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PUBLIC NOTICE

The Knoxville/Knox County Metropolitan Planning Commission will consider the following items as specified below on May 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, May 9, 2017, at 11:30 a.m. in the Small Assembly Room of the City/County Bldg.

Ordinance Amendments

MPC- Consideration of amendments to the City of Knoxville Zoning Ordinance regarding sidewalk requirements for new developments.

MPC- Consideration of amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.

CITY OF KNOXVILLE LAW DEPARTMENT - Consideration of amendment to City of Knoxville Code of Ordinances regulating short term rental.

Alley Closures

STEVEN W. ABBOTT JR.- Request closure of unnamed alley between northern edge of Western Avenue right-of-way and northern terminus. City Block 19380. Council District 5, Central City Sector.

Plan Amendments

MADDOX PROPERTY MANAGEMENT & SALES, INC. STEVEN K. MADDOX- South side Oak Ridge Hwy., west side Schaad Rd. Northwest County Sector Plan Amendment from MU-SD (Mixed Use Special District) (NW-Co-10) to GC (General Commercial). Tax ID 79 03301 & 03302. Commission District 6, Northwest County Sector.
 MARSH-DON, LLC - East side N. Campbell Station Rd., south of El Rancho

Trl. Northwest County Sector Plan Amendment from AG (Agricultural) to LDR (Low Density Residential). Tax ID 117 011. Commission District 6, Northwest County Sector.
 BILLY EVANS - Southeast side E. Raccoon Valley Dr., southwest of Raccoon Woods Rd. North County Sector Plan Amendment from AG (Agricultural) to LDR (Low Density Residential). Tax ID 26 044, 049 & 050. Parcel 44 only for SP. Commission District 7, North County Sector.
 THOMAS BROOKS - West side S. Peters Rd., south of Kingston Pike Southwest County Sector Plan Amendment from O (Office) to LDR (Low Density Residential). Tax ID 132 C A 017. Commission District 3, Southwest County Sector.

Concepts

VINING MILL- Southeast side of Hardin Valley Rd., east side of Marietta Church Rd. Commission District 6.
 KILGORE PROPERTIES- South side W. Ford Valley Rd., west of Stonecrest Ln. Council District 1, Commission District 9.
 MAITLAND WOODS- Northwest terminus Altacrest Ln., northwest of Ancient Oak Ln. Commission District 3.
 VERTEX DEVELOPMENT ON LOBETTI ROAD- Southwest side of Lobetti Rd., northwest of Ball Camp Pike. Commission District 6.
 HISTORIC MIDDLEBROOK- East side of Ed Shouse Dr. north side of Middlebrook Pike. west side of I-640/I-75 Council District 6.
 AUTUMN WALK- Northeast side of Dry Gap Pk., southeast of Autumn Path Ln. Commission District 7.

Finals

FOREST HOMES- South side of Forestdale Ave., west of Woodmont Rd. Council District 4.
 CLEAR SPRINGS BAPTIST CHURCH- Northeast side of Thompson School Rd., south of Wood Rd. Commission District 8.
 HERNANDEZ PROPERTY- At the intersection of Edgewood Ave and Fairview St. Council District 4.
 DRUMMOND PROPERTY RESUBDI-

VISION- Northwest side of Bell Rd. northeast of Meadow Rue Trail Commission District 6.
 D & B DAVIS ESTATES- North side of Rutledge Pike, northeast of Idumea Rd. Commission District 8.
 HARRISON SPRINGS- North side of Boulder Springs Ln. northeast side of Schaeffer Rd. Commission District 6.
 THE COVE AT KELLER BEND- Southeast side of Keller Bend Rd., west of Tedford Ln. Commission District 4.
 HORNE PROPERTIES RESUBDIVISION OF LOT A- North side of Chapman Hwy., east side of E Ford Valley Rd. Council District 1.
 TURNING LEAF TRAILS, RESUBDIVISION OF LOT 16R- West side of Settlers Cove Ln. South side of Mystic Ridge Rd. Commission District 5.

Rezoning

MADDOX PROPERTY MANAGEMENT & SALES, INC. STEVEN K. MADDOX- South side Oak Ridge Hwy., west side Schaad Rd. Rezoning from A (Agricultural) to CA (General Business). Tax ID 79 03301 & 03302. Commission District 6, Northwest County Sector.
 MARSH-DON, LLC - East side N. Campbell Station Rd., south of El Rancho Trl. Rezoning from RA (Low Density Residential) to PR (Planned Residential). Tax ID 117 011. Commission District 6, Northwest County Sector.
 BILLY EVANS - Southeast side E. Raccoon Valley Dr., southwest of Raccoon Woods Rd. Rezoning from A (Agricultural) to PR (Planned Residential). Tax ID 26 044, 049 & 050. Commission District 7, North County Sector.
 THOMAS BROOKS - West side S. Peters Rd., south of Kingston Pike Rezoning from OA (Office Park) to RAE (Exclusive Residential). Tax ID 132 C A 017. Commission District 3, Southwest County Sector.
 BRIAN HANN - Northwest side Worlds Fair Park Dr., southwest side Oak Ave. Rezoning from I-3 (General Industrial) to C-2 (Central Business District). Tax ID 94 L B 002. Commission District 6, Central City Sector.
 DAREN F. GREEN - Northwest side E. Beaver Creek Dr., southwest of Rhyne Ln. Rezoning from RA (Low Density

Residential) to PR (Planned Residential). Tax ID 47 183. Commission District 7, North County Sector.
 WEST LONSDALE BAPTIST CHURCH - East side Dayton St., south of Western Ave. Rezoning from R-1A (Low Density Residential) to R-2 (General Residential). Tax ID 93 E E 003. Council District 3, Central City Sector.
 JAMES C. TOMICZEK - Southeast side Papermill Dr., northeast of Weisgarber Rd. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial). Tax ID 107 P C 005 & 006. Council District 2, West City Sector.
 RICK WILKINSON - South side Nubbin Ridge Rd., east of Wallace Rd. Rezoning from RA (Low Density Residential) to PR (Planned Residential). Tax ID 133 F B 007, 009 & 010. Commission District 4, West City Sector.

Uses on Review

MAC TOBLER - South side of Forestdale Ave., west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. Tax ID 70 JJ 009, 010, 011. Council District 4, East City Sector.
 HOMESTEAD LAND HOLDINGS, LLC - Southeast side of Hardin Valley Rd., east side of Marietta Church Rd. Proposed use: Detached Residential Subdivision in PR (Planned Residential) & PR pending District. Tax ID 129 12601 and part of 126. Commission District 6, Northwest County Sector.
 GEORGES BRANDAN - North side of Cedarpark Ln., east of Park Village Rd. Proposed use: Multi-dwelling units (8 units in 2 buildings) in PR (Planned Residential) District. Tax ID 119 G B 005. Commission District 3, Northwest County Sector.
 STEVE YOUNG - ODLE & YOUNG ARCHITECTS, INC. - Northwest side of Norman Jack Ln., northwest of E. Emory Rd. Proposed use: Rural Metro Station in PC (Planned Commercial) & A (Agricultural) District. Tax ID 47 07517. Commission District 7, North County Sector.
 MARK GRAHAM ENGINEERING CONSULTANTS, LLC - Southeast side of W. Governor John Sevier Hwy., southeast

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side of Alcoa Hwy. Proposed use: Church Expansion in RP-1 (Planned Residential) District. Tax ID 147 030. Council District 1, South County Sector.

HGA, LLC - Northwest terminus Altacrest Ln., northwest of Ancient Oak Ln. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Tax ID 91 26508 & 26509. Commission District 3, Northwest County Sector.

VERTEX DEVELOPMENT - Southwest side of Lobetti Rd., northwest of Ball Camp Pike. Proposed use: Detached Residential Subdivision in PR (Planned Residential) (k) & PR Pending District. Tax ID 91 Part of 204. Commission District 6, Northwest County Sector.

B AND B BUILDERS - Northeast side of Dry Gap Pk., southeast of Autumn Path Ln. Proposed use: Attached residential development in PR (Planned Residential) District. Tax ID 47 24501. Commission District 7, North County Sector.

BENCHMARK ASSOCIATES, INC. - East and west sides of Festival Ln, north of Dutchtown Rd. Proposed use: Peripheral setback reduction from 25' to 20' and front setback reduction from 20' to 15' in PR (Planned Residential) District. Tax ID 118 F F 001-004, 047-050. Commission District 3, Northwest County Sector.

DIXON GREENWOOD - North side of Lyons View Pike, east of Lyons Head Dr. Proposed use: Offices in O-1 (Office, Medical, and Related Services) pending District. Tax ID 107 N E 012. Council District 2, West City Sector.

LAND DEVELOPMENT SOLUTIONS - North side of N. Peters Rd., east of N. Cedar Bluff Rd. Proposed use: Wine and Liquor Store in PC-2 (Retail and Distribution Park) District. Tax ID 119 029. Council District 2, Southwest County Sector.