

**PUBLIC NOTICE**

The Knoxville/Knox County Metropolitan Planning Commission will consider the following items as specified below on April 11, 2017, at 1:30 p.m. in the Main Assembly Rm., City/County Bldg., 400 Main St., Knoxville, TN. Information related to these items may be seen in MPC's office on the 4th Fl., City/County Bldg. MPC does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact MPC at 865-215-2500, and we will be glad to work with you to satisfy any reasonable request. A review meeting on these items will be held Tuesday, April 11 at 11:30 a.m. in the Small Assembly Room of the City/County Bldg. Please note the change in time of the review meetings to 11:30 a.m.

**Ordinance Amendments**  
 MPC Consideration of 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.

**MPC (REFERRED BACK BY CITY COUNCIL)** - Consideration of amendments to Knoxville Zoning Ordinance regarding parking in the City of Knoxville.

**Street Closures**  
**UNIVERSITY OF TENNESSEE** - Request closure of Chi Phi Ave between Lake Ave and Terrace Ave. City Block 10464 & 10465 Council District 1, Central City Sector.

**UNIVERSITY OF TENNESSEE** - Request closure of Terrace Ave between northeast corner of parcel 108CE028 and southeast corner of parcel 108CE029. City Block 10465 & 10542 Council District 1, Central City Sector.  
**LAND DEVELOPMENT SOLUTIONS** - Request closure of Park West Blvd between southeast corner of parcel 119-018.36 and southeast corner of parcel 119-018.23. City Block 45366 & 46106 Council District 2, Northwest County Sector.

**Plan Amendments**  
**BOB HUTCHISON** - Northeast side Central Avenue Pike, southeast of Elyria Dr. North City Sector Plan Amendment from MU-SD (Mixed Use Special District) (NC15) to GC (General Commercial) and North City Sector Plan Amendment from MU-SD (Mixed Use Special District) (NC-15) to GC (General Commercial). Tax ID 69 1 A 014 & 027. Council District 5, North City Sector.

**METROPOLITAN PLANNING COMMISSION** - Southwest side Schaeffer Rd., southwest of Harrison Springs Ln. Northwest County Sector Plan Amendment from ROW (Right-of-way) to O (Office). Tax ID 104 106. Commission District 6, Northwest County Sector.

**ECG MARTIN MILL LP** - Northeast side E. Martin Mill Pike, northwest side Lippincott St. One Year Plan Amendment from SWMUD-2 (South Waterfront Mixed Use District II) to GC (General Commercial) and South City Sector Plan Amendment from MDR (Medium Density Residential) and MU-SD (Mixed Use Special District) (SC-4) to HDR (High Density Residential). Tax ID 109 A K 00202 & 007. Council District 1, South City Sector.  
**BRD REALTY, LLC** - South side Dutch town Rd., east side Dunbarton Ln. Northwest County Sector Plan Amendment from MDR (Medium Density Residential) and O (Office) to GC (General Commercial). Tax ID 119 01708 & 01709. Commission District 3, Northwest County Sector.

**RANDY ALLEN** - Northwest side Tazewell Pike, southwest of Fieldcrest Ln. One Year Plan Amendment from LDR (Low Density Residential) to O (Office) and North City Sector Plan Amendment from LDR (Low Density Residential) to O (Office). Tax ID 58 L D 02801. Council District 4, North City Sector.

**HOMESTEAD LAND HOLDINGS, LLC** - Southeast side Hardin Valley Rd., east of Marietta Church Rd. Northwest County Sector Plan Amendment from AG (Agricultural) to LDR (Low Density Residential). Tax ID 129 part of 126. Map on file at MPC. Commission District 6, Northwest County Sector.

**BRANDYWINE AT TURKEY CREEK LLC** - North side N. Campbell Station Rd., northeast of Fretz Rd. Northwest County Sector Plan Amendment from AG (Agricultural) to LDR (Low Density Residential). Tax ID 130 065, 130JE001-010. Commission District 6, Northwest County Sector.

**TWIN OAK LANDING** - Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk. Commission District 8.

**WESTLAND OAKS** - Southeast side of Westland Dr., east of Gothic Manor Way. Commission District 5.

**ROEFIELD** - East and west sides of Vale View Rd. Commission District 5.

**WESTLAND OAKS** - South side of Westland Dr., east of Andover View Ln. Commission District 5.

**BRAXTON CREEK** - Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln. Commission District 6. Finals

**R. R. BEARDENS ADDITION RESUBDIVISION OF LOT 37** - On the south side of Hazel Place, west of Irwin St. Council District 4.

**HIDDEN VIEW FARMS, UNIT 2** - Southeast side of Lovell Rd, northeast of Pellissippi Parkway Commission District 6.

**MCDONALDS ON MILLERTOWN PIKE # 41-0443** - At the Intersection of Millertown Pike and Kinzel Way Council District 4.

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

**NICK SHAFFER PROPERTY** - North side of E Oklahoma Ave, southwest of W

Glenwood Ave. Council District 4.  
**RICHMOND HEIGHTS, RESUBDIVISION OF LOTS 38-41, 47-53, & 65-68** - Richmond Ave at Warrick Ave. Council District 4.

**JAKE S WATSON PROPERTY, RESUBDIVISION OF LOT 1R** - Northeast side of Mayes Chapel Rd, north of E Emory Rd. Commission District 7.

**WILLOW PARK, PHASE I** - Northwest side of W Emory Rd, southwest of Chartwell Rd. Commission District 6.

**BOULDER POINT, PHASE 3** - Northwest terminus of Boulder Point Ln, northwest of Poplar Grove Ln. Commission District 6.

**WESTLAND COVE PHASE I** - Southwest side of Emory Church Rd, northwest of Westland Dr. Commission District 5.

**FIRST CHOICE AUTOMOTIVE** - Northshore Dr at Hart Rd. Commission District 5.

**SUNFLOWER MANOR, RESUBDIVISION OF LOT 3R AND ADJACENT PROPERTY** - North side of Sunflower Dr, adjacent to Kramer Way. Council District 2.

**ROEFIELD, UNIT 14, PHASE I** - East side of Vale View Rd at Mesa Verde Ln. Commission District 6.

**ALBERT BROYLES CRAWLEY FAMILY TRUST PROPERTY** - West side of N Gallaheer View Rd at the Intersection of Walker Springs Rd. Commission District 6.

**NATURE'S BEST ORGANICS** - South side of Fillmore Ave, west side of Proctor St. Council District 3.

**BENN PROPERTY** - Southeast side of Brooks Ave, northeast side of Kenro Dr. Council District 6.

**PARKVIEW BROOME RD** - Broome Rd at Middlebrook Pike. Council District 2.

**Rezoning**  
**CHERYL TRISH** - North side George Whitaker Ln., north of Jenkins Rd. Rezoning from A (Agricultural) to RA (Low Density Residential). Tax ID 105 13605. Commission District 3, Northwest County Sector.

**STONE STREET GROUP** - Northwest side Jennings Ave., southwest of N. Central St. Rezoning from C-3 (General Commercial) to C-2 (Central Business District). Tax ID 94 D Q 031. Council District 4, Central City Sector.

**BRD REALTY, LLC** - South side Dutch town Rd., east side Dunbarton Ln. Rezoning from PR (Planned Residential) and A (Agricultural) to PC (Planned Commercial). Tax ID 119 01708 & 01709. Commission District 3, Northwest County Sector.

**ECG MARTIN MILL LP** - Northeast side E. Martin Mill Pike, northwest side Lippincott St. Rezoning from C-4 (Highway and Arterial Commercial) to RP-2 (Planned Residential). Tax ID 109 A K 00202 & 007. Council District 1, South City Sector.

**RANDY ALLEN** - Northwest side Tazewell Pike, southwest of Fieldcrest Ln. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services). Tax ID 58 L D 02801. Council District 4, North City Sector.

**HOMESTEAD LAND HOLDINGS, LLC** - Southeast side Hardin Valley Rd., east of Marietta Church Rd. Rezoning from A (Agricultural) to PR (Planned Residential). Tax ID 129 part of 126. Map on file at MPC. Commission District 6, Northwest County Sector.

**S & E PROPERTIES** - South side Bob Gray Rd., west of Windamere Rd. Rezoning from BP (Business and Technology) to PR (Planned Residential). Tax ID 118 part of 10001. Map on file at MPC. Commission District 3, Northwest County Sector.

**BRANDYWINE AT TURKEY CREEK LLC** - North side N. Campbell Station Rd., northeast of Fretz Rd. Rezoning from A (Agricultural) and PR (Planned Residential) to PR (Planned Residential) at up to 4.1 du/ac. Tax ID 130 065, 130JE001-010. Commission District 6, Northwest County Sector.

**VERTEX DEVELOPMENT TN** - Southwest side Lobetti Rd., northwest of Ball Camp Pike. Rezoning from PC (Planned Commercial) and A (Agricultural) to PR (Planned Residential). Tax ID 91 part of 205. Portion zoned PC and A north of railroad only. Commission District 6, Northwest County Sector.

**DJT HOLDINGS, LLC** - Southeast side Ball Rd., northeast of Lobetti Rd. Rezoning from A (Agricultural) to PR (Planned Residential). Tax ID 91 161, 16101. Commission District 6, Northwest County Sector.

**Uses on Review**

**URBAN ENGINEERING, INC.** - Northeast side Pratt Rd., northwest of Cedar Ln. Proposed use: Hotel in O-1 (Office, Medical, and Related Services) District. Tax ID 68 E C 011, 012, 013, 023, 025, 026. Council District 5, North City Sector.

**PAMILCO INVESTMENTS INC.** - Northeast end of Jack Dance St, west side of Montvue Rd. Proposed use: Indoor storage in C-4 (Highway and Arterial Commercial) District. Tax ID 120 G A 004.05. Council District 2, West City Sector.

**ALDI INC., STORE #11 - MT JULIET DIVISION** - Northwest side of E. Emory Rd., northeast side of Norris Freeway. Proposed use: Expansion of existing store in SC (Shopping Center) District. Tax ID 38 085. Commission District 7, North City Sector.

**ALDI INC., STORE #12 - MT JULIET DIVISION** - 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. Tax ID 132 02714. Council District 2, Southwest County Sector.

**PAUL C. HIBBIN** - Northwest & southeast sides of Twin Oak Ln., west side of Tazewell Pk. Proposed use: Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending District. Tax ID 21 001, 013-049. Commission District 8, Northeast County Sector.

**FRANK GAMBUZZA** - South side of Emory Church Rd., west side of Pellissippi Parkway. Proposed use: Detached residences in PR (Planned Residential) (K) & F (Floodway) District. Tax ID 144 02001. Commission District 5, Southwest County Sector.

**SAND E PROPERTIES** - Southeast side of Westland Dr., east of Gothic Manor Way. Proposed use: Detached Residential Subdivision in PR (Planned Residential) District. Tax ID 133 050. Commission District 5, Southwest County Sector.

**SANDERS PACE ARCHITECTURE JOHN SANDERS** - West side N. Central St, southeast of W. Burwell Ave. Proposed use: Craft brewery in C-3 (General Commercial) District. Tax ID 81 K A 004. Council District 5, Central City Sector.

**FRED LONG CONSTRUCTION CONCEPTS** - 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. Tax ID 133 G C 006, 007, 009, 010, 011. Commission District 6, West City Sector.

**MORNING POINTE OF WEST KNOXVILLE** - 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. Tax ID 144 03013. Council District 2, Southwest County Sector.

**MESANA INVESTMENTS, LLC** - South side of Westland Dr., east of Andover View Ln. Proposed use: Detached Residential Subdivision in PR (Planned Residential) (K) District. Tax ID 154 001 & 002. Commission District 5, Southwest County Sector.

**LAND DEVELOPMENT SOLUTIONS** - South side of Parkway Blvd., north side of Interstate 40/75 Proposed use: Helipad relocation in PC-1 (Retail and Office Park) District. Tax ID 119 01837. Council District 2, Northwest County Sector.

**AMANDA PITTMAN** - North side Kings-ton Pike, northwest of Deane Hill Dr. Proposed use: Veterinary clinic in O-1 (Office, Medical, and Related Services) District. Tax ID 121 A A 024. Council District 2, West City Sector.

**HOMESTEAD LAND HOLDINGS, LLC** - Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Tax ID 130 09401-09404, 09406. Commission District 6, Northwest County Sector.

**CHRISTINE DUNCAN (Revised)** - 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.

**Other Business**  
 Consideration of City of Knoxville FY 2018-2023 Capital Improvements Program.  
 Consideration of Historic Preservation Annual Report 2016.