RESIDENTIAL) ZONING AT A DENSITY OF UP TO 3 DU/AC. MOTION CARRIED 13-0. APPROVED.

P 34. BRIAR ROCK PARTNERS, LLC

9-F-18-RZ

(11-8-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac (Applicant requested 5 du/ac).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

W 35. 191 IV TIMBERLINE COMMONS, VENTURE LLC

East side Twelfth Street, north of Highland Avenue, south of Forest Avenue., Council District 1.

a. Central City Sector Plan Amendment

10-C-18-SP

From MDR (Medium Density Residential) to C (Commercial).

STAFF RECOMMENDATION: WITHDRAW at the request of the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W b. One Year Plan Amendment

10-B-18-PA

From MDR (Medium Density Residential) to GC (General Commercial).

STAFF RECOMMENDATION: WITHDRAW at the request of the applicant.

Agenda Item No.

MPC File No.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

W

c. Rezoning

9-G-18-RZ

From R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) to C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay).

STAFF RECOMMENDATION: WITHDRAW at the request of the applicant.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

36. LAND DEVELOPMENT SOLUTIONS

South side Strawberry Plains Pike, east side Huckleberry Ln., Commission District 8.

a. East County Sector Plan Amendment

9-C-18-SP

From MDR/O (Medium Density Residential and Office) and LDR (Low Density Residential) to GC (General Commercial).

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

Speaking today:

Arthur Seymour, 505 W. Main Street, Knoxville, TN

Roger Sellers, 835 Huckleberry Springs Road, Knoxville, TN

MOTION (OOTEN) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 10-4. (No Boyer, Browning, Graf, Roth). DENY.

b. Rezoning

9-J-18-RZ

From A (Agricultural) to CA (General Business).

STAFF RECOMMENDATION: DENY CA (General Business) zoning.

MOTION (OOTEN) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 11-3. (No Boyer, Browning, Roth). DENY.

37. SCOTT DAVIS

10-A-18-RZ

Northwest side Gray Rd., northeast of McCloud Rd., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac (Applicant requested 5 du/ac).

Agenda Item No.

MPC File No.

Speaking today:

Jim Nagar, 4613 Grey Road, Knoxville, TN
Scott Davis, P.O. Box 11325, Knoxville, TN

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

38. LECONTE HOLDINGS

Southeast side Westland Dr., northeast side I-140, Council District 2.

a. Southwest County Sector Plan

10-A-18-SP

Southwest County Sector Plan Amendment from LDR (Low Density Residential) to GC (General Commercial).

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE GC (General Commercial) designation.

Speaking today:

John King, P.O. Box 2425, Item 7 Wilson Richie be postponed 30 days.
Jack Woodall, 9520 Westland Drive, Knoxville, TN.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2 (No Phillips, Bustin). APPROVE.

b. One Year Plan Amendment

10-A-18-PA

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

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE GC (General Commercial) designation.

Speaking today:

Wayne Kline, 617 Main Street, Knoxville, TN

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2. (No Phillips, Bustin). APPROVE.

c. Rezoning

10-B-18-RZ

From A-1 (General Agricultural) to C-4 (Highway and Arterial Commercial).

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE C-4 (Highway and Arterial Commercial) zoning.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 12-2 (No Phillips, Bustin). APPROVE.

* **39. TJM PROPERTY LLC**

North side Asbury Rd, southeast of Asbury Cemetery Rd.,
Commission District 8.

a. East County Sector Plan Amendment

10-B-18-SP

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

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE O (OFFICE) sector plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

10-C-18-RZ

From I (Industrial) to OB (Office, Medical, and Related Services).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

40. FRANK SPARKMAN

South side Midland Avenue, at Dryad Street, Council District 2.

a. West City Sector Plan Amendment

10-D-18-SP

From MDR (Medium Density Residential) to O (Office)

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE O (Office) designation.

Speaking today:

Eric Betis, 4805 Lyons View Pike, Unit 203, Knoxville, TN.

Frank Sparkman, 3991 Midland Avenue, Knoxville, TN

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

b. One Year Plan Amendment

10-C-18-PA

From MDR (Medium Density Residential) to O (Office).

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE O (Office) designation.

Agenda Item No.

MPC File No.

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

c. Rezoning

10-D-18-RZ

From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

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

- P 41. ELIZABETH CUNNINGHAM / TRI-STAR PARTNERSHIP BYRD** **10-E-18-RZ**
(11-8-18) 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: POSTPONE to the November 8, 2018 meeting, at the request of the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 42. CRAIG ALLEN** **10-E-18-SP**
Southeast side Westland Dr., northeast of I-140, Commission District 5.
a. Southwest County Sector Plan Amendment
From LDR (Low Density Residential) to GC (General Commercial).

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE GC (General Commercial) designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

10-F-18-RZ

From A (Agricultural) to CA (General Business).

STAFF RECOMMENDATION: RECOMMEND County Commission Approve CA (General Commercial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 43. MICHELLE MOKRY** **10-G-18-RZ**
East side N. Broadway, south of Central St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **44. EAGLE BEND DEVELOPMENT** **10-H-18-RZ**

South side Ball Camp Pike, east and north of Bradley Lake Ln., Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE PR (PLANNED RESIDENTIAL) up to 4 du/acre. (Applicant requested 5 du/ac)

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **45. BENCHMARK ASSOCIATES, INC.** **10-I-18-RZ**

Northwest side Cedar Ln., southwest of Haynes-Sterchi Rd., Council District 5. Rezoning from O-1 (Office, Medical, and Related Services) with conditions to O-1 (Office, Medical, and Related Services) without conditions.

Clarification: The non-hatched (southwest) portion of this parcel as illustrated on the Rezoning Map 10-I-18-RZ associated with this file was not part of this application and as such all conditions remain in place for the southwest portion.

STAFF RECOMMENDATION: RECOMMEND City Council APPROVE O-1 (Office, Medical & Related Services) zoning with no conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **46. KNOXVILLE UTILITIES BOARD** **10-F-18-SP**

North side Thorn Grove Pike, west of Midway Road., Commission District 8.

a. East County Sector Plan Amendment

From LDR (Low Density Residential) to BP (Business Park) Type 1.

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE BP-1 (Business Park Type 1) sector plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

From A (Agricultural) to EC (Employment Center).

10-J-18-RZ

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE EC (Employment Center) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

47. CATE ROAD DEVELOPERS, LLC.

10-K-18-RZ

Northwest side Schaad Rd., northeast side Grassy Creek Way, Commission District 6. Rezoning from CA (General Business) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE PR (Planned Residential) up to 5 du/acre zoning.

Speaking today

Gary Roberts, 6760 Grassy Creek Way, Knoxville, TN.

Josh Sanderson, 4909 Ball Road, Knoxville, TN.

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

*** 48. HENRY WEISSINGER STEPHEN H. HARRISON**

10-L-18-RZ

South side Osprey Point Lane, west of Levens Way, Commission District 4. Rezoning from RA (Low Density Residential) and A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND County Commission APPROVE APPROVE PR (Planned Residential) zoning at a density of up to 2.75 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses On Review:

49. TERRY ROMANS - ROMANS ENGINEERING

2-E-18-UR

South side of Washington Pike at the intersection of Murphy Rd. and Washington Pike. Proposed use: Self-Service Storage Facility in C-4 (Highway and Arterial Commercial) (k) District. Council District 4.

STAFF RECOMMENDATION: APPROVE the self-service storage facility development plan with an office/employee residence with 2,000 sq. ft., two storage buildings with a total area of 76,500 sq. ft., and a covered RV/boat storage area with 32,800 sq. ft., subject to 8 conditions.

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

*** 50. FELLOWSHIP CHURCH 6-H-18-UR**

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

STAFF RECOMMENDATION: APPROVE the development plan for a church expansion of approximately 31,330 square feet and reconfiguration of the parking lot in the R-1 zone, subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 51. JIM ODLE 6-I-18-UR

(12-13-18) West side of N Broadway, north side of Silver Pl. Proposed use: Mixed use commercial and residential in C-3 (General Commercial) District. Council District 4.

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 52. WOODS-SMITH MARKET & DELI 7-H-18-UR

(12-13-18) North side of Woods-Smith Rd., east of Shrewsbury Dr. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 3.

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 53. SHANNA MASSOUH 9-C-18-UR

(11-8-18) 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: POSTPONE the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

54. ROBERT D. BURRIS

10-A-18-UR

West side of Pelleaux Rd, south of the intersection with Reflection Bay Dr. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Commission District 7.

STAFF RECOMMENDATION: APPROVE the development plan for 3 detached dwellings on individual lots in the PR zoning district, subject to the 4 conditions.

Speaking today:

Sean Ramsey, 8003 Pellow Road, Knoxville, TN

Garret Tucker, 7523 Taggart Lane, Knoxville, TN

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

* **55. CHARLES & BRENDA STEPHENSON**

10-B-18-UR

Southeast side of Arcadia Peninsula Way, northeast side of Stoppard View Way Proposed use: Reduction of the front building setback on Both road frontages in PR (Planned Residential) District. Commission District 5.

STAFF RECOMMENDATION: APPROVE the request to reduce the front setback from 50' to 20' for the Lot 126, Arcadia - Phase 1A, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **56. DAMON FALCONNIER**

10-F-18-UR

North side of Middlebrook Pike, east side of Park Church Dr Proposed use: Expansion of existing church building for nursery in PR (Planned Residential) & RB (General Residential) District. Commission District 3.

STAFF RECOMMENDATION: APPROVE the development plan for a church expansion of approximately 7,650 square feet and reconfiguration of the parking lot in the PR zone, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **57. MARK RANDOLPH**

10-G-18-UR

South side of Dry Gap Pk, east of Jim Sterchi Rd. Proposed use: Church expansion in RP-1 (Planned Residential) District. Council District 5.

STAFF RECOMMENDATION: APPROVE the request for a new church sanctuary with a building area of approximately 28,163 square feet and a total of 742 seats as shown on the development plan subject to 6 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 58. ECG ACQUISITIONS, LLC

10-H-18-UR

(11-8-18) 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 November 8, 2018 MPC meeting as requested by the applicant.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

59. ECG ACQUISITIONS, LLC

10-I-18-UR

West side of Hollywood Road, south of I-40/I-75.
Proposed use: 158 unit multi-dwelling development in RP-2 (Planned Residential) District. Council District 1.

STAFF RECOMMENDATION: APPROVE the Development Plan for a multi-dwelling development with up to 102 dwelling units and a 15' peripheral setback along the east (Hollywood Road) lot line, subject to 12 conditions.

Speaking today:

Arthur Seymour, 505 W. Main Street, Knoxville, TN
Stacy Varon, 617 Hollywood Road, Knoxville, TN
David Williams, 505 Hollywood Drive, Knoxville, TN.

Commissioner Pat Phillips requested the extra time needed to show the video be granted. A video provided by Mr. Williams was shown.

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

Other Business:

*** 60. Consideration of Amendments to Position Descriptions for Knoxville-Knox County Planning.**

10-A-18-OB

Agenda Item No.

MPC File No.

STAFF RECOMMENDATION: APPROVE the proposed Position Descriptions for Knoxville-Knox County Planning as presented by staff.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **61. Consideration of Concept Plan Extension for Steele Road Subdivision to September 8, 2020. (9-SC-16-C)**

10-B-18-OB

Approve the extension of the Concept Plan for Steele Road Subdivision (9-SC-16-C) until September 8, 2020, pursuant to Section 2.09.C of the Knoxville-Knox County Subdivision Regulations.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

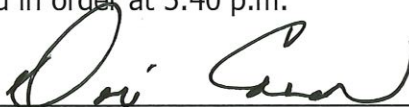
Gerald Green announced the November Agenda Review Meeting will be held on Monday November 5, 2018 from 11:30 to 1:30 in the Small Assembly.

Mr. Green opened the Annual Meeting at 5:36 pm. He gave a brief overview of the draft MPC Annual Report. Mr. Green closed the meeting at 5:39 pm.

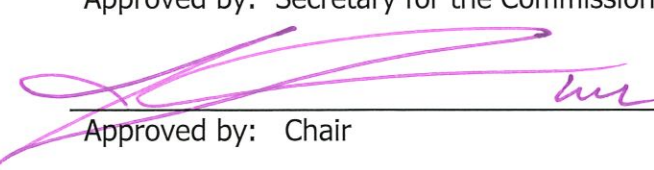
Adjournment

MOTION (BUSTIN) AND SECOND (CROWDER) WAS MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:40 p.m.


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.