

Minutes

September 13, 2018

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

The Metropolitan Planning Commission met in regular session on SEPTEMBER 13, 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	A	Mr. Charles F. Lomax, Jr
Ms. Gayle Bustin		Mr. Chris Ooten
Mr. Art Clancy		Mr. Patrick Phillips
Mr. Mike Crowder		Mr. Jeff Roth
Ms. Elizabeth Eason		Mr. Scott Smith
A Mr. Mac Goodwin	A	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 SEPTEMBER 13, 2018 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF AUGUST 9, 2018 MINUTES

THIS ITEM WAS APPROVED ON CONSENT.

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

COMMISSIONER SCOTT SMITH RECUSED HIMSELF ON POSTPONEMENTS

John King, P.O. Box 2425, Knoxville, TN requested postponement of Item #7
 Wilson Ritchie to 10-11-18.

Automatic postponements read.

POSTPONEMENTS TO BE VOTED ON READ.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO POSTPONE ITEMS FOR 30 DAYS AS READ INCLUDING ITEMS #7 UNTIL OCTOBER 11, 2018. MOTION CARRIED (11-0-1). POSTPONED.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS FOR 60 DAYS AS READ UNTIL NOVEMBER 8, 2018. MOTION CARRIED (11-0-1). 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.

U/W CREEKSTONE - RUFUS H. SMITH, JR. & CO.

a. Concept Subdivision Plan 1-SA-17-C

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

U/W **b. USE ON REVIEW 1-B-17-UR**

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

ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

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

Agenda Item No.

MPC File No.

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

TARYN'S NEST

2-SG-17-F

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

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

5-SH-18-F

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

RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

2-B-17-UR

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

DOMINION DEVELOPMENT GROUP

4-G-18-UR

Northeast side of Gliding Hawk Ln., southeast side of Hardin Valley Rd
Proposed use: Assisted Living Facility / Senior Living in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

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

**MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO
UNTABLE ITEMS AS READ. MOTION CARRIED 12-0. UNTABLED.**

ITEMS REQUESTED TO BE WITHDRAWN

**MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO
WITHDRAW ITEMS AS READ. MOTION CARRIED 12-0.
WITHDRAWN.**

CONSENT ITEMS

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

Agenda Item No.

MPC File No.

b. USE ON REVIEW

7-E-18-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 32 attached residential units on individual lots, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

13. POST OAK BEND - POST OAK BEND, LLC

a. Concept Subdivision Plan

8-SA-18-C

Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr., Commission District 4.

COMMISSIONER CHRIS OOTEN RECUSED HIMSELF

STAFF RECOMMENDATION: Approve variances 1-17 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard and APPROVE the Concept Plan subject to 20 conditions.

Commission Chair Tocher noted given the complexity and length of the proposal the Commission would be allowing 10 minutes for both the applicant and the opposition to speak.

Speaking today:

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

Hollace Loveday, CDM Smith, 1100 Marion Street, Knoxville, TN

Greg Gamble, Gamble Design Collaborative, 716 Hampton Cove, Franklin, TN

Tom Hale 12007 Mallard Bay Drive, Knoxville, TN, Northshore Corridor Association

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES PER STAFF RECOMMENDATION. MOTION CARRIED 10-1-1 (No Smith). APPROVED

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 11-0-1. APPROVED.

b. USE ON REVIEW

8-A-18-UR

Agenda Item No.

MPC File No.

Proposed use: Detached and attached residential lots and multi-dwelling development in PR (Planned Residential) District.

COMMISSIONER CHRIS OOTEN RECUSED HIMSELF

STAFF RECOMMENDATION: Approve the Development Plan for up to 198 detached and 184 attached residential units on individual lots, 240 multi-dwelling condominium units, development amenity areas, and a sewer treatment facility, subject to 3 conditions.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 11-0-1. APPROVED.

- * **14. PLEASANT RIDGE STABLES RUTHERFORD DEVELOPMENT, LLC** **9-SA-18-C**
a. Concept Subdivision Plan
West side of Pleasant Ridge Rd, southeast side of I-75 / I-640,
Council District 3.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 13 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- b. USE ON REVIEW** **9-B-18-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- W 15. THE COVE IN WEST HILLS - SBL INVESTMENT PROPERTIES** **9-SB-18-C**
a. Concept Subdivision Plan
Southeast side of Broome Rd., south of Middlebrook Pike.,
Council District 2.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- W b. USE ON REVIEW** **9-E-18-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned
Residential) District.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- * **16. CASCADE VILLAS - GOUGE PROPERTY - CASCADE FALLS, LLC**

Agenda Item No.

MPC File No.

a. Concept Subdivision Plan

9-SC-18-C

Northwest side of Ball Camp Pike, southwest of Beacon Light Way., Commission District 6.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. USE ON REVIEW

9-J-18-UR

Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District.

STAFF RECOMMENDATION: Approve the development plan for 3 attached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 17. OCTOBER PARK - VERTEX DEVELOPMENT, LLC

(11/8/18)

a. Concept Subdivision Plan

9-SD-18-C

North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

(11/8/18)

9-F-18-UR

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

18. THE HIGHLANDS AT CLEAR SPRINGS - TRANS-SOUTH PROPERTIES GP

a. Concept Subdivision Plan

9-SE-18-C

North and south side of Glen Creek Rd., south of Millertown Pike., Council District 4.

STAFF RECOMMENDATION: Approve the Concept Plan subject to 16 conditions.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN WITH 16 CONDITIONS PER STAFF RECOMMENDATION. MOTION CARRIED 12-0. APPROVED.

Agenda Item No.

MPC File No.

b. USE ON REVIEW

9-G-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for 160 detached residential units on individual lots subject to one condition.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 12-0. APPROVED.

P 19. LAUREL RIDGE - UNIT 3 - BALL HOMES, LLC

(10-11-18)

a. Concept Subdivision Plan

9-SF-18-C

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

THIS ITEM WAS POSTPONED.

P b. USE ON REVIEW

(10-11-18)

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

9-H-18-UR

THIS ITEM WAS POSTPONED.

*** 20. TIPPIT VILLAGE, UNIT 2 - SITES TO SEE, INC.**

a. Concept Subdivision Plan

9-SG-18-C

Northeast side of Andes Rd., northwest end of Gisele Way., Commission District 6.

STAFF RECOMMENDATION: Approve variances 1 and 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard and APPROVE the Concept Plan subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. USE ON REVIEW

9-I-18-UR

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

STAFF RECOMMENDATION: Approve the development plan for 38 attached residential units on individual lots in the PR zoning district subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Final Subdivisions:

- * **21. JOSEPH CHURCH PROPERTY** **8-SF-18-F**
Northwest side of Murray Drive, southwest of Keck Road, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.
- P 22. 3222 ON THE PIKE** **9-SA-18-F**
(10-11-18) South side of Kingston Pk, east of Cherokee Blvd., Council District 2.

STAFF RECOMMENDATION: Deny final plat.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.
- * **23. NELLIE MAY ATCHLEY ESTATE PROPERTY** **9-SB-18-F**
North side of Grant Rd, west of Rutledge Pk, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.
- W 24. KIRKLAND'S KINGSTON PIKE ADDITION LOT 11R** **9-SC-18-F**
Northeast side of Westwood Rd, north side of Kingston Pk, Council District 2.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.
- * **25. CHEROKEE LANDING, PHASE II** **9-SD-18-F**
East side of Coatney Rd, south of W Governor John Sevier Hwy, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.
- * **26. ARCADIA PHASE 1C** **9-SE-18-F**
Southwest end of Arcadia Peninsula Way, south of Rogers Island Rd, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.
- * **27. VILLAGE AT SADDLEBROOKE, RESUBDIVISION OF LOTS 42-44** **9-SF-18-F**

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At the intersection of Saddlebrooke Dr and Windmead Ln, Commission District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **28. HIGH MEADOW, RESUBDIVISION OF LOTS 1-2** **9-SG-18-F**

At the intersection of Lovell Rd and High Meadow Dr, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **29. CARL BANDY PROPERTY** **9-SH-18-F**

North side of Lusk Rd, northwest of Andrew Johnson Hwy, Commission District 8.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **30. CHEROKEE LANDING PHASE 3** **9-SI-18-F**

East side of Coatney Rd, north of Tipton Station Rd, Commission District 9.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

31. SHARP PROPERTY ON TAZEWEEL PIKE **9-SJ-18-F**

Northwest side of Tazewell Pk, north of Fountainhead Ln, Commission District 2.

STAFF RECOMMENDATION: Deny variances 1 – 4 and final plat.

Speaking today:

Ryan Lynch, 5109 Catalina Road, Knoxville, TN, for the family.

MOTION (SMITH) AND SECOND (CLANCY) WERE MADE TO APPROVE FINAL PLAT AND APPROVE VARIANCES 1, 2, 3 AND 4. MOTION CARRIED. 11-1 (No Phillips). APPROVED.

* **32. VINING MILLS, UNIT II** **9-SK-18-F**

South side of Hardin Valley Rd, east of Marietta Church Rd,

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Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **33. MARKETS AT CHOTO, RESUBDIVISION OF LOTS 1R3R, 1R4R, & 1R1R3R** **9-SL-18-F**

S Northshore Drat intersection of Choto markets Way, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **34. TIPPIT VILLAGE, UNIT 2 & RESUBDIVISION OF LOTS 68-69** **9-SM-18-F**

Northeast side of Andes Rd, north of David Tippit Way, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendment/Rezoning:

- * **35. FORT SANDERS PARTNERS** **2-D-18-RZ**

Northwest side N. Broadway, south of Curtis Ln., Council District 4. Rezoning from C-6 (General Commercial Park) with conditions to C-6 (General Commercial Park) with no or revised conditions.

STAFF RECOMMENDATION: Recommend that City Council approve the removal of the zoning conditions on the C-6 (General Commercial Park) zoned portion of the subject property.

THIS ITEM WAS APPROVED ON CONSENT EARLIER ON THE MEETING.

- 36. KEN GILREATH (REVISED)**

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

a. East County Sector Plan Amendment

From LDR (Low Density Residential) & SP (Stream Protection) to GC (General Commercial) & SP (Stream Protection).

6-A-18-SP

Agenda Item No.

MPC File No.

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

Speaking today:

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

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

A ROLL CALL VOTE WAS TAKEN: MOTION FAILS 5 TO 7. FAILED.

MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL) AND SP (STREAM PROTECTION) SECTOR PLAN DESIGNATION AS THERE ARE CONFLICTING ADJACENT LOTS.

A ROLL CALL VOTE WAS TAKEN: MOTION PASSES 7-5. APPROVED.

b. Rezoning

6-C-18-RZ

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

STAFF RECOMMENDATION: DENY the rezoning to CA (General Business) / F (Floodway) zoning, consistent with the denial recommendation for the associated sector plan amendment.

MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE REZONING TO CA (GENERAL BUSINESS) AND F (FLOODWAY). NO VOTE WAS TAKEN.

AMENDED MOTION (ROTH) AND SECOND (GRAF) WERE MADE TO APPROVE REZONING TO PC (PLANNED COMMERCIAL) AND F (FLOODWAY). MOTION CARRIED 12-0. APPROVED.

*** 37. SCOTT MCPHERSON**

9-A-18-RZ

Southeast side Starkey Ln., northeast of Cogdill Rd., Commission District 6. Rezoning from OB (Office, Medical, and Related Services) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay).

STAFF RECOMMENDATION: Recommend that County Commission APPROVE CB (Business and Manufacturing) / TO (Technology Overlay) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 38. DAVID ROBERTS / AMANDA WEBB**

9-B-18-RZ

South side Edmondson Ln., east of Happy Acres Rd., Commission

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District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

STAFF RECOMMENDATION: Recommend that County Commission approve A (Agricultural).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **39. FENNEL PARK, LLC** **9-C-18-RZ**

Northeast side Fennel Rd., northeast of Elyria Rd., Council District 5.
Rezoning from I-3 (General Industrial) with conditions to I-2
(Restricted Manufacturing and Warehousing).

STAFF RECOMMENDATION: Recommend that City Council approve I-2
(Restricted Manufacturing and Warehousing) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

40. 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 BOYER RECUSED HERSELF.

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

Speaking today:

Gary Brown, 401 South David Lane, Knoxville, TN.

Joan Herigan, 304 South David Lane, Knoxville, TN.

Dianne Royer, 129 Mimosa Avenue, Rockwood, TN

**MOTION (GRAF) TO DENY REZONING TO PR UP TO 5 DU/AC. MOTION FAILS
WITH NO SECOND.**

**MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO
POSTPONE FOR 30 DAYS. MOTION CARRIED. 11-0-1**

* **41. RICK WEBSTER** **9-E-18-RZ**

Northwest side Maryville Pike, southwest of Woodson Dr.,
Commission District 9. Rezoning from RA (Low Density Residential) to
CA (General Business).

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STAFF RECOMMENDATION: Recommend that County Commission approve CA (General Business) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 42. BRIAR ROCK PARTNERS, LLC

9-F-18-RZ

(10-11-18) Southeast side S. Northshore Dr., southwest of Dunwoody Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

THIS ITEM WAS POSTPONED.

P 43. 191 IV TIMBERLINE COMMONS, VENTURE LLC

9-G-18-RZ

(10-11-18) Southwest side Twelfth St., northwest of Highland Ave., Council District 1. Rezoning from R-3 (High Density Residential) / NC-1 (Neighborhood Conservation Overlay) to C-3 (General Commercial) / NC-1 (Neighborhood Conservation Overlay).

THIS ITEM WAS POSTPONED.

*** 44. DAMON A. FALCONNIER**

9-H-18-RZ

North end of Rudy St., north of Dinwiddie St., Council District 5. Rezoning from I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay) and R-1A (Low Density Residential) / IH-1 to I-3 (General Industrial) / IH-1 (Infill Housing Overlay).

STAFF RECOMMENDATION: Recommend that City Council approve I-3 (General Industrial) / IH-1 (Infill Housing Overlay) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*** 45. RON MORTON**

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

a. East County Sector Plan Amendment

9-B-18-SP

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

STAFF RECOMMENDATION: Adopt Resolution #9-B-18-SP, amending the East County Sector Plan to GC (General Commercial), and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. Rezoning

9-I-18-RZ

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

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MPC File No.

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 46. LAND DEVELOPMENT SOLUTIONS

(10-11-18) South side Strawberry Plains Pike, east side Huckleberry Ln.,
Commission District 8.

a. East County Sector Plan Amendment

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

9-C-18-SP

THIS ITEM WAS POSTPONED.

P b. Rezoning

(10-11-18) From A (Agricultural) to CA (General Business).

9-J-18-RZ

THIS ITEM WAS POSTPONED.

*** 47. METROPOLITAN PLANNING COMMISSION**

West side Central Avenue Pike, northwest of Callahan Drive Council
District 5. North County Sector Plan Amendment from MDR/O
(Medium Density Residential and Office) to GC (General Commercial).

9-A-18-SP

STAFF RECOMMENDATION: Recommend that that City Council APPROVE
GC (General Commercial) sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Uses On Review:

P 48. TERRY ROMANS - ROMANS ENGINEERING

(10-11-18) South side of Washington Pike at the intersection of Murphy Rd. and
Washington Pike. Proposed use: Self-Service Storage Facility in C-4
(Highway and Arterial Commercial) (k) District. Council District 4.

2-E-18-UR

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

49. HELEN ROSS MCNABB CENTER

Southeast side of Mineral Springs Ave., east of Whittle Springs Rd
Proposed use: Senior Living Apartments in O-1 (Office, Medical, and
Related Services) District. Council District 4.

6-F-18-UR

STAFF RECOMMENDATION: Approve the development plan for up to 50
apartment units, subject to 8 conditions.

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Speaking today:

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

Becky Wade, 400 Main Street, Knoxville, TN

Daniel Johnson, 2815 Mineral Springs Avenue, Knoxville

MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION ADDING A 9TH CONDITION ADDITIONAL LANDSCAPING BE INSTALLED ON THE EAST SIDE OF THE PROPERTY. NO VOTE WAS TAKEN.

AMENDED MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE DEVELOPMENT PLAN PER STAFF RECOMMENDATION ADDING A 9TH CONDITION OF ADDITIONAL LANDSCAPING ON THE EAST SIDE WITH BUFFER TYPE A AS PROPOSED IN THE CITY OF KNOXVILLE DRAFT UPDATED ZONING ORDINANCE. MOTION CARRIED. 12-0. APPROVED WITH 9 CONDITIONS.

P 50. FELLOWSHIP CHURCH

6-H-18-UR

(10-11-18) South side of Middlebrook Pike, west side of Broome Rd. Proposed use: Expansion of church in R-1 (Low Density Residential) District. Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 51. JIM ODLE

6-I-18-UR

(10-11-18) 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.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

52. CRESCENT BEND DEVELOPMENT, LLC

7-G-18-UR

Southeast side of Westland Dr., east of Ebenezer Rd. Proposed use: Apartments and Assisted Living / Independent Living Facility in PR (Planned Residential) District. Commission District 5.

STAFF RECOMMENDATION: Approve the development plan for a multi-dwelling development with up to 249 apartment units, subject to 11 conditions.

Opposition requested and was granted 10 minutes by Comm. Chair Tocher due to the complexity of the project. An additional five minutes will be added to the time allotted to the applicant as well.

Speaking today:

Arthur Seymour, Jr. 550 W. Main Street, Knoxville, TN.
Kevins Stevens, 550 W. Main Street, Knoxville, TN.
Amanda Beck, 1441 Buxton Drive, Knoxville, TN
Roland Shankles, 1443 Halifax Road Knoxville, TN
Nick Galloway, 224 Brampton Road, Knoxville, TN
Wayne Kline, 617 Main Street, Knoxville, TN

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

P 53. WOODS-SMITH MARKET & DELI 7-H-18-UR

(10-11-18) 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.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

*** 54. FALCONNIER DESIGN CO. 9-A-18-UR**

East side of Gap Rd., south side of Cassell Dr. Proposed use: Adult
day care in O-1 (Office, Medical, and Related Services) pending
District. Council District 5.

STAFF RECOMMENDATION: Approve the request for an adult day care facility of
approximately 2,073 sqft subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING

P 55. SHANNA MASSOUH 9-C-18-UR

(10-11-18) 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.

THIS ITEM WAS POSTPONED.

*** 56. JENNIFER MCKINNEY 9-D-18-UR**

South side of E. Hendron Chapel Rd, west side of E. Circle Dr.
Proposed use: Dog kennel in CA (General Business) & A (Agricultural)
District. Commission District 9.

STAFF RECOMMENDATION: Approve the request for a dog kennel containing 1,970 square feet of floor area and approximately 1,600 square feet of fenced outdoor activity area, as shown on the development plan, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

- P 57. Consideration of Amendment to the Knoxville-Knox County Minimum Subdivision Regulations to permit staff approval of final plats. 6-B-18-OB**
(11-8-18)

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- W 58. Consideration of Supplemental Employee Compensation 9-A-18-OB**

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING

- * 59. Consideration of Purchase of Computers for MPC. 9-B-18-OB**

STAFF RECOMMENDATION: Approve

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.


Adjournment

MOTION (CLANCY) AND SECOND (SMITH) WAS MADE TO ADJOURN.

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:09 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.