

Minutes

April 13, 2017

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

The Metropolitan Planning Commission met in regular session on APRIL 13, 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. Herb Anders
Ms. Gayle Bustin
Ms. Laura Cole
Mr. Art Clancy
Mr. Mike Crowder
Ms. Elizabeth Eason

Mr. Mac Goodwin
Mr. Charles F. Lomax, Jr
Mr. Patrick Phillips
Mr. Jeff Roth
Mr. Scott Smith
Mr. Charles Thomas
Ms. Janice Tocher

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

Agenda Item No.

MPC File No.

* 2. APPROVAL OF APRIL 13, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

* 3. APPROVAL OF MARCH 9, 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

Mike Brusseau, Item 52 request to be added to the postponed.
(Chair Longmire read item 52 into the 30 day postponement list.)

Jamie Rowe stated there were people from Fountain City Town Hall in opposition to item 52 but they understood and did not object to the postponement.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS AS READ 30 DAYS UNTIL THE MAY 11, 2017 MPC MEETING. MOTION CARRIED 15-0. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE JUNE 8, 2017 MEETING. MOTION CARRIED 15-0. POSTPONED 60 DAYS.

Chair Longmire pointed out the postponements need to be reconsidered to take out item no. 40 which was put on in error.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO RECONSIDER THE 30-DAY POSTPONEMENTS. MOTION CARRIED 15-0. RECONSIDER APPROVED.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE POSTPONEMENTS FOR 30 DAYS AS READ EXCLUDING ITEM 40. MOTION CARRIED 15-0. POSTPONED 30 DAYS.

Jamie Rowe, Stated for the record Fountain City Town Hall is here in opposition to item 52. Understand postponement.

WITHDRAWALS REQUIRING MPC ACTION

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO WITHDRAW ITEM 61 CASCADE VILLAS - JOHNSON PROPERTY. MOTION CARRIED 15-0. WITHDRAWN.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.

<u>Agenda Item No.</u>	MPC File No.
<u>TREVOR HILL</u> Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.	11-A-14-SC
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
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.	7-SC-15-C
b. USE ON REVIEW Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.	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.	4-SD-16-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.	4-I-16-UR
<u>CREEKSTONE - RUFUS H. SMITH, JR. & CO.</u> a. Concept Subdivision Plan North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.	1-SA-17-C
b. USE ON REVIEW	1-B-17-UR

<u>Agenda Item No.</u>	MPC File No.
Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.	
<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.	1-SD-17-C
b. USE ON REVIEW Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	1-G-17-UR
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.	2-SO-09-F
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F
<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 Drive, 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 Avenue and the east side of Ellis Street, 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 Drive, northwest side of Chimney Top Lane, Council District 6.	6-SF-16-F
<u>WILLIAM S. AND HANNA J. CUMMINGS PROPERTY</u> Bob Cummings Rd due east of W. Marine Rd., Commission District 9.	9-SF-16-F

Agenda Item No.

MPC File No.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED)

4-J-14-RZ

Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5.
Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).

U **FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH**

North side Westland Dr., east side I-140, Council District 2.

U **a. Southwest County Sector Plan Amendment**

7-D-15-SP

From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).

U **b. One Year Plan Amendment**

7-C-15-PA

From P (Public Institution) to GC (General Commercial).

U **c. Rezoning**

7-G-15-RZ

From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).

GUSTO DEVELOPMENT, LLC

Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.

a. Northwest County Sector Plan Amendment

10-F-15-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

10-Q-15-RZ

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

TRANTANELLA CONSTRUCTION DAVID TRANTANELLA

North side Beaver Ridge Rd., east of Lindal Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

1-E-17-SP

From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. Rezoning

1-F-17-RZ

From A (Agricultural) to PR (Planned Residential).

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).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4. Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).

ITEMS REQUESTED TO BE UNTABLED OR TABLED

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO UNTABLE FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH A,B,&C. MOTION CARRIED 15-0. UNTABLED.

CONSENT ITEMS

COMMISSIONERS SCOTT SMITH AND CHRIS OOTEN RECUSED FROM VOTING ON THE CONSENT LIST.

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

Carolyn Greenwood, 3224 Boomerang Lane, 37931 asked for item 9 to be removed.

Daniel Guard, 3304 Lobetti Road, 37931, Remove item No. 56

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ EXCLUDING ITEMS 9 AND 56. MOTION CARRIED 13-0-2.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCLUDING ITEMS 9 AND 56. MOTION CARRIED 13-0-2. APPROVED.

Ordinance Amendments:

- 5. **MPC (REFERRED BACK BY CITY COUNCIL)** **5-A-16-OA**
Amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

STAFF RECOMMENDATION: Approve.

Gerald Green
Late comments were received which resulted in even more revisions. Some Commissioners have expressed desire to postpone to consider the revisions.

MOTION (COLE) AND SECOND (BUSTIN) WERE MADE TO POSTPONE FOR 60 DAYS.

Upon roll call the Planning Commission voted as follows:

Anders yes
Bustin yes

Agenda Item No.

MPC File No.

Clancy no
 Cole yes
 Crowder yes
 Eason no
 Goodwin yes
 Lomax yes
 Ooten no
 Phillips yes
 Roth yes
 Smith no
 Thomas yes
 Tocher no
 Longmore yes

MOTION CARRIED 10-5. POSTPONED 60 DAYS UNTIL THE JUNE 8 MPC MEETING.

P 6. METROPOLITAN PLANNING COMMISSION 9-A-16-OA
 (5-11-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

7. METROPOLITAN PLANNING COMMISSION 3-A-17-OA
 Amend the City of Knoxville Zoning Ordinance to allow climate controlled, self-storage facilities to be added as a permitted use in the O-1 (Office, Medical, and Related Services) District.

STAFF RECOMMENDATION: Approve an indoor, climate-controlled, self-storage facility, as a permitted use in the O-1 (Office, Medical & Related Services) zoning district, subject to the regulations listed.

Pat Phillips

Warehouses of this type are not necessarily transitional uses. More comfortable as use on review instead of permitted use.

MOTION (PHILLIPS) AND SECOND (COLE) WERE MADE TO APPROVE SELF-STORAGE FACILITIES AS MENTIONED AS A USE ON REVIEW.

Carlene Malone, 6051 Fountain Road, Knoxville, TN
 Concerned about some O-1's that have a certain sensitivity. At least in O-1 zone ought to be a use on review.

Dan Kelly

Intent of motion is to list them as a use permitted on review and also include the design standards that are included in the package.

MOTION CARRIED 15-0. APPROVED AS MODIFIED.

- P 8. METROPOLITAN PLANNING COMMISSION **3-B-17-OA****
 (5-11-17) Review of amendment to the City of Knoxville Zoning Ordinance to identify residential as a Use-on-Review in the C-3 (General Commercial) District and establish standards for residential uses.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- 9. METROPOLITAN PLANNING COMMISSION **4-A-17-OA****
 Amendment to the Knox County Zoning Ordinance, Section 4.97 Standards for the Approval of Indoor & Outdoor Paintball Ranges, regarding indoor facilities as a Use-on-Review in the Agricultural District.

STAFF RECOMMENDATION: Approve.

Carolyn Greenwood, 3224 Boomerang Lane, 37931.
 Concern about not valuing our agricultural land.
 Outdoor facilities make sense outdoor in agricultural.
 Indoor facility would be same as commercial operation.
 Needs to be rezoned properly and then make it into a facility.
 Use on review is uphill battle for public to win and does not serve all concerns.
 Use on review only makes sense when a business belongs in that zoning, but where there may be particulars for the business that may or may not make it appropriate for that area.
 Does not make sense to put an indoor facility in agricultural.

Mike Reynolds
 Indoor facility is only allowed when there is an associated outdoor facility.
 Outdoor facility could be more natural in character with woods or with structures to hide behind and could have more impact than an open field.

Art Clancy
 Use on review does protect our agricultural.
 We can look at them on a case by case basis.

Elizabeth Eason
 Agricultural properties are undervalued.

Cole agree this is not strong enough. What would zoning it properly look like?

Mike Reynolds

Rural growth area only allow certain zones and indoor facilities are only allowed in CB, Industrial zones maybe CA and those zones are not allowed in rural area. Only ones allowed are Employment Center, Agricultural, Planned Residential, Planned Commercial and Rural Commercial.

We are seeing the agricultural zone as the best opportunity for an outdoor facilities in a more rural setting.

MOTION (COLE) AND SECOND (EASON) WERE MADE TO DENY.

Janice Tocher

Concern with rezoning because it goes with the property and easier to tear down a building than to rezone it.

Chair Longmire

Agribusiness keeps farms in the family so that the rest of the land can be maintained as rural land. Sometimes it's a way of saving a farm by allowing certain businesses.

Scott Smith

Agricultural use outside has low impact.

Not sure should encourage that type of facility to build on a farm when other businesses like that use old warehouses.

Art Clancy

If preclude to industrial or CB precludes outdoor use.

You see large steel structures for agricultural use.

Do not see as blight on agriculture.

Cole

We have seen buildings meant to use for agricultural that are being used for other purposes such as commercial.

In agricultural zone for accessory building do not have to get a building permit.

Herb Anders

Some commercial type buildings are necessary in farming and agricultural operations. Rezoning would not be in best interest of community nor the property owner.

Eason

My intent would be to have that business located in some other zoned area appropriate for that facility.

Clancy

Agenda Item No.

MPC File No.

The more we help people that own agricultural property make the land viable without converting it to commercial or industrial, the more we help them.

We look at each use on review separately and do not approve all of them.

Cole do not see a paintball business the same as any other use such as corn mazes and not quite and non-invasive.

Could be quite a bit of traffic.

Arthur Seymour Jr.

My client asked MPC to look at this. The building he wants to use is an existing building that has been there 70 or 80 years.

No exterior modification just inside.

Use on review will provide protection.

There are industrial facilities operating in the area in the agricultural zone.

Jaqueline Friskie, R2R Studio, 2575 Willowpoint Way.

Can't rezone because of the growth policy district and agricultural is appropriate zone and not another zone to allow paintball or airsoft.

Reynolds

Minimum size for an outdoor facility is 10 acres. Part of recommended changes are to allow the Planning Commission to reduce the minimum size if the applicant proposes adequate screening and 200 foot buffer to playing field.

Charles Thomas

Important to protect the rural areas we have.

This use belongs in the commercial area.

Upon roll call the Planning Commission voted as follows:

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

Agenda Item No.

MPC File No.

Longmire no

MOTION CARRIED 8-7. DENIED.

Alley or Street Closures:

- * **10. UNIVERSITY OF TENNESSEE** **4-A-17-SC**
Request closure of Portion of right-of-way of Lake Ave between Chi Phi Avenue (closed) and Terrace Avenue, Council District 1.

STAFF RECOMMENDATION: Approve subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **11. UNIVERSITY OF TENNESSEE** **4-B-17-SC**
Request closure of Terrace Ave between northeast corner of parcel 108CE028 and southeast corner of parcel 108CE029, Council District 1.

STAFF RECOMMENDATION: Approve subject to one condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 12. LAND DEVELOPMENT SOLUTIONS** **4-C-17-SC**
(5-11-17) Request closure of Park West Blvd between southeast corner of parcel 119-018.36 and southeast corner of parcel 119-018.23, Council District 2.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **13. METROPOLITAN PLANNING COMMISSION** **3-A-17-OYP**
2017 update to the City of Knoxville One Year Plan.

STAFF RECOMMENDATION: Approve the 2017 One Year Plan update, including authorizing MPC to initiate any or all of the ten attached general rezoning proposals.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Concepts/Uses On Review:

- 14. MILLSTONE - ERIC MOSELEY** **8-SC-16-C**
a. Concept Subdivision Plan

Southeast side of Millstone Ln., southeast of George Williams Rd.,
Commission District 5.

COMMISSIONER SCOTT SMITH RECUSED FROM DISCUSSION OR VOTING ON
THIS ITEM.

STAFF RECOMMENDATION: Approve the concept plan subject to 13
conditions.

Steve Wise, MPC Attorney

Commission does not take a position in a lawsuit.

Any action would be subject to rezoning which is what is being
contested.

By deferring you are taking sides in the litigation which is what
Chancery Court is for.

It is not your role to make assumptions but land use decisions.

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

Conditions came about from discussions here and at County
Commission.

Per County Commission there is a 35 foot peripheral setback and add
to that a 30 foot conservation easement which makes 65 foot setback
from adjoining property. At all points will maintain a 65 foot setback
from adjoining lots including lots 6, 7 and 8 for homes to the rear
property lines.

Dan Kelly

There is a 30 foot buffer for a portion of the property and then a 35
foot peripheral boundary inside of that buffer.

He is saying that lots 6, 7, and 8 will have a 65 foot setback. The lots
on the east side of the proposed road where there is no buffer or
otherwise their setback will be according to the 35 foot peripheral
setback and internal lots will have other setbacks.

Art Clancy

An email suggested the developer cut in half not to have a traffic study.

Dan Kelly

There was a traffic study done and it is public record in our office.

Britton Collins, 550 Main Street, Attorney for group of homeowners

There are areas of zoning ordinance, minimum subdivision regulations
and MPC administrative rules and procedures not in compliance.

Conservation buffer does not comply with the zoning condition imposed
on this property by County Commission.

There was no talk about reducing the size of the conservation buffer to
those specific lots you have in front of you.

This is not an overall development but a partial plan of 44%. PR requires an overall plan and required to set aside 15 % of gross developable area for usable open space. There is not one inch set aside for usable open space.

Mike Campbell, 9318 Millstone Lane

This concept plan will affect the feeling and character of our area. Deserve concept plan that compliments the beauty and character of the property to be developed.

Alex Detrone, 9314 Millstone Lane

The plan from this year and last year are almost identical and not creative with tiny lots and cookie cutter houses and totally out of character with existing property.

Arthur Seymour, Jr handed out a plan to show open space.

Dan Kelly

They have submitted a plan for the entire property with one lot shown that they would have to come back at a later date.

As far as 15% for open space in planned development, internal conflict in the ordinance itself. We have never enforce that requirement because of this issue.

Ordinance says if not doing open space then lot size has to be increased.

We require amenity package when get into subdivisions of 150 lots or more.

Having an open space or amenities when a subdivision is not large enough to where they can collect enough money to maintain the property it falls into disrepair or remains open space or goes to tax sale, etc.

Buffer as communicated to me that is what was approved.

The Commission does have the latitude to make other requirements or approve as it is before you.

Open space will probably be to the northwest due to hillside protection. If subdivision has a hammer-head in it then most likely could be extended or connected to another property.

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

Upon roll call the Planning Commission voted as follows:

Anders Yes
Bustin Yes
Clancy Yes
Cole Yes
Crowder Yes

Agenda Item No.

MPC File No.

- Eason Yes
- Goodwin No
- Lomax No
- Ooten Yes
- Phillips Yes
- Roth Yes
- Thomas No
- Tocher Yes
- Longmire Yes

MOTION CARRIED 11-3-1. APPROVED.

b. USE ON REVIEW

8-H-16-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 56 detached dwelling units on individual lots, and DENY the requested reduction of the peripheral setback to 25' for lots 6 and 7 and to 15' for lot 8 as identified on the Concept Plan, subject to 3 conditions.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION ADDING CONDITION THAT WILL BE 65 FOOT SETBACK FOR LOTS 6, 7, AND 8. MOTION CARRIED 13-1-1 . APPROVED.

P 15. ANDES COURT - CORNERSTONE DEVELOPMENT, LLC

(6-8-17)

a. Concept Subdivision Plan

1-SF-17-C

Southwest side of Andes Rd, southeast of Ball Camp Pike, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

1-J-17-UR

(6-8-17)

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

16. PLEASANT VILLAGE - W. SCOTT WILLIAMS & ASSOCIATES

a. Concept Subdivision Plan

2-SA-17-C

Northeast side of Pleasant Ridge Rd, southeast of Crestpark Rd., Council District 3.

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

Scott Williams, 4530 Annalee Way, 37921
We changed our access off Crestpark Road.

Condition 7 requests putting in a center turn lane on Pleasant Ridge Road. There is a project just approved to do improvements to Pleasant Ridge Road. There are 150 existing homes on Crestpark and the 42 we would be adding. Question why a 42 lot subdivision has to pay for the turn lanes.

Problem is Crestpark Road is steep over 11% and south side there is a blue line stream which will increase the costs.

We do have good sight distance for entering or exiting.

Condition 8 involves sidewalks. Would like to push it to 80% of build out for sidewalks in case Pleasant Ridge Road improvements take place.

Lynn Redmond, 5246 Oakhill Lane, Norwood Homeowners Association. 22 years ago City agreed to widen Pleasant Ridge and half has been widened. Project cheapened by unsafe engineering and greenways.

Ask to approve with conditions 7 & 8.

We will lobby the City to put in the turn lane but do not know if it will do any good.

Art Clancy

How can we condition the turn lane when he does not own adjoining property?

Curtis Williams, City Engineering

There is quite a bit of right of way purchased for this purpose about 60 feet.

Adding additional trips to Crestpark furthers the need for a turn lane.

That area has not been included in the plan for Pleasant Ridge as far as a turn lane.

Funding for design just approved and design 2-3 years out for that area.

MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION EXEMPTING CONDITION NO. 7 SINCE ACCESS TO SUBDIVISION IS NOT ON PLEASANT RIDGE ANYMORE.

Clancy

To have the greenway already in would be the best way to be included in the engineering design of what they do. Part of what makes that a good plan.

Charles Thomas

This project would add 467 daily trips and create the need for a turn lane. Commended applicant on the walkability portion of the project.

MOTION CARRIED 13-2 (No-Eason, Thomas). APPROVED.

Agenda Item No.

MPC File No.

b. USE ON REVIEW

2-C-17-UR

Proposed use: Detached residential subdivision in R-1 (Low Density Residential) District.

STAFF RECOMMENDATION: Approve the Development Plan for up to 42 detached residential units on individual lots, subject to 2 conditions.

MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

P 17. TWIN OAK LANDING - PAUL C. HIBBIN

(5-11-17)

a. Concept Subdivision Plan

4-SA-17-C

Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk., Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. USE ON REVIEW

(5-11-17)

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

4-E-17-UR

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

18. WESTLAND CREEK (FKA: WESTLAND OAKS) - S & E PROPERTIES

a. Concept Subdivision Plan

4-SB-17-C

Southeast side of Westland Dr., east of Gothic Manor Way., Commission District 5.

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 11 conditions.

COMMISSIONER SCOTT SMITH RECUSED FROM DISCUSSION OR VOTING ON THIS ITEM.

Tom Brechko

Access is via Westland Drive.

Property in northwest corner the property line shown on KGIS database differs from their plan. Added a condition 10 to provide legal documentation on the property line and might have to come back.

Applicant submitted a plan including sidewalks and they would like to remove.

Arthur Seymour Jr. 550 W Main Ave

We agree with recommendation deleting condition no. the sidewalks on the interior. There are no plans for sidewalks along Westland Drive

and in future we are reserving some property to help facilitate greenway.

Paul Mandell, 12620 Pony Express Drive, 37934. Trustee for trust that owns 960 Gothic Manor Way which abuts this.

Water issues on the downstream properties. Previous plan showed a swale between the homes that abut east into detention area and concerned about maintenance of the swale.

Codes did not enforce the development plan that exacerbated it and concerned going to have the same problem from this.

Elizabeth Eason

Asked about the Hillside Protection area and if a portion of the lots set aside.

Brechko

Steepest portion is 7 acre tract at the south end and steeper as it goes up to Nubbin Ridge. Plans identify that as future development.

Leo LeCamera, County Engineering

Aware of the water issues in the adjoining subdivision.

We are requiring a swale in between both subdivisions to take it down to the stream.

There is a detention basin on the other wise of the road. The swale is the only way to deal with the drainage on the back of the lots. The swale will be contained within a drainage easement and will not be able to get building permits with the drainage easement.

Mandell

Against this subdivision without proper water retention and a catch system versus a swale that will not be maintained or a storage shed built over it.

Clancy

Do not think we can require sidewalks along Westland Drive when there are not any. Plans identify a greenway connector along Westland Drive. Recommend approval of internal sidewalks.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE VARIANCE 1. MOTION CARRIED 14-0-1. APPROVED.

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

b. USE ON REVIEW

4-G-17-UR

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

STAFF RECOMMENDATION: Approve the Development Plan for up to 82 detached dwelling units on individual lots, and the requested reduction of the peripheral setback to 25' as identified on the Concept Plan, subject to 1 condition.

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

A BREAK WAS TAKEN AT THIS POINT.

- * **19. ROEFIELD** **4-SC-17-C**
East and west sides of Vale View Rd., Commission District 5.

STAFF RECOMMENDATION: Approve the concept plan subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

COMMISSIONER LOMAX DID NOT RETURN TO THE MEETING.

- 20. WESTLAND OAKS - MESANA INVESTMENTS, LLC** **4-SD-17-C**
a. Concept Subdivision Plan
South side of Westland Dr., east of Andover View Ln., Commission District 5.

STAFF RECOMMENDATION: POSTPONE until the May 11, 2017 MPC meeting as recommended by staff.

Tom Brechko

The applicant submitted a revised plan which reduced to 74 lots and changed the street design.

Key issue is only access is a narrow strip that goes out to Westland Drive. Not clear this adequately meets public street standards and crosses a creek. Intersection radius could not be met.

Applicant has mentioned details on road design could be worked out with County as they go along. Any variance from the subdivision regs can only be approved by the Planning Commission and have required roadways to be addressed at concept stage.

Not clear about ownership so not sure of variances. Engineering recommended denial of variance for the right of way. Applicant is under contract with property owner at access at question.

We have two different plans and do not have adequate information for approval.

Gerald Green

We have been working with the developer to resolve issues for a while. Received two different plans late yesterday. Request for postponement is valid to allow us time to work with the developer to ensure the plans meet the intent of the subdivision regulations.

Jack Woodall, 9520 Westland Dr.

Property is in the Hillside and Ridgetop Protection area with half slopes great than 15%.

Plan we have shows grading and clear cutting everything. Once there is a plan we are able to review, we will do that.

There is no traffic study because dropped number of lots and potential of 130 lots. Ask that you require a traffic study on Westland Drive.

Dr. Lori Boris, 1031 Andover View Lane directly across from access.

Concerned about traffic and lack of drainage plan.

100 yards to the west of this access is a blind curve and traffic is difficult in this area.

To not have a traffic study because of one lot doesn't make sense. Expect traffic study.

Scott Davis, PO Box 11315, Knoxville, TN.

No significant issues for the entrance. We have in excess of 15 feet of right of way. We can provide access to Westland Drive with no variances. That is risk I take with engineering.

Concept plan is a conceptual idea to determine if this is suitable for that area. The question before you today is is this conceptual plan compatible with the area and does it meet the zoning requirements.

One quarter of mile from Pellissippi Parkway with signaled red lights.

Have in excess of 650 feet of sight distance in either direction.

No drainage issue because it adjoins Fort Loudon Lake and drains into it.

More subdivisions up and down Westland Drive increase traffic and will be problem until County widens Westland Drive. Roads are County's responsibility to keep up with growth.

During zoning it was postponed to meet with the residents and they supported the 3-units per acre. 30 day postponement will put unnecessary burden on the family that owns the property.

Robert Saunders, 10225 Mistybrook Lane, 37922

This is my wife's mother and aunt's property. This has been listed for sale for over two years and has been a huge strain along with this process.

Agenda Item No.

MPC File No.

Have put a contract on property in Union County and will lose earnest money and aunt is waiting on funds to help with IRS problem.

Jeff Roth

Surely other traffic studies have been done in the past along Westland Drive.

Leo LeCamera, County Engineering

Issue is access from this property onto Westland Drive. Traffic study would show if there has to be designated right and left turn lanes out of the subdivision. The 50 foot may not be adequate.

Roth

If we approve this concept plan today and he does not meet the other criteria, then he cannot proceed.

Elizabeth Eason

Plans are for about half of this parcel. Is the other half planned for development?

Brechko

Advertised to include both parcels. Design from Jim Sullivan included only the eastern portion except for the entrance. Plan from engineer uses more of that property.

For density purposes he needs all the acreage to comply with 3 units per acre.

Road design is looked at up at the front before lots of funds spent on subdivision.

Davis

Concept plan does not end up exactly like the design plan. From a surveyor to an engineer the plan becomes more defined.

We can do the entrance access to my knowledge without a variance.

Elizabeth Eason

This is almost entirely in the Hillside and Ridgetop Protection area and only seeing plans for half so do not have enough information.

Davis

I have no idea what I am going to do with that other property. There is a home on it and potentially have someone that wants to buy that entire tract.

Charles Thomas

You are asking for a vote on a concept plan that we have not had an analysis from staff.

Scott Smith

74 lots is the first phase and there could be a demand for a different product in the second phase. Understand reasoning for leaving one and concepting the first phase.

Gerald Green

If second phase when he went over 75 then traffic study would be required.

Tom Brechko

We already know of a couple of variances. One variance is separation of roads. They need a variance on angle. There is requirement on horizontal curvature of the road.

Gerald Green

You do have authority to require a traffic impact analysis at any point you think one is appropriate.

Gayle Bustin

Feel traffic impact study is warranted.

MOTION (EASON) AND SECOND (THOMAS) WERE MADE TO POSTPONE 30 DAYS.

Upon roll call the Planning Commission voted as follows:

- Tocher Yes
- Thomas Yes
- Smith No
- Roth No
- Phillips Yes
- Ooten No
- Goodwin Yes
- Eason Yes
- Crowder No
- Cole Yes
- Clancy No
- Bustin Yes
- Anders Yes
- Longmire Yes

MOTION CARRIED 9-5. POSTPONED 30 DAYS.

b. USE ON REVIEW

4-K-17-UR

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

STAFF RECOMMENDATION: POSTPONE until the May 11, 2017 MPC meeting as recommended by staff.

COMMISSIONER CHARLES LOMAX RETURNED TO THE MEETING IN THE AUDIENCE.

Davis

Asked if there was a reason to require a traffic impact study. Do not have a problem with doing a traffic impact study, but the timing of it because it takes a long period of time to further delay. The traffic impact study will not tell you anything that Knox County Engineering does not already know.

MOTION (BUSTIN) AND SECOND (EASON) WERE MADE TO POSTPONE AND INSTRUCT MPC STAFF TO REQUIRE TRAFFIC IMPACT STUDY TO PROVIDE US WITH MORE INFORMATION.

Gayle Bustin

Traffic impact study needed because of all the conditions and information of the variances and needed for the community.

Leo LeCamera

You don't know what could be required without the traffic impact study. Technically existing house and 74 new lots makes 75 lots will be accessing that exit. We did not require one but there will have to be one if the other parcel is developed.

Jeff Roth

If a traffic study is warranted County Engineering will require one. We are piling on the applicant to require one at this point.

Chris Ooten

If it had been brought up in the original conversation that we may want him to require a traffic study, Mr. Davis might have offered to do a traffic study while going through the design stage and keep moving. Someone may have voted differently if Mr. Davis had offered a traffic study.

Dan Kelly

From the standpoint of a traffic impact study, there is only 50 feet at the entrance. Based on what he is doing now it may be fine. If additional right of way is needed at some point based on a second phase if there is one, Mr. Davis has said this is a risk he is taking. Subdivision process belongs to the Planning Commission. Engineering Department brings in technical information to make a decision on how to proceed. Without having the information to make a decision, don't know how to proceed.

Wayne Kline, 617 Main Street

You cannot have a traffic study after phase I. We need it now. This body has the right to say we want it to make a determination. Delay would be shortened for the applicant. Appropriate for this time.

Upon roll call the Planning Commission voted as follows:

- Anders No
- Bustin Yes
- Clancy No
- Cole Yes
- Crowder No
- Eason Yes
- Goodwin Yes
- Ooten No
- Phillips No
- Roth No
- Smith No
- Thomas yes
- Tocher Yes
- Longmire Yes
- Lomax No. (Lomax was located in the audience and stated he came in the middle of discussion and was not comfortable to vote. Pass is no vote)

Motion failed 8-7.

MOTION (PHILLIPS) AND SECOND (CLANCY) WERE MADE TO POSTPONE 30 DAYS. MOTION CARRIED 15-0. POSTPONED.

* **21. BRAXTON CREEK - HOMESTEAD LAND HOLDINGS, LLC**

4-SE-17-C

a. Concept Subdivision Plan

Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln., Commission District 6.

STAFF RECOMMENDATION: Approve variance 1 and the Concept Plan subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **b. USE ON REVIEW**

4-M-17-UR

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

STAFF RECOMMENDATION: Approve the request for up to 30 detached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 30' on lot 17 and from 35' to 20' for lots 1 and 30 subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Final Subdivisions:

- P 22. FIVE OAKS OUTLET CENTERS, INC. 10-SP-16-F**
(5-11-17) At the northern intersection of N Broadway and Tazewell Pike, Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 23. AUTUMN WALK 1-SK-17-F**
(5-11-17) Northeast side of Dry Gap Pike, southeast side of Autumn Path Way, Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 24. LAKEVIEW LANDING 2-SF-17-F**
(5-11-17) South side of S Northshore Dr at Nolina Rd, Commission District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 25. TARYN'S NEST 2-SG-17-F**
(6-8-17) East side of Cate Road at the intersection Cateland Lane, Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * 26. HARDIN VALLEY HEIGHTS 2-SL-17-F**
Southwest side of Dogwood Rd, south of Solway Rd, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 27. THE HIGHLANDS AT HARDIN VALLEY 3-SH-17-F**
South side of Hardin Valley Road, north of Yarnell Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * 28. R. R. BEARDENS ADDITION RESUBDIVISION OF LOT 37 4-SA-17-F**
On the South side of Hazel Place, west of Irwin Street, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **29. HIDDEN VIEW FARMS, UNIT 2** **4-SB-17-F**
Southeast side of Lovell Road, northeast of Pellissippi Parkway,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **30. MCDONALDS ON MILLERTOWN PIKE # 41-0443** **4-SC-17-F**
At the intersection of Millertown Pike and Kinzel Way, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **31. MOUNTAIN VIEW ADDITION RESUBDIVISION OF PART OF LOTS 250-251** **4-SD-17-F**
North side of E Oklahoma Avenue, southwest of W Glenwood Avenue,
Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 32. NICK SHAFFER PROPERTY** **4-SE-17-F**
(5-11-17) North side of E Oklahoma Avenue, southwest of W Glenwood Avenue,
Council District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **33. RICHMOND HEIGHTS, RESUBDIVISION OF LOTS 38-41, 47-53, & 65-68** **4-SF-17-F**
Richmond Avenue at Warrick Avenue, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **34. JAKE S WATSON PROPERTY, RESUBDIVISION OF LOT 1R** **4-SG-17-F**
Northeast side of Mayes Chapel Road, north of E Emory Road, Commission
District 7.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **35. WILLOW PARK, PHASE I** **4-SH-17-F**
Northwest side of W Emory Road, southwest of Chartwell Road,
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **36. BOULDER POINT, PHASE 3** **4-SI-17-F**
Northwest terminus of Boulder Point Lane, northwest of Poplar Grove
Lane, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **37. WESTLAND COVE PHASE I** **4-SJ-17-F**
Southwest side of Emory Church Road, northwest of Westland Drive,
Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **38. FIRST CHOICE AUTOMOTIVE** **4-SK-17-F**
Northshore Drive at Hart Road, Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **39. SUNFLOWER MANOR, RESUBDIVISION OF LOT 3R AND ADJACENT PROPERTY** **4-SL-17-F**
North side of Sunflower Drive, adjacent to Kramer Way, Council District 2.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 40. ROEFIELD, UNIT 14, PHASE I** **4-SM-17-F**
East side of Vale View Road at Mesa Verde Lane, Commission District 6.

STAFF RECOMMENDATION: Approve.

Dan Kelly
Original plat did not have a survey needed and now have information
and recommend approval.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE FINAL PLAT. MOTION CARRIED 15-0. APPROVED.

- * **41. ALBERT BROYLES CRAWLEY FAMILY TRUST PROPERTY** **4-SN-17-F**
West side of N Gallaher View Road at the intersection of Walker Springs Road, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 42. NATURE'S BEST ORGANICS** **4-SO-17-F**
(5-11-17) South side of Fillmore Avenue, west side of Proctor Street, Council District 3.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **43. BENN PROPERTY** **4-SP-17-F**
Southeast side of Brooks Avenue, northeast side of Kenro Drive, Council District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **44. PARKVIEW BROOME ROAD** **4-SQ-17-F**
Broome Road at Middlebrook Pike, Council District 2.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Rezoning and Plan Amendments:

- * **45. BOB HUTCHISON**
Northeast side Central Avenue Pike, southeast of Elyria Dr., Council District 5.
a. North City Sector Plan Amendment **4-C-17-SP**
From MU-SD (Mixed Use Special District) (NC-15) to GC (General Commercial).

STAFF RECOMMENDATION: Approve GC (General Commercial).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. One Year Plan Amendment** **4-A-17-PA**

Agenda Item No.

MPC File No.

From MU-SD (Mixed Use Special District) (NC15) to GC (General Commercial).

STAFF RECOMMENDATION: Approve GC (General Commercial).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **c. Rezoning** **3-E-17-RZ**

From R-1 (Low Density Residential) to C-6 (General Commercial Park).

STAFF RECOMMENDATION: Approve C-6 (General Commercial Park).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 46. SHADY GLEN LLC **3-G-17-RZ**

(5-11-17) Northwest side Lovell Rd., northeast of Hickey Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

47. METROPOLITAN PLANNING COMMISSION **4-A-17-SP**

Southwest side Schaeffer Rd., southwest of Harrison Springs Ln. Commission District 6. Northwest County Sector Plan Amendment from ROW (Right-of-way) to O (Office).

STAFF RECOMMENDATION: ADOPT RESOLUTION #4-A-17-SP, amending the Northwest County Sector Plan to O (Office) and recommend that Knox County Commission also adopt the sector plan amendment.

Gerald Green

It was owned by Knox County and was designated right of way in the sector plan. Sold to individual and this clarifies that it is office property. The ability to use this property is very minimal.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

* **48. CHERYL TRISH** **4-A-17-RZ**

North side George Whittaker Ln., north of Jenkins Rd., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **49. STONE STREET GROUP** **4-B-17-RZ**

Northwest side Jennings Ave., southwest of N. Central St., Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

50. BRD REALTY, LLC **4-B-17-SP**

South side Dutchtown Rd., east side Dunbarton Ln., Commission District 3.

a. Northwest County Sector Plan Amendment
From MDR (Medium Density Residential) and O (Office) to GC (General Commercial).

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

Mike Brusseau

PC is not consistent with the sector plan. OB recommendation allows reasonable use of property. PC does require use on review approval.

Dan Barnett, 2035 Lakeside Center Way, 37922

Two pieces asking to be rezoned-BRD Realty and HAN part of AMS which owns 3 buildings to the south and we own two other buildings. They are a worldwide engineering company. They have a continuing need for lab space, service space and storage space.

To the east is an office/warehouse building.

All the zoning surrounding is planned residential or planned commercial with one small piece of office.

PC works for the property and the surrounding people.

Docks are needed because they do have large equipment from nuclear plants.

Chris Ooten

PC zoning would be a use on review and PC and C-6 is around it.

Scott Smith

As far as justification for a sector plan designation change there is a new road that was built in about 2013 that gives access and goes to Cedar Bluff Road.

Jeff Roth

If everything in PC requires a use on review inclined toward approving.

MOTION (ROTH) AND SECOND (COLE) WERE MADE TO APPROVE GC (GENERAL COMMERCIAL). MOTION CARRIED 15-0 . APPROVED.

b. Rezoning

4-C-17-RZ

From PR (Planned Residential) and A (Agricultural) to PC (Planned Commercial).

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

MOTION (ROTH) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PC (PLANNED COMMERCIAL). MOTION CARRIED 15-0. APPROVED.

P 51. ECG MARTIN MILL LP

(5-11-17) Northeast side E. Martin Mill Pike, northwest side Lippencott St., Council District 1.

a. South City Sector Plan Amendment

4-D-17-SP

From MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4) to HDR (High Density Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. One Year Plan Amendment

4-B-17-PA

(5-11-17) From SWMUD-2 (South Waterfront Mixed Use District II) to HDR (High Density Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P c. Rezoning

4-D-17-RZ

(5-11-17) From C-4 (Highway and Arterial Commercial) to RP-2 (Planned Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P 52. RANDY ALLEN

Northwest side Tazewell Pike, southwest of Fieldcrest Ln. Council District 4.

a. North City Sector Plan Amendment

4-F-17-SP

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

P b. One Year Plan Amendment

4-C-17-PA

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

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P** **c. Rezoning** **4-E-17-RZ**
 From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **53. HOMESTEAD LAND HOLDINGS, LLC**
 Southeast side Hardin Valley Rd., east of Marietta Church Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **4-E-17-SP**
 From AG (Agricultural) to LDR (Low Density Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #4-E-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. Rezoning** **4-F-17-RZ**
 From A (Agricultural) to PR (Planned Residential).

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac, as requested.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **54. S & E PROPERTIES** **4-G-17-RZ**
 South side Bob Gray Rd., west of Windamere Rd., Commission District 3.
 Rezoning from BP (Business and Technology) to PR (Planned Residential).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **55. BRANDYWINE AT TURKEY CREEK LLC**
 North side N. Campbell Station Rd., northeast of Fretz Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **4-G-17-SP**
 From AG (Agricultural) to LDR (Low Density Residential).

STAFF RECOMMENDATION: ADOPT RESOLUTION #4-G-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **b. Rezoning** **4-H-17-RZ**
From A (Agricultural) and PR (Planned Residential) to PR (Planned Residential) at up to 4.1 du/ac.

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4.1 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- 56. VERTEX DEVELOPMENT TN** **4-I-17-RZ**
Southwest side Lobetti Rd., northwest of Ball Camp Pike, Commission District 6. Rezoning from PC (Planned Commercial) and A (Agricultural) to PR (Planned Residential).

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

David Harbin, 4334 Papermill Drive on behalf of client, Vertex, Steve Bethel.

Part of Schaad Road relocation project with right of way through the middle of the property. Asking for Planned Commercial to match the other southern part.

Access if on Lobetti now and looking at putting on Ball Road or Ball Camp Road.

Danny Guard, 3304 Lobetti Road
Water is problem that goes to a small creek and land stays wet.
13 foot wide road cannot handle that many cars.
Mother in law owns Lobetti Road there which was never purchased by the County.
This phase of the road has been promised for the past 2 years.

Harbin
Will look into that at the concept plan stage.
Zoned PC right now and it is a downzoning with less impervious area and less runoff. Matches the surroundings.

Mike Crowder

Pointed out property to south goes across railroad.
Asked about access and Harbin said would deal with at concept plan stage.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

57. DJT HOLDINGS, LLC

4-J-17-RZ

Southeast side Ball Rd., northeast of Lobetti Rd., Commission District 6.
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, as requested. .

Dan Guard, 3304 Lobetti Road, 37931
Land is low. The land won't perk. No sewer.
Been told he wants to take down the hillside.
Yards stay wet year around.
Ball Road entrance right in front of Ball Road Baptist Church and problem.

John Wear, 1135 Paxton Drive
We have Ball Road access. We do have one stream crossing.
Will be a straight in cul de sac.
We think we have all the utilities and access to sewer.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

Uses on Review:

58. SOUTHLAND ENGINEERING

7-A-13-UR

South side of Deane Hill Dr., east side of Winchester Dr. Proposed use:
Attached residential development in RP-1 (Planned Residential) pending District. Council District 2.

STAFF RECOMMENDATION: APPROVE the request for up to 8 attached dwellings (6 new and 2 existing dwellings) on this site as shown on the development plan subject to 8 conditions.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

Agenda Item No.

MPC File No.

- P 59. CHEROKEE FARM DEVELOPMENT CORPORATION 5-C-16-UR**
(5-11-17) North and south side of Momentum Way, west of Accelerator Way. Proposed use: Amendments to the Cherokee Farm Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- P 60. RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE 2-B-17-UR**
(6-8-17) East side of Cate Rd., directly east of Cate land Ln. Proposed use: 5 duplexes (10 dwelling units) in RA (Low Density Residential) and RA (Low Density Residential) pending District. Commission District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- W 61. CASCADE VILLAS - JOHNSON PROPERTY 2-L-17-UR**
Northwest side of Ball Camp Pike, northeast of Gatekeeper Way Proposed use: Attached and detached residential in PR (Planned Residential) District. Commission District 6.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- 62. USA COMPOUND INC. 3-A-17-UR**
Northwest side E. Magnolia Ave., northeast of N. Olive St. Proposed use: Multi-dwelling structure with 8 units in RP-1(k) (Planned Residential) at less than 24 du/ac District. Council District 6.

STAFF RECOMMENDATION: POSTPONE the Development Plan for the 8-unit multi-dwelling structure until the May 11, 2017 MPC meeting as recommended by staff.

Arthur Seymour, Jr., 550 W Main Ave. on behalf of the applicant. We submitted elevations last Thursday and Mr. Craig said they were fine. Had a meeting with neighborhood and emailed them to some other people.

Phillip Stevenson, 2321 E Magnolia Ave, Knoxville, TN

James Waldrip, 1710 East 5th Avenue, Board member of Parkridge Community. Disappointed at last week's meeting when not presented with the drawings. Not everyone has seen this yet.

Gerald Green
We did receive the architectural drawings last Thursday afternoon. Drawings look much better.
I talked with Mr. Craig and he feels drawings are in pretty good shape.

Could approve with condition they Mr. Stevenson meet with staff and continue meeting with the neighborhood to review the drawings. He has met the concern with the architectural drawings.

MOTION (ANDERS) AND SECOND (SMITH) WERE MADE TO APPROVE DEVELOPMENT PLAN FOR UP TO 8 UNIT MULTI-DWELLING STRUCTURE. MOTION CARRIED 15-0. APPROVED.

* **63. URBAN ENGINEERING, INC. 3-B-17-UR**

East side Broome Rd., south of Middlebrook Pike Proposed use: Assisted living facility in RP-1 (Planned Residential) at less than 6 du/ac District. Council District 2.

STAFF RECOMMENDATION: APPROVE the development plan for up to 104-room (116-bed) assisted living facility limited to occupancy by senior citizens as shown on the site plan subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **64. CHRISTINE DUNCAN 3-C-17-UR**

Northwest side Richmond Ave., north of McTeer St. Proposed use: Small house residential community in RP-1 (Planned Residential) up to 4.2 du/ac (pending) District. Council District 3.

STAFF RECOMMENDATION: Approve the development plan for the 11 unit multi-dwelling development subject to 5 conditions..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 65. NANA'S HOUSE LEARNING CENTER 3-I-17-UR

(5-11-17) North side of E. Magnolia Ave., west of Austin St. Proposed use: Daycare center in O-1 (Office, Medical, and Related Services) District. Council District 6.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

66. HERMAN GODDARD 3-M-17-UR

West side of W. Martin Mill Pk., south side of Crenshaw Rd. Proposed use: 2 duplexes (4 dwelling units) in RA (Low Density Residential) District. Commission District 9.

STAFF RECOMMENDATION: Approve the request for 2 duplexes (4 dwelling units) as shown on the development plan subject to 6 conditions.

Mathew Dawson, 337 Tedlow Lane, 37920

We have other duplexes on either side with the same build, same footprint.

Access on Crenshaw Road.

Carson Dailey, 7508 Governor Farm Road, Knox County Commissioner. Mr. Goddard asked for support for one more duplex.

Did not want to build on an unbuildable lot. He then sent in a plan with a second duplex has become out of character with the neighborhood. Must use shared access which could cause problems with too many cars.

Ask denial of duplex off Crenshaw that has to have an easement access because this is not a buildable lot.

Herman Goddard, 2742 Goddard Road.

Had apartments for 17 years and have had no complaints from neighbors and County.

Dan Kelly

The plan today differs from last month's in that 1R1R2 driveway was going straight out to Crenshaw and County would not allow it due to radius at intersection.

We suggested another floor plan and he showed shared driveway.

Corner lot does meet the lot requirements for a duplex. Will be facing Crenshaw and addressed off Crenshaw.

Transfer of the property in the future would require an easement be established across that other lot. We deal with that all the time.

Dawson

Don't consider corner unbuildable just a separate means of access supplied for legal reasons.

Art Clancy

Looks like it makes good use of the property.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 14-1 (No-Tocher). APPROVED.

* **67. URBAN ENGINEERING, INC.**

4-A-17-UR

Northeast side Pratt Rd., northwest of Cedar Ln. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Council District 5.

STAFF RECOMMENDATION: Approve the request for a hotel with 94 guest rooms in the O-1 zone as shown on the attached development plan, subject to 7 conditions..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **68. PAMLICO INVESTMENTS INC.** **4-B-17-UR**
Northeast end of Jack Dance St, west side of Montvue Rd. Proposed use: Indoor storage in C-4 (Highway and Arterial Commercial) District. Council District 2.

STAFF RECOMMENDATION: Approve the development plan for a 4-story indoor storage facility, approximately 96,500 square feet, subject to 4 conditions..

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **69. ALDI INC., STORE #11 - MT JULIET DIVISION** **4-C-17-UR**
Northwest side of E. Emory Rd., northeast side of Norris Freeway. Proposed use: Expansion of existing store in SC (Shopping Center) District. Commission District 7.

STAFF RECOMMENDATION: Approve the development plan for a 1,983 square foot addition to an existing food market within the SC zoning district, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **70. ALDI INC., STORE #12 - MT. JULIET DIVISION** **4-D-17-UR**
East side of Moss Grove Blvd, south side of Kingston Pike. Proposed use: Expansion of existing store in PC-1 (Retail and Office Park) (k) District. Council District 2.

STAFF RECOMMENDATION: Approve the development plan for a revision to the loading dock area and a 1,007 square foot addition to an existing food market within the SC zoning district, subject to 4 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **71. FRANK GAMBUZZA** **4-F-17-UR**
South side of Emory Church Rd., west side of Pellissippi Parkway. Proposed use: Detached residences in PR (Planned Residential) (k) & F (Floodway) District. Commission District 5.

STAFF RECOMMENDATION: Approve the development plan for 3 detached residential units on individual lots, and the requested reduction of the peripheral setback to the distances identified on the development plan, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Agenda Item No.

MPC File No.

- * **72. SANDERS PACE ARCHITECTURE JOHN SANDERS** **4-H-17-UR**
West side N. Central St, southeast of W. Burwell Ave. Proposed use: Craft brewery in C-3 (General Commercial) District. Council District 5.

STAFF RECOMMENDATION: Approve the development plan for a craft brewery of approximately 3,750 sqft, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 73. FRED LONG CONSTRUCTION CONCEPTS** **4-I-17-UR**
(5-11-17) Northwest side of Westland Dr, northeast of Vicar Ln. Proposed use: Attached and detached residential dwellings in PR (Planned Residential) 1-8 du/ac District. Commission District 4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- * **74. MORNING POINTE OF WEST KNOXVILLE** **4-J-17-UR**
Northwest side of Westland Dr., southwest side of Emory Church Rd., northeast side of I-140. Proposed use: Assisted Living Facility in RP-1 (Planned Residential) District. Council District 2.

STAFF RECOMMENDATION: Approve the development plan for an assisted living facility/memory care facility with up to 133 units and a total of 145 beds, subject to 9 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **75. LAND DEVELOPMENT SOLUTIONS** **4-L-17-UR**
South side of Parkwest Blvd., north side of Interstate 40/75 Proposed use: Helipad relocation in PC-1 (Retail and Office Park) District. Council District 2.

STAFF RECOMMENDATION: Approve the request of Parkwest Medical Center to relocate it's existing helipad to the location shown on the site plan subject to 4 conditions

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- * **76. AMANDA PITTMAN** **4-N-17-UR**
North side Kingston Pike, northwest of Deane Hill Dr. Proposed use: Veterinary clinic in O-1 (Office, Medical, and Related Services) Council District 2.

STAFF RECOMMENDATION: Approve the development plan for a 2,400 sqft veterinary clinic, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Other Business:

P 77. Consideration of City of Knoxville FY 2018-2023 Capital Improvements Program. 4-A-17-OB
(5-11-17)

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

78. Consideration of Historic Preservation Annual Report 2016. 4-B-17-OB

Kaye Graybeal presented the report and highlighted last year's and this year's initiatives. Point out next month is Historic Preservation month. Mid-Century Mod tour this Saturday.

Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 5:38 p.m.

Prepared by: Betty Jo Mahan

Approved by: Secretary for the Commission

Approved by: Rebecca Longmire, Chair

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