



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
365 • 215 • 250 C  
FAX • 215 • 206 E  
www.knoxmpc.org

# Minutes

## September 8, 2011

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

The Metropolitan Planning Commission met in regular session on September 8, 2011 at 1:30 p.m. in the Main Assembly Room, City/County Building, Knoxville, Tennessee. Members:

- |                          |   |                                  |
|--------------------------|---|----------------------------------|
| Mr. Robert Anders, Chair |   | Mr. Michael Kane                 |
| Ms. Ursula Bailey        | A | Mr. Nate Kelly                   |
| Mr. Bart Carey           |   | Mr. Robert Lobetti               |
| Ms. Laura Cole           |   | Ms. Rebecca Longmire, Vice Chair |
| Mr. Art Clancy           |   | Mr. Brian Pierce                 |
| Ms. Jeff Roth            |   | Mr. Jack Sharp                   |
| Mr. George Ewart         |   | Mr. Wes Stowers                  |
| * Mr. Stan Johnson       |   |                                  |

---

\* Arrived late to the meeting.

\*\* Left early in the meeting.

A – Absent from the meeting

---

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

\* **2. APPROVAL OF SEPTEMBER 8, 2011 AGENDA.**

THIS ITEM WAS APPROVED ON CONSENT.

\* **3. APPROVAL OF AUGUST 11, 2011 MINUTES**

THIS ITEM WAS APPROVED ON CONSENT.

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

Automatic Postponements read

**No postponements to vote on.**

Automatic Withdrawals Read

***WITHDRAWALS REQUIRING MPC ACTION***

**MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO WITHDRAW ITEM NO. 5 SCHAAD COMMERCIAL INVESTMENTS, LLC 1-A-11-SC. MOTION CARRIED 13-0. WITHDRAWN.**

**REVIEW OF TABLED ITEMS**

<u>METROPOLITAN PLANNING COMMISSION</u>	8-A-08-OA
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Secti4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.	
<u>WILSON RITCHIE</u>	3-F-10-SC
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.	
<u>METROPOLITAN PLANNING COMMISSION</u>	6-A-10-SAP
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	
<u>METROPOLITAN PLANNING COMMISSION</u>	7-C-10-SP
Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	
<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>TIPPIT VILLAGE - SITES TO SEE, INC.</u>	
a. Concept Subdivision Plan Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.	9-SA-10-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-E-10-UR
<u>LONGMIRE SUBDIVISION</u>	1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	2-SO-09-F
Intersection of I-40 and McMillan Road, Commission District 8.	
<u>THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC.</u>	6-SA-11-F
At the intersection of Shipetown Rd and Mitchell Rd, Commission District 8.	

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE 8-O-08-RZ  
Area generally described from White Avenue to Lake Avenue between CSX Railroad Corridor and Seventeenth Street (See Map), Council District 1. Rezoning from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.

JAMES L. MCCLAIN  
Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.  
a. Northwest County Sector Plan Amendment 9-A-09-SP  
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).  
b. Rezoning 9-A-09-RZ  
From A (Agricultural) to CB (Business and Manufacturing).

CITY OF KNOXVILLE 7-D-10-RZ  
South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

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 (EWART) WERE MADE TO TABLE ITEM 7A&B WILLOW FORK, GRAHAM CORPORATION. MOTION CARRIED 13-0. ITEMS TABLED.**

**CONSENT ITEMS**

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

COMMISSIONER BRIAN PIERCE RECUSED FROM VOTING ON THE CONSENT LIST.

**MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO HEAR THE CONSENT ITEMS AS READ. MOTION CARRIED 12-0-1.**

**MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO APPROVE CONSENT ITEMS AS READ. MOTION CARRIED 12-0-1. APPROVED.**

**Ordinance Amendments:**

None





- \* **15. CASCADE FALLS PHASE II LOTS 51-53** **9-SE-11-F**  
Northeast side of Gatekeeper Way, northwest of Beacon light Way,  
Commission District 5.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- P 16. MILLERTOWN COMMERCIAL CENTER** **9-SF-11-F**  
West of Millertown Pike, south of Loves Creek Road, Council District  
4.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

- \* **17. ROBERTS PROPERTY** **9-SG-11-F**  
South side of Bluegrass Road at south intersection with Augusta Hills  
Road, Commission District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **18. VININGS PARK REVISED** **9-SH-11-F**  
Northeast side of Wallace Road, northwest of Northshore Drive,  
Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **19. MOUNTAIN VIEW AUDITORIUM** **9-SI-11-F**  
South side of E Hill Avenue, east of Riverfront Way, Council District  
6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- W 20. MOSS CREEK VILLAS REPLAT OF LOT 198R** **9-SJ-11-F**  
Northeast side of Maple Branch Lane, southeast of Round Hill Lane,  
Council District 3.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- W 21. ST. MARY'S HEALTH SYSTEM, RESUBDIVISION OF LOT 1R-1R2 & REPLAT OF 1R-1R3** **9-SK-11-F**  
East side of Dannaher Dr., north side of E. Emory Rd., Commission  
District 7.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

## Rezoning and Plan Amendment/Rezoning:

- \* **22. OLIVER A. SMITH**  
Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5.  
**a. Southwest County Sector Plan Amendment** **6-H-06-SP**  
From LDR (Low Density Residential) to O (Office).

STAFF RECOMMENDATION: Approve O (Office)

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **b. Rezoning** **6-S-06-RZ**  
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

STAFF RECOMMENDATION: Approve OB (Office, Medical, and Related Services).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **23. FRED LANGLEY** **9-A-11-RZ**  
Northwest side Dutchtown Rd., southwest side Simmons Rd., Commission District 6. Rezoning from CB (Business and Manufacturing) / TO (Technology Overlay) to CB (Business and Manufacturing).

STAFF RECOMMENDATION: DENY CB (Business & Manufacturing) zoning. Retain the current CB zoning with the TO (Technology Overlay).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **24. BENCHMARK ASSOCIATES, INC.** **9-B-11-RZ**  
Southeast side Greenland Way, southeast of Hardin Valley Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

STAFF RECOMMENDATION: Approve OB (Office, Medical, and Related Services) / TO (Technology Overlay).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **25. TERRY E. ROMANS** **9-C-11-RZ**  
West side N. Hall of Fame Dr., south side N. Fourth Ave., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).

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

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **26. ANNE FOLSOM SMITH** **9-D-11-RZ**

Northeast side Huckleberry Ln., southeast of Strawberry Plains Pike, Commission District 8. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

STAFF RECOMMENDATION: APPROVE OB (Office, Medical & Related Services) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **27. KNOXVILLE CITY COUNCIL** **9-E-11-RZ**

East of S. Northshore Dr., southeast of Lyons View Pike, Council District 2. Rezoning from O-2 (Civic and Institutional) to OS-2 (Park and Open Space).

STAFF RECOMMENDATION: Approve OS-2 (Park and Open Space).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

### Uses on Review

- W 28. LISA HOSKINS** **4-F-08-UR**

Northwest side of Merchant Dr., northeast side of Scenicwood Rd. Proposed use: After school day care facility and family life center in R-1 (Low Density Residential) & R-2 (General Residential) District. Council District 5.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- 29. BRETT HONEYCUTT** **11-A-10-UR**

North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use: Signage plan for The Commons at Hardin Valley in PC Planned Commercial) & F (Floodway) District. Commission District 6.

STAFF RECOMMENDATION: APPROVE the proposed sign plans within the PC (Planned Commercial) District subject to 3 conditions

Brett Honeycutt, 8000 Bennington Drive. I don't know what to say. We just want to apply for this sign. Yes, I am in agreement with staff recommendation.

**MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.**

- 30. AT & T/NSORO** **8-A-11-UR**

North side Kimberlin Heights Road, east of Porterfield Road. Proposed use: Approval of a 195 ft. monopole telecommunications tower in A (Agricultural) District. Commission District 9.

STAFF RECOMMENDATION: APPROVE the request for a 195' monopole telecommunications tower in the A (Agricultural) zoning district subject to 6 conditions.

(The applicant was in agreement and no opposition. No one spoke.)

**MOTION (CLANCY) AND SECOND (EWART) WERE MADE TO APPROVE STAFF RECOMMENDATION. MOTION CARRIED 13-0. APPROVED.**

**31. THE PAVILION AT HUNTER VALLEY FARM**

**8-C-11-UR**

Northwest side Hunter Valley Lane, northeast of Keller Bend Road  
Proposed use: Approval of pavilion and event facility in T (Transition) (k) District. Commission District 4.

STAFF RECOMMENDATION: APPROVE the development plan for an event facility/pavilion in the T (Transition) zoning district, subject to 10 conditions.

Arthur Seymour, Jr. and Joe Elmore are here on behalf of the applicant.

COMMISSIONER STAN JOHNSON ARRIVED AT THIS TIME.

John King: As I said before I am here to state preferences. I am not really in opposition.

Tom Brechko: Since Tuesday's agenda review meeting we have updated the staff report. There are two things done on the revised copy you got in the blue sheets today. The first is we did a little clean up in the background information. We had left the recommendation or comments on recommendation regarding a phasing of the paving plan in the background. I think that confused some people as to whether or not we were still recommending a phasing plan and we are not. The other change on the staff report is that we have added a new condition nine. There are a total of 10 conditions in the revised report. The additional condition we have added states meeting the above conditions prior to issuance of a certificate of occupancy for the pavilion. There has never been a certificate of occupancy issued for the pavilion. Again usually all the required conditions are met prior to one being issued on a new development site that has not been occupied. For clarification sake we added that condition. The previous condition nine moved to 10. That is basically requiring that the applicant be responsible for maintaining the two landscape screens that have already been installed. That wouldn't be tied to the certificate of occupancy. It is just a maintenance issue. That is the main change we have from the previous plan. As I mentioned at the agenda review meeting, we do have a revised plan that changed the parking layout that went from 120 some spaces down to 101, which meets the minimum requirement of at least 100 spaces and it changed the parking layout

which also subsequently changed the design plan for the stormwater. We are recommending approval with the 10 conditions.

Arthur Seymour, Jr., 550 West Main Avenue, Knoxville, TN 37902 I am here with Joe Elmore, Hunter Valley Farms. We ask for approval per staff recommendation.

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

John King, P.O. Box 2425, Knoxville, TN 37901. My only comment is once again the same as I had made in the past. I believe the staff recommendation takes care of those issues and that is that the road for access that is being added or built that that road has to be paved prior to utilization of the pavilion. I believe if I understand correctly that is what these conditions do. With that having been said if every body understands it that way, then that is okay by me.

**MOTION CARRIED 13-0. APPROVED.**

- \* **32. HUNTER HARRISON 9-A-11-UR**

South side of Harrison Springs Ln., southeast of Fall Haven Ln  
Proposed use: Reduction of the required peripheral boundary setback in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.

STAFF RECOMMENDATION: APPROVE the request to reduce the peripheral boundary setback from 35' to 20' as shown 104 IA 057 on the site plan for parcel 104IA057 subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- \* **33. FALCONNIER DESIGN CO. 9-B-11-UR**

South side of Harold Duncan Way, west of Copper Ridge Rd.  
Proposed use: Private school with residences in OC (Civic and Institutional) District. Commission District 6.

STAFF RECOMMENDATION: Approve the development plan for a private school with residences for up to 32 children in the OC (Civic and Institutional) zoning district, subject to 5 conditions:.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

- W 34. MOSS CREEK VILLAS, LLC 9-C-11-UR**

Northeast side of Maple Branch Ln., southeast of Round Hill Ln.  
Proposed use: Reduction of side yard setback in RP-1 (Planned Residential) District. Council District 3.

THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

- \* **35. HELEN ROSS MCNABB 9-D-11-UR**

South of Middlebrook Pk., west of Keith Av. Proposed use: Medical Facility in R-2 (General Residential) District. Council District 3.

STAFF RECOMMENDATION: Approve the request for a medical facility for the treatment and rehabilitation of drug and alcohol dependent patients as shown on the site plan subject to 5 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Other Business:**

- \* 36. **Consideration of Use determination for activity center/marketing facility in the SC-1 (Neighborhood Shopping Center) zone.**

**9-A-11-OB**

STAFF RECOMMENDATION: Approve the request that a business office that uses indoor recreational activities and educational classes as a marketing technique is a permitted use in the SC-1 (Neighborhood Shopping Center) District subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Adjournment**

**MOTION (CLANCY) WAS MADE TO ADJOURN**

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 1:48 P.M.

---

Prepared by: Betty Jo Mahan

---

Approved by: Mark Donaldson, Executive Director

---

Approved by: Robert Anders, Chair

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