The Metropolitan Planning Commission met in regular session on JULY 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. Mac Goodwin  
Mr. Herb Anders  
Mr. Charles F. Lomax, Jr  
Ms. Gayle Bustin  
Mr. Chris Ooten  
Ms. Laura Cole  
Mr. Patrick Phillips  
Mr. Art Clancy  
Mr. Jeff Roth  
Mr. Mike Crowder  
Mr. Scott Smith  
Ms. Elizabeth Eason  
Mr. Charles Thomas  
Ms. Elizabeth Eason  
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 JULY 13, 2017 AGENDA.

THIS ITEM WAS APPROVED ON CONSENT.

*  3.  APPROVAL OF JUNE 8, 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

COMMISSIONER SCOTT SMITH RECUSED FROM VOTING ON THE 30-DAY POSTPONEMENT LIST
MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO POSTPONE ITEMS AS READ FOR 30 DAYS UNTIL THE AUGUST 10, 2017 MPC MEETING. MOTION CARRIED 14-0-1. POSTPONED 30 DAYS.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO POSTPONE ITEMS AS READ FOR 60 DAYS UNTIL THE SEPTEMBER 14, 2017 MEETING. MOTION CARRIED 15-0. POSTPONED 60 DAYS.

MOTION (CLANCY) AND SECOND (BUSTIN) WERE MADE TO POSTPONE ITEMS AS READ FOR 90 DAYS UNTIL THE OCTOBER 12, 2017 MEETING. MOTION CARRIED 15-0. POSTPONED 90 DAYS.

WITHDRAWALS REQUIRING MPC ACTION

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO WITHDRAW ITEMS 8 AND 44A. 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 WITHDRAWN.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.

TREVOR HILL 11-A-14-SC
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.

WILSON RITCHIE 3-F-10-SC

WILLLOW FORK - GRAHAM CORPORATION 11-SJ-08-C
a. Concept Subdivision Plan

b. Use on Review 11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

**HARRISON SPRINGS - EAGLE BEND DEVELOPMENT**
- **Concept Subdivision Plan**
- **Use On Review**
  - Proposed use: Detached dwellings in PR (Planned Residential) District.

**VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC**
- **Concept Subdivision Plan**
- **USE ON REVIEW**
  - Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

**GREEN BRIAR RETIREMENT COMMUNITY - JAMES LORD, GLEN GLAFENHEIN, MARGARET AVERY**
- **Concept Subdivision Plan**
- **USE ON REVIEW**
  - Proposed use: Detached Residential Subdivision, Apartments and Assisted Living Facility in PR (Planned Residential) District.

**CREEKSTONE - RUFUS H. SMITH, JR. & CO.**
- **Concept Subdivision Plan**
  - North side Strawberry Plains Pike, east of Creekside Ln., Commission District 8.
- **USE ON REVIEW**
  - Proposed use: Single family residential in PR (Planned Residential) up to 5 du/ac (pending) District.

**CANTON HOLLOW WOODS - URBAN ENGINEERING, INC.**
- **Concept Subdivision Plan**
  - Southwest side of Canton Hollow Rd., west of Edgewater Dr., Commission District 5.
- **USE ON REVIEW**
  - Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**BEN H. McMAHAN FARM RESUBDIVISION OF PART OF TRACT 1**

**HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9**
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>4-SE-14-F</td>
</tr>
<tr>
<td>5</td>
<td>5-SH-15-F</td>
</tr>
<tr>
<td>7</td>
<td>7-SL-15-F</td>
</tr>
<tr>
<td>7</td>
<td>7-SR-15-F</td>
</tr>
<tr>
<td>9</td>
<td>9-SA-15-F</td>
</tr>
<tr>
<td></td>
<td>6-SF-16-F</td>
</tr>
<tr>
<td></td>
<td>9-SF-16-F</td>
</tr>
<tr>
<td></td>
<td>4-J-14-RZ</td>
</tr>
<tr>
<td></td>
<td>10-F-15-SP</td>
</tr>
<tr>
<td></td>
<td>10-Q-15-RZ</td>
</tr>
<tr>
<td></td>
<td>2-A-17-SP</td>
</tr>
</tbody>
</table>

North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.

**RESUBDIVISION OF GEORGE HOSKINS PROPERTY**
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.

**CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1**
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.

**FAERBER PROPERTIES**
Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.

**HOOD PROPERTY**
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.

**FINAL PLAT OF THE JERRY SHARP PROPERTY**
At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.

**BEAU MONDE, PHASE 3, RESUBDIVISION OF LOT 261 AND ADDITIONAL ACREAGE**
Northeast side of Clingmans Dome Drive, northwest side of Chimney Top Lane, Council District 6.

**WILLIAM S. AND HANNA J. CUMMINGS PROPERTY**

**TANASI GIRL SCOUT COUNCIL, INC. (REVISED)**
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).

**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
  b. Rezoning 10-Q-15-RZ
  From LDR (Low Density Residential) to C (Commercial).

**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
From PR (Planned Residential) to OB (Office, Medical, and Related Services).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

ITEMS REQUESTED TO BE UNTABLED OR TABLED

MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO UNTABLE BEAU MONDE, PHASE 3, RESUB OF LOT 261 AND ADDITIONAL ACREAGE 6-SF-16-F AS READ. MOTION CARRIED 15-0. UNTABLED

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO TABLE ITEMS 23 AND 63 AS READ. MOTION CARRIED 15-0. ITEMS TABLED

CONSENT ITEMS

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

COMMISSIONER CHRIS OOTEN RECUSED FROM VOTING ON THE CONSENT LIST.

Quint Bourgeois, 8021 Tedford Road, remove item 41.
Steven Mahan 1211 Murray Road, remove item 60.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO HEAR THE CONSENT ITEMS AS READ EXCEPT ITEMS 41 AND 60. MOTION CARRIED 14-0-1.

MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEMS 41 AND 60. MOTION CARRIED 14-0-1. APPROVED.

Ordinance Amendments:

5. METROPOLITAN PLANNING COMMISSION 8-A-16-OA
Amendment of Knox County Zoning Ordinance establishing regulations for rural retreats/event facilities in the Agricultural and possibly other zone districts.
STAFF RECOMMENDATION: Approve.

Scott Smith
Asked about Riverdale School which does not meet the standards acreage wise.

Steve Wise
If an illegal use this may provide an avenue to become legal. Pre-existing nonconforming will not apply. Same status.

Gerald Green
If there were a complaint would be illegal rather than grandfather and then come before us with use on review with option for variances.

Mike Brusseau
Lighting now includes some comments from stakeholders which complies with the Counties lighting section. Can add additional lighting requirements during use on review.

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

P 6. METROPOLITAN PLANNING COMMISSION 9-A-16-OA
(9-14-17) Amendments to the Knoxville-Knox County Minimum Subdivision Regulations.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

7. METROPOLITAN PLANNING COMMISSION 3-B-17-OA
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.

STAFF RECOMMENDATION: Approve.

Gerald Green
This would allow multi-dwelling structures in the C-3 zone district. Would not be full mixed use. Would allow full residential structures as well as structures incorporation both residential and non-residential uses. A use on review would be used to approve structures. As far as allow this use in the C-6 district, the C-6 is more large commercial developments and light manufacturing which is not appropriate for this type of residential. The City Council resolution involved the Bearden Village mixed use which did not get approved by City Council.
Arthur Seymour, Jr., 550 West Main Avenue, 37902
On behalf of Biltmore Properties. A resolution from City Council prompted this review. Western Plaza Shopping Center which is undergoing major redevelopment has been zoned C-6 since 1984. Met with Dwayne Grieve who suggested mixed use in the shopping center. Ask C-6 be included as a use on review. Doubtful could get all owners and mortgage owners in the shopping center to sign for rezoning to C-3.

Art Clancy
Residential should be allowed with commercial uses especially since use on review.

Gerald Green
C-6 includes intense commercial uses including light industrial. Predominate locations zoned C-6 like Turkey Creek did not seem to fit the image we have of mixed use, pedestrian friendly.

Charles Thomas
Could look at C-6 on individual basis with use on review. Reluctant to extend to all C-6 properties.

Elizabeth Eason
Asked about the zoning code update and suggested approving this now since mixed use will be addressed in the update.

Chris Ooten
Homeowners in the Bearden area would not want C-3 zoning as there is not a lot of oversight as in C-6. Recommend we do the use on review route.

**MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO REFER BACK TO STAFF TO CONSIDER ALLOWING C-6 AND TO PUBLICIZE. MOTION CARRIED 15-0. POSTPONED UNTIL AUGUST.**

**W 8. METROPOLITAN PLANNING COMMISSION 5-A-17-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding sidewalk requirements for new developments.

**P 9. METROPOLITAN PLANNING COMMISSION 5-B-17-OA** (8-10-17)
Amendments to the Knox County Zoning Ordinance to create a new Rural Preservation zoning district.
Minutes July 13, 2017

Agenda Item No. 10. METROPOLITAN PLANNING COMMISSION

Amendments to the Knox County Zoning Ordinance related to supportive housing.

STAFF RECOMMENDATION: Approve.

Jeff Archer

Becky Wade who deals with Fair Housing has reviewed this and recommends we amend the Target Population. Now stated “People with disabilities and mental illness” which are covered under the fair housing act. Recommend change language to “People experiencing substance abuse or other chronic health conditions.” Remove “having one or more disabilities, including mental illness.”

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

Agenda Item No. 11. METROPOLITAN PLANNING COMMISSION

Amendment to the Knox County Zoning Ordinance to the CN (Neighborhood Commercial) zone to identify self-storage facilities as a use permitted on review and establish standards for the use.

STAFF RECOMMENDATION: Approve.

Gerald Green

This came from a property owner in a neighborhood commercial environment close to the users of those facilities to make it more convenient.

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

P 12. METROPOLITAN PLANNING COMMISSION

Amendment to the City of Knoxville Zoning Ordinance regarding establishing structure size standards in the C-1 (Neighborhood Commercial) District.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Alley or Street Closures:

P 13. LAND DEVELOPMENT SOLUTIONS

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.
(8-10-17) 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.

* 14. TRAVIS TILLMAN

Request closure of unnamed alley between northwest corner of parcel 082IA025 and northeast corner of parcel 082IA024, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Street or Subdivision Name Changes:

* 15. GLENN M. ALLEN

Change Brief Rd to 'Jane Allen Dr' between N. Broadway and Lynnwood Drive, Council District 4.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

Plans, Studies, Reports:

P 16. METROPOLITAN PLANNING COMMISSION


THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

Concepts/Uses On Review:

17. HARBOR CREST (FKA: CHILDRESS PROPERTY)

East side of S. Northshore Dr., just south of Mont Cove Blvd., Commission District 5.

STAFF RECOMMENDATION: Approve variances 1-3, Deny variances 4-5 and approve the Concept Plan subject to 9 conditions:

Glen Glafenhein, 2099 Thunderhead Road, 37922. John Childress is here. Agreed to as low impact as possible so neighborhood is on board. Would like a variance on the width of the road to 18 foot to consider less of infrastructure.

John Childress, 21608 Buttermilk Road, Lenoir City, Property Owner.
We agree widening road is a good idea. We are going to be responsible for maintenance since it is a private road. Ask for variance to an 18 foot road.

Tom Brechko
Joint permanent easements with 6 or more lots public street pavement width require 22 foot the minimum pavement without curb and gutter. End of road needs cul-de-sac turnaround radius especially for emergency vehicles.

Cindy Pionke
Do not see hardship for why 22 foot of pavement is not possible.

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE VARIANCES 1-3. MOTION CARRIED 15-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO DENY VARIANCES 4-5 BECAUSE NO HARDSHIP. MOTION CARRIED 15-0. APPROVED.**

**MOTION (CLANCY) AND SECOND (LOMAX) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.**

* 18. **CARTER RIDGE - CARTER MILL G.P.**
   a. **Concept Subdivision Plan**
      South side of Carter Mill Dr., east of Carter View Ln., Commission District 8.

      **STAFF RECOMMENDATION:** Approve variance 1 and the Concept Plan subject to 15 conditions.

      **THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.**

* **b. USE ON REVIEW**
   Proposed use: Detached residential subdivision in PR (Planned Residential) District.

   **STAFF RECOMMENDATION:** Approve the revised development plan for Carter Ridge Subdivision to permit up 75 detached dwellings on individual lots in Phase 4 of the development as shown subject to 2 conditions.

   **THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.**

19. **THE WOODS AT CHOTO - BALL HOMES, LLC**
Minutes July 13, 2017

a. Concept Subdivision Plan
South side Choto Rd, southeast of S. Northshore Dr., Commission District 5.

STAFF RECOMMENDATION: Approve variances 1-6 and the Concept Plan subject to 7 conditions.

Arthur Seymour Jr., 550 West Main Avenue, With Ryan Hickey with Ball Homes. Ask your approval per staff report. This area has improved roads.

Bill McKissick, 2414 Caravel Lane, Choto Peninsula Density was increased to allow this subdivision. Roads are already crowded. Do not need two roads coming into this. Concerned about adequate entryway landscaping.

Mike Reynolds
There are two entryways on each side of the creek. Original concept plan was for 89 lots which exceeded 3 dwelling units per acre so they revised down to 82 lots.

Brian Hickey, 1914 Pinnacle Point Way. That subdivision referred to is on Northshore Drive and will be landscaped. This will be landscaped when completed.

Mark Hail, 12119 Channel Point Road in the Channel Point Subdivision
We chose this area because it was rural. Wish there was more of a comprehensive plan instead of slowly growing and changing from what the original residents moved there for. Need more of a comprehensive traffic study in this area.

Gerald Green explained the sector plan for this area had just been done and attending the meetings for input is important.

Cindy Pionke
Two lane classified road such as Northshore and Choto Road, the County has done a comprehensive study of those roads based on pavement width, amount of traffic on road as well as the crash locations. Northshore has 559 road segments identified. That intersection is number 174. At this point of time there will not be anything happening for that stretch of Northshore.

Sally Hail, 12119 Channel Point Drive
Choto Road was blocked off during recent storms and no traffic could go out except for a one lane feeder road.
Minutes July 13, 2017

If an emergency issue arises anybody from Northshore down would have to take the one lane road.
If going to do more development, need to make sure some of the feeder roads are adequate.
Not opposed to the subdivision. Need safer roads.

Art Clancy
Roundabout at Choto was put in about 3 years ago to help get the road leveled after a development shared the cost of improvements.

**MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE VARIANCES 1-6 PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.**

**MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE CONCEPT PLAN PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.**

b. **USE ON REVIEW 7-D-17-UR**
   Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.

   **STAFF RECOMMENDATION:** Approve the Development Plan for up to 82 detached dwellings on individual lots, subject to 1 condition.

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

* 20. **PENROSE FORREST - RICK WILKINSON**
   a. **Concept Subdivision Plan 7-SC-17-C**

      **STAFF RECOMMENDATION:** Approve variances 1-3 and the Concept Plan subject to 8 conditions.

      THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* b. **USE ON REVIEW 7-E-17-UR**
   Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

   **STAFF RECOMMENDATION:** Approve the development plan for up to 15 detached dwellings on individual lots and a reduction of the peripheral setback to 25' along all boundary lines except the eastern
boundary (15') and southeastern boundary (20') subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 21. **BARINEAU HILLS – LARRY D. WRIGHT**  
a. **Concept Subdivision Plan**  
7-SD-17-C  
Southwest side of Tipton Station Rd., northwest side of Barineau Ln.,  

**STAFF RECOMMENDATION:** Approve variance 1 and the concept  
subdivision plan subject to 13 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* b. **USE ON REVIEW**  
7-M-17-UR  
Proposed use: Detached residential subdivision in PR (Planned Residential)  
District.

**STAFF RECOMMENDATION:** Approve the request for up 16 detached  
residential dwellings on individual lots subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Final Subdivisions:**

**P 22.** **AUTUMN WALK**  
1-SK-17-F  
Northeast side of Dry Gap Pike, southeast side of Autumn Path Way,  
Commission District 7.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

**T 23.** **FOREST HOMES**  
5-SA-17-F  
South side of Forestdale Ave, west of Woodmont Rd, Council District 4.

THIS ITEM WAS TABLED EARLIER IN THE MEETING.

* 24. **WAYNE BURNS PROPERTY RESUBDIVISION**  
6-SI-17-F  
West side of Campbell Rd, north of the intersection with Drinnen Rd,  
Commission District 8.

**STAFF RECOMMENDATION:** Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 25. **RUTHERFORD COMMERCIAL PARK REPLAT OF LOT 4R**  
7-SA-17-F  
North side of E Emory Rd northeast of Conner Rd, Council District 5.
STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**P 26. BOB AND JOYCE SEXTON PROPERTY** 7-SB-17-F
(8-10-17) East side of Zachary Rd, south of Zacharytown Rd, Commission District 8.

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

WITHDRAWN PRIOR TO PUBLICATION 7-SC-17-F

**27. HATTIES PLACE** 7-SD-17-F
At the end of the platted portion of Clover Vine Rd at Lucky Clover Lane, Commission District 6.

STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**28. ROTHERWOOD ADDITION, UNIT 2, RESUBDIVISION OF LOTS 8 & 9** 7-SE-17-F
At the intersection of Shadyland Dr and Nubbin Ridge Dr., Council District 2.

STAFF RECOMMENDATION: Deny variance and deny final plat.

Tom Brechko
Explained the reasoning for denial. Not a hardship identified for not giving right of way.

Ralph Smith, Professional land Services, 205 Lamar Avenue, Clinton, TN.
Resub to eliminate the property line just to clear up boundaries. Applicant asks that right of way be reduced since not making any more lots.

Curtis Williams, City Engineering
No hardship identified to support variance.

Pat Phillips
To required additional 5 feet of right of way dedication seems unreasonable when creating just one lot out of two

**MOTION (PHILLIPS) AND SECOND (ROTH) WERE MADE TO APPROVE THE VARIANCE. MOTION CARRIED 15-0. APPROVED.**
MOTION (PHILLIPS) AND SECOND (SMITH) WERE MADE TO APPROVE THE FINAL PLAT. MOTION CARRIED 15-0. APPROVED.

A break was taken at this time.

* 29. **MICHAEL & MORGAN MCCAY SUBDIVISION** 7-SF-17-F
   Northwest side of Mynatt Rd at the intersection of Penny Lane, Commission District 7.
   
   **STAFF RECOMMENDATION**: Approve.
   
   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 30. **CRAVESTON BAPTIST CHURCH CEMETERY** 7-SG-17-F
   North side of Tazewell Pike, east of Old Tazewell Pike, Commission District 8.
   
   **STAFF RECOMMENDATION**: Approve.
   
   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 31. **THE TIMBERS** 7-SH-17-F
   (8-10-17) North side of Hurst Ln, east of E Beaver Creek Dr., Commission District 7.
   
   THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 32. **KNOX HOUSING PARTNERSHIP PROPERTY** 7-SI-17-F
   South side of Holston Dr, west of S Chilhowee Dr., Council District 6.
   
   **STAFF RECOMMENDATION**: Approve.
   
   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 33. **STERCHI RIDGE APARTMENTS** 7-SJ-17-F
   
   **STAFF RECOMMENDATION**: Approve.
   
   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 34. **CHEBAN PROPERTY** 7-SK-17-F
   (10/12/17) North side of McKamey Rd, northwest of the Cain Rd intersection, Council District 5.
THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 35. **ISLAND HOME PARK ADDITION RESUBDIVISION OF LOTS 20-21, 37 AND PARTS OF LOTS 19, 22, & 36** 7-SL-17-F
    North side of Spence Place, west of Watson Place, Council District 1.

    STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 36. **DANNAHER PLACE, UNIT 2, RESUBDIVISION OF LOT 3R1R** 7-SM-17-F
    North side of Dannaher Dr, northwest of E Emory Rd, Commission District 6.

    STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 37. **CLEAR SPRINGS PLANTATION, PHASE 4** 7-SN-17-F
    Southwest of the terminus of Glen Creek Rd, south side of Laurel Creek Way, Commission District 4.

    STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

** 38. **JHS LIMITED PARTNERSHIP PROPERTY** 7-SO-17-F
    (8-10-17) West side of Mynderse Dr, north of Western Ave., Council District 5.

    THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 39. **CASCADE VILLAS RESUBDIVISION OF LOT 53R1 & COMMANN AREA** 7-SP-17-F
    At the intersection of Tumbled Stone Way and Gatekeeper Way, Commission District 6.

    STAFF RECOMMENDATION: Approve.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 40. **THE SOUTHERN, PHASE I** 7-SQ-17-F
    North side of Everett Rd, east side of Yarnell Rd, Commission District 6.

    STAFF RECOMMENDATION: Approve.
THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

41. **STALIN CROSSING**


   **STAFF RECOMMENDATION:** Approve.

   Quint Bourgeois, 8812 Tedford Road
   Dividing into 5 lots because the city took control of my property.
   Taking a significant loss.
   Not a good option to try to take legal action against City departments.
   When buying you are buying the zoning.
   Certified notice should be given to property owners.

   Gerald Green
   Other areas are asking for R-1 zoning to protect their neighborhoods.
   We will have that difficult decision again.
   We use tax address for notification.

   **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE FINAL PLAT. MOTION CARRIED 14-1 (ANDERS-NO). APPROVED**

* 42. **MARS HILLS ROAD SUBDIVISION**


   **STAFF RECOMMENDATION:** Approve.

   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 43. **HAMILTON FARM**


   **STAFF RECOMMENDATION:** Approve.

   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**Rezonings and Plan Amendments:**

44. **DK DEVELOPMENT (FKA: TRANTANELLA CONSTRUCTION- DAVID TRANTANELLA)**


   **W a. NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

   From LDR (Low Density Residential) to MDR (Medium Density Residential).
THIS ITEM WAS WITHDRAWN EARLIER IN THE MEETING.

b. Rezoning 1-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 5 du/ac.

Danny Kirby, 255 North Peters Road, applicant. Ask approval.

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

P 45. SHADY GLEN LLC 3-G-17-RZ
Rezoning from A (Agricultural) to PR (Planned Residential).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 46. SYCAMORE SIGN SERVICE

a. East City Sector Plan Amendment 7-A-17-SP
From CI (Civic Institutional) to GC (General Commercial).

STAFF RECOMMENDATION: ADOPT RESOLUTION #7-A-17-SP, amending the East City Sector Plan from CI (Civic Instructional) to GC (General Commercial), and recommend that Knoxville City Council approve the sector plan amendment.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* b. One Year Plan Amendment 7-A-17-PA
From CI (Civic Institutional) to GC (General Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* c. Rezoning 7-A-17-RZ
From A-1 (General Agricultural) 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.

47. **DAVID HOBBS**  
   
a. **Northwest County Sector Plan Amendment**  
   From LDR (Low Density Residential) to GC (General Commercial).

   **STAFF RECOMMENDATION:** ADOPT RESOLUTION #7-B-17-SP, amending the Northwest County Sector Plan to NC (Neighborhood Commercial) and recommend that Knox County Commission also adopt the sector plan amendment.

   Ronnie Pique, 7658 Gibbs Road 37721  
Requesting CA zoning. CN restricts building to 5,000 square feet and people looking to develop request rezoning larger buildings than that. Will adhere to landscape recommendations for CN.

   Mike Brusseau  
Space cannot be over 5,000 sq ft. Could be a variable item.  
If you want to go with CA, could say CA uses but developed according to landscape requirements of CA.

   Holly Prossor, 2237 Brighton Farms Boulevard  
Respect sector plan initially on the books.  
Concern for traffic density.  
Sidewalks are needed for walkers and biking.  
How the road is developed is important for ingress and egress of the schools.  
Water drainage is continuing issue. Blueline creek next to the sidewalk. Ask for more buffering and landscaping.  
Commend MPC for signage size and placement for current development.

   Ronald Haun, Property owners, Question if Neighborhood Commercial okay with terms of contract.  
Does not matter to me if CN or CA.  
He does plan to have a buffer around the property with trees and shrubs to make it nice looking.

   **MOTION (CLANCY) AND SECOND (SMITH) WERE MADE TO APPROVE CA GENERAL BUSINESS REQUIRING THE NC LANDSCAPING REQUIREMENTS.**

   Michael Brusseau pointed out on sector plan need GC or NC.
CLANCY AND SMITH AMENDED MOTION TO ADOPT RESOLUTION TO AMEND TO GC GENERAL COMMERCIAL PER STAFF RECOMMENDATIONS BASED ON CHANGES IN THE AREA INCLUDING ROAD WORK. MOTION CARRIED 11-4 (COLE, PHILLIPS, EASON, TOCHER- NO). APPROVED.

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

STAFF RECOMMENDATION: RECOMMEND that County Commission APPROVE CN (Neighborhood Commercial) zoning, consistent with the sector plan recommendation.

MOTION (CLANCY) AND SECOND (ANDERS) WERE MADE TO APPROVE CA GENERAL BUSINESS WITH CONDITION THAT CN LANDSCAPING APPLY. MOTION CARRIED 11-4 (COLE, PHILLIPS, EASON, TOCHER- NO). APPROVED.

* 48. SERGHEY BOTEZAT
Northeast side Teague Way, northwest of Greenwell Dr., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

STAFF RECOMMENDATION: Approve RA (Low Density Residential).

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

P 49. CLEAR WATER PARTNERS, LLC
Southeast side Carmichael Rd., southeast of Valley Vista Rd, southwest of Pellissippi Pkwy., Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* 50. KNOXVILLE PARTNERS, LLC

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at a density of up to 35 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 51. RITA NEUBERT STATEWIDE REALTY INC.
Minutes July 13, 2017

Agenda Item No.

South side Asheville Hwy., east of E. Governor John Sevier Hwy., Council District 4. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

52. **VICTOR JERNIGAN**

North side Canton Hollow Rd., east of Woody Dr., Commission District 5.

a. **Southwest County Sector Plan Amendment**

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

   STAFF RECOMMENDATION: DENY MDR (Medium Density Residential) sector plan designation.

   Mike Brusseau
   Canton Hollow Road is predominantly LDR.
   No justification to allow MDR other than a property made denser years ago before sector plan process.

   Randy Pace, 554 Valley Hill Lane
   Issue more toward traffic rather than density but agree with staff recommendation.
   County Commission has scheduled a meeting July 18 regarding Canton Hollow Road improvements. County has indicated this is the “most dangerous road in Knox County”.
   Ask that Planning Commission delay decision 30 days to allow us to attend County Commission meeting to ascertain what doing on Canton Hollow Road.
   Would argue that this is not a walkable area. In a rural area sidewalks are not needed.

   Cindy Pionke
   County is having a public hearing next Tuesday night 5-7 at Farragut High School. We will show consultant design.
   Canton Hollow Road has come up as hazardous. Will be showing two 11 foot travel lanes from Kingston Pike south to Trent Lane and 6 foot of sidewalks on east side with no grass strip and 12 foot multi use path with 2 foot grass strip on west side of majority of project. From Kingston Pike to Admiral Bend Way there will be 6 foot sidewalks on both sides of Canton Hollow.

   Victor Jernigan, 10255 Kingston Pike, 37922
Technical view says it is spot zoning. From a realistic view this is a transition zone between RB and a low density residential across the street. Neighbors to the north support the medium density residential. 11 more units will not change the shape of the area but gives opportunity to provide diversity of housing that does not exist in Southwest Knox County. There is not one property in the entire southwest county area zoned medium density. This is surrounded by unrestricted RB zone of 28 acres. The adjoining property could be developed with about 335 units tomorrow. Cannot have access until the new Canton Hollow is improved. The sidewalk from Tent Lane to Lovell Road will give 1,000 homeowners the opportunity to walk or bike to Turkey Creek. Looking at duplexes, fourplexes and north portion doing small homes people can afford to live in. Ask for PR at up to 8 units per acre. I made effort to buy all properties out there that I can.

Elizabeth Eason
Like the small house clustering of this property.

Charles Thomas
Like more affordable housing.
Suggested waiting until the public meeting on the road to vote on the zoning.

**MOTION (ROTH) AND SECOND (LOMAX) WERE MADE TO APPROVE MEDIUM DENSITY RESIDENTIAL.**

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

**MOTION CARRIED 12-3. APPROVED MDR.**

b. Rezoning
Minutes July 13, 2017

From 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.

MOTION (ROTH) AND SECOND (BUSTIN) WERE MADE TO APPROVE PR PLANNED RESIDENTIAL AT A DENSITY UP TO 8 DWELLING UNITS PER ACRE MOTION CARRIED 12-3. APPROVED.

* 53. URBAN ENGINEERING, INC.
   a. North City Sector Plan Amendment 7-D-17-SP
      From LDR (Low Density Residential) to O (Office).

      STAFF RECOMMENDATION: ADOPT RESOLUTION #7-D-17-SP, amending the North City Sector Plan to O (Office) and recommend that City Council also adopt the amendment.

      THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* b. One Year Plan Amendment 7-B-17-PA
   From LDR (Low Density Residential) to O (Office).

   STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

   THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

   c. Rezoning 7-H-17-RZ
      From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

      STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O-1 (Office, Medical, and Related Services).

      THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

54. SCANNELL PROPERTIES, LLC
   a. East County Sector Plan Amendment 7-E-17-SP
      From GC (General Commercial) to LI (Light Industrial).

      STAFF RECOMMENDATION: DENY LI (Light Industrial) sector plan designation.
Gerald Green
Past year staff has been working with the community and they desire planned commercial that would allow review of the site plan by this body and the community.
Spoke with plans review and am in process of getting letter on plans review process which will help mitigate concerns.

Arthur Seymour Jr. 550 West Main Avenue
Have Brian Rollins and Christopher Miller who are involved in developing this site. We agree with staff recommendation.
Agree to meet with neighbors if this is approved.
Currently unregulated commercial zone that allows any commercial use.
Proposed as a truck terminal at an interstate interchange.
Using Midway Road and no intention of using Thorn Grove Pike as an access.

Jason Long, Lowe Yager & Brown, 900 S Gay Street, Suite 2102
Represent members of the 8th District Preservation Association.
Wanted to make you know status of litigation of Midway Road Business Park next door to this. Filed in 2016 challenging decision to amend the sector plan and scheduled to be heard August 1.
Would make a difference in how this area should move forward.
Concern is idea of a truck terminal going into this spot due to geology and topography.
Committed to the sector plan process and concerned you look past the sector plans on a case by case basis.
Still may be environmentally hazardous.
Question will it be built to grade.

Steve Wise
Litigation is not criteria that is before you.
You are charged with making decisions based on land use.

Gerald Green
No need to change the sector plan or one year plan designations.
Plans review process will allow us to work with the very real concerns that have been noted.

**MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. DENIED.**

**b. One Year Plan Amendment** 7-C-17-PA
From GC (General Commercial) to LI (Light Industrial).
MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. DENIED.

c. Rezoning
From C-4 (Highway and Arterial Commercial) to I-3 (General Industrial).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE PC-2 (Retail & Distribution Park) zoning.

MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO APPROVE PC-2 PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

55. H.E. BITTLE III

a. Northwest County Sector Plan Amendment
From TP (Technology Park) to MDR/O (Medium Density Residential/Office).

STAFF RECOMMENDATION: DENY MDR/O (Medium Density Residential/Office) sector plan designation.

Mike Brusseau
Requested zone allows 12 units per acre with no review. This property is shown for technology park uses. Residential uses are not proposed in this area and this one especially due to exposure to the parkway where technology uses are proposed. No reason to amend sector plan which was just updated in 2016. Residents could then be opposed to businesses coming into Technology Park.

TTCDA postponed this to hear from the County on status of potential Cherahala Boulevard extension. Access has been its main problem in not getting developed and no immediate plans for improvement.

Cindy Pionke
Speed and crash problems along the Parkway. Looked at Pellissippi Parkway to get a frontage road for traffic access on the east side. Feasible to try to get from Hardin Valley to Horseshoe Bend.
A plan was developed in 2009 then development stopped due to economy and no money from the County. Still waiting for the opportunity to do something.

Arthur Seymour Jr. 550 West Main Avenue
Opposition based solely on traffic and density.
Technology is not happening; residential is needed.

Paul Fain, 12524 Amberset Drive 37922, Co-owner of property.
Pointed out history of the property and owners over the last 40 years.
Development Corporation made an offer to buy property for business park in 1999, but after study of the site was not suitable and they withdrew.
Many building sites are for sale in the area that we cannot compete with.
Road issues have never been addressed.
End 35 year confiscation without compensation.

Deborah Pettit, 10451 Laurel Point Lane, President of Magnolia Point Homeowners Association and also spokesperson for 4 other subdivisions along Regan Road and Cowan Mill.
My subdivision has 21 homes and this one will be 10 times larger.
Type of housing proposed would change the dynamics with mostly single family homes in the area and a few farms.
Narrow, curvy roads with school buses on the road. More apartments and cars would cause more traffic backup.
No trails or sidewalks. No shoulders on the side of the roads.
We would lose charm of our neighborhood and the people in the area.

Laura Cole
If we open this up on one piece of property that is not making a real plan.

Cindy Pionke
Property owners would be responsible for improvements at this point.
This property with access to Pellissippi Parkway and the fact that Coward Mill is a substandard road but not place high on my current list and do not know what County can do right now to help.
Topographically challenged area.

**MOTION (COLE) AND SECOND (BUSTIN) WERE MADE TO DENY MDR PER STAFF RECOMMENDATION. MOTION CARRIED 12-3 (PHILLIPS, ROTH , SMITH-NO). DENIED.**

**b. Rezoning**

From BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).
STAFF RECOMMENDATION: DENY OB (Office, Medical & Related Services) / TO (Technology Overlay) zoning.

MOTION (COLE) AND SECOND (BUSTIN) WERE MADE TO DENY PER STAFF RECOMMENDATION. MOTION CARRIED 14-1 (ROTH). DENIED.

Pat Phillips
Asked if this site could be mixed use retaining some of technology as well as residential especially for 33 acres.

Gerald Green
Not sure possible with County zoning choices. We will take a look at it and report back next month at agenda review meeting.

Scott Smith
This could be a good opportunity to fix traffic problem with a higher density to bring the applicants more funds to make the road safer.

Chris Ooten
How would we regulate or work with a business in the BP zone to help improve roads especially out of town businesses.

Cindy Pionke
A partnership would be the only way to get all the work done.
Would have to do a study to see their impact and get TDOT to pitch in.

Rusty Bittle, 1974 Hardin Valley Rd
Not opposed to participate in any way. Cannot fund $4 million extension of Cherahala.
Trying to get rezoned then spend money on engineering.

Jeff Roth
The Tech Corridor is not working and not being used for original purpose.

Lawrence Ballou, 10427 Laurel Point Lane in Magnolia Point
We thought the Fed Ex was going to be a problem, but not problem as far as traffic.
Problem is the population.

* 56. BARRY BYRD
East side S. Northshore Dr., south of Walden Dr., Council District 2.
a. West City Sector Plan Amendment 7-G-17-SP
From LDR (Low Density Residential), SLPA (Slope Protection) & STPA (Stream Protection) to O (Office), SLPA (Slope Protection) & STPA (Stream Protection).

STAFF RECOMMENDATION: ADOPT RESOLUTION #7-G-17-SP, amending the West City Sector Plan to O (Office), STPA (Stream Protection) and SLPA (Slope Protection) and recommend that City Council also approve the sector plan amendment, to make it operative.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

b. One Year Plan Amendment 7-D-17-PA
From LDR (Low Density Residential) to O (Office).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O (Office) One Year Plan designation.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

c. Rezoning 7-K-17-RZ
From O-3 (Office Park) & F-1 (Floodway) to O-1 (Office, Medical, and Related Services) & F-1 (Floodway).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 57. THOMAS E. SMITH 7-L-17-RZ

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE C-1 (Neighborhood Commercial) zoning.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

A break was taken at 4:55

58. MESANA INVESTMENTS 7-H-17-SP
Southeast side Yarnell Rd., northeast of Lamons Quarry Ln., Commission District 6.

a. Northwest County Sector Plan Amendment
From AG (Agricultural) to LDR (Low Density Residential).
STAFF RECOMMENDATION: ADOPT RESOLUTION #7-H-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.

Susan Kuliasha, 1413 Cooper Lane
Without significant buffer would be difficult to operate my business of riding lessons which is adjacent to this property.
Would need significant buffer.
Density would have impact on traffic.
Significant drainage through that property.

Scott Davis, PO Box 11315
Agreeable to 3 units per acre which is consistent with Yarnell Station, 600 feet from the property, also commercial tract next to that.
Discussed the Growth Policy Plan and how allows for an extension of up to 3 dwelling units per acre if services of water, sewer and road available.

Mike Brusseau
Changed circumstances that would allow a sector plan amendment would be there are other PR developments in close proximity, but in Planned Growth area.
Approval based on the fact that there are some nearby developments on a road where there is sewer and water available and roads of sufficient size.

Laura Cole
Asked about what could protect the agricultural zoning.

Gerald Green
Planned Residential has to be reviewed and look at buffering at that point.
Requires resolution of the Mayors of City, Knox County and Farragut to update the plan. Maybe after the election.

Brusseau
Staff’s interpretation is that cannot extend from the Planned Growth area if not adjacent to planned growth area.

Davis
Planned growth area does not extended to Yarnell Station even though now developed at 3 units per acre even when extensions are granted. Boundary has been fixed since 1999 even though there have been extension of the planned growth area, the boundary has not changed.
MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PER STAFF RECOMMENDATION. MOTION CARRIED 15-0. APPROVED.

b. Rezoning 7-M-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.

MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO APPROVE PR UP TO 3 DU/AC. MOTION CARRIED 15-0. APPROVED.

WITHDRAWN PRIOR TO PUBLICATION 7-N-17-RZ

*  59. **NORWOOD HOMEOWNERS ASSOCIATION** 7-I-17-SP

a. **Northwest City Sector Plan Amendment** 7-I-17-SP
From LDR (Low Density Residential) and GC (General Commercial) to GC (General Commercial) and LDR (Low Density Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE GC (General Commercial) Sector Plan designation on the north side and LDR (Low Density Residential) Sector Plan designation on the south side.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*  b. **One Year Plan Amendment** 7-E-17-PA
From LDR (Low Density Residential) and GC (General Commercial) to GC (General Commercial) and LDR (Low Density Residential).

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation on the north side and LDR (Low Density Residential) One Year Plan designation on the south side.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

60. **NORWOOD HOMEOWNERS ASSOCIATION** 7-J-17-SP

a. **Northwest City Sector Plan Amendment** 7-J-17-SP
From MDR (Medium Density Residential) to LDR (Low Density Residential).
STAFF RECOMMENDATION: Recommend City Council approve LDR on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.

Steve Mahan, 1211 Murray Drive
Oppose LDR.
Our property is a good transitional area at MDR.
MPC did good job at classifying at MDR in 2016.
We own two of the properties being affected.

Lynn Redmond
In April spoke to staff and Commission about making change in One Year Plan and Mr. Green suggested that instead of holding up the one year plan they would allow our homeowners group make changes in this manner. Never said we were representing property owners.
These are things left over from last year.
Under sector plan they were medium density.
Under the one year plan has been low density for 50 years.
Trying to keep more apartments off Murray Road due to traffic. We already have over 50 acres of apartments in Norwood.

Gerald Green
This direction came from City Council during One Year Plan approval with concern from Norwood Homeowners Association regarding the contradiction between the One Year Plan and the sector plan.
During the One Year Plan process we change designations without notifying the property owner other than the informational meetings.

Brusseau
Northwest City Sector Plan was updated in 2015 prior to the 2016 One Year Plan update. One Year Plan has aimed to come into consistency with the sector plan.
No changing any zoning, only the plan designation. Their use rights do not change.
Thought it important to look at both of them at the same time and make both consistent.

Chair Longmire
Very uncomfortable with this change without property owners knowing. Would like to see owners notified.

Dan Kelly
We got direction from City Council to address the issues of the discrepancies in the one year plan. When changes in the plan, we do not notify individuals on a sector plan or one year plan amendments.
Could postpone and put it in name of MPC because City Council wants this dealt with separate from the adoption of the plans.

**MOTION (CLANCY) AND SECOND (THOMAS) WERE MADE TO POSTPONE ITEM 60 FOR 30 DAYS. MOTION CARRIED 15-0. POSTPONED.**

**b. One Year Plan Amendment**  
From MDR (Medium Density Residential) to LDR (Low Density Residential).

**STAFF RECOMMENDATION:** RECOMMEND that City Council APPROVE LDR (Low Density Residential) One-Year Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.

### Uses on Review:

**P 61. CHEROKEE FARM DEVELOPMENT CORPORATION**  
(8-10-17) 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.  

**STAFF RECOMMENDATION:** RECOMMEND that City Council APPROVE LDR (Low Density Residential) One-Year Plan designation on parcels 068PA020, 068PA019, 068PA01802, and the western portion of 068PA018.

**P 62. R2R STUDIO, LLC JESSALYN FRISKE**  

**T 63. MAC TOBLER**  
South side of Forestdale Ave, west of Woodmont Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.  

**T 64. DIXON GREENWOOD**  
North side of Lyons View Pike, east of Lyons Head Dr. Proposed use: Professional offices in O-1 (Office, Medical, and Related Services) District.  
Council District 2.
STAFF RECOMMENDATION: Approve the Development Plan for a professional office building in a 4,711 sq ft existing building, subject to 3 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **65. DARREN F. GREEN** 6-D-17-UR

STAFF RECOMMENDATION: Approve the Development Plan for up to 28 attached dwellings and the reduction of the peripheral boundary setback from 35' to 25' except as provided in the staff comments, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **66. MARYANA HAVRYLOVYCH (Revised)** 6-E-17-UR

STAFF RECOMMENDATION: Approve the request for one detached dwelling unit and a reduction of the peripheral setback for the two side yards from 35' to 15' for this one acre lot, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

**P 67. G.M. PROPERTIES** 6-H-17-UR

THIS ITEM WAS POSTPONED EARLIER IN THE MEETING.

* **68. SOUTHEASTERN** 7-A-17-UR

STAFF RECOMMENDATION: Approve the request for the PetSmart store containing approximately 18,241 square feet of floor space as shown on the development plan, subject to 10 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* **69. W. SCOTT WILLIAMS** 7-B-17-UR

STAFF RECOMMENDATION: Approve the development plan for a 32 unit multi-dwelling development subject to 8 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*  **70. CASCADE FALLS, LLC**       7-F-17-UR


STAFF RECOMMENDATION: Approve the request to reduce the minimum required front yard setback from 25 ft. to 20 ft. for the lots in Unit 1 - Phase 4 of Clear Springs Plantation as shown on the development plan subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*  **71. BEACON PARK, LLC**        7-G-17-UR

East side of Arcadia Peninsula Wy., north of Lake Arcas Wy. Proposed use: Reduce the required side yard setback from 15 ft. to 10 ft. in PR (Planned Residential) District. Commission District 5.

STAFF RECOMMENDATION: Approve the request to reduce the minimum required side yard setback from 15 ft. to 10 ft. for lot 236 of Phase 1B of Arcadia as shown on the development plan subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*  **72. HPS CONSTRUCTION**       7-H-17-UR


STAFF RECOMMENDATION: Approve the request to reduce the peripheral setback from 35' to 20' for Lot 34 of the Peterson Place Subdivision, subject to 1 condition.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

*  **73. HPS CONSTRUCTION**      7-I-17-UR

Southeast side Westland Crossing Way, northeast of Emory Church Rd. Proposed use: Reduction of peripheral setback from 35' to 15' in PR (Planned Residential) District. Commission District 5.
STAFF RECOMMENDATION: Approve the request to reduce the peripheral setback from 35' to 15' for Lot 17 of the Westland Crossing Subdivision, subject to 2 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 74. **LONGBOAT LAND CO. LLC WINSTON COX** 7-J-17-UR

STAFF RECOMMENDATION: Approve the development plan for a self-service storage facility with an approximate building area of 27,750 square feet in the CB zone, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

* 75. **RIDGEDALE TOWNHOMES II, LLC** 7-K-17-UR

STAFF RECOMMENDATION: Approve the development plan for up to 88 townhouse style apartment units and reduction of the peripheral setback to 15' between the development tracts and the apartment development to the north, subject to 7 conditions.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

76. **LANSDEN LANDMARKS** 7-L-17-UR

STAFF RECOMMENDATION: Approve the development plan for up to 115 apartment units, subject to 9 conditions.

Sandra Korbelik, 5212 Daphne Drive, Board of Town Hall East Neighborhood Association
Support request as long as this is operated as a senior living facility per development plan.

Gerald Green
Application is for that use and plans are what we are approving today.

Carl Lansden, 5315 Asheville Highway
Lived in the community a long time.
Going to have a beauty shop and a community facility for senior.

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

**Other Business:**

77. **Consideration of Appeal of Infill Design Review Committee's grant of a certificate of appropriateness for Habitat for Humanity.**

Jeff Archer
MPC does not give a recommendation on an Infill appeal.
MPC serves on the Infill Housing Committee so it would not be objective to offer a decision.
This property was appealed last year regarding roof pitch and secondary door access and appeal to City Council who favored neighborhood organization.
Another application was filed addressing the concerns in the first appeal. This appeal involves scale and height of structure and space between the top of the window and the wall plate also they noted that the eve height was missing on the application. During the meeting they addressed that issue.

Debra Breneman, 423 E Springdale Avenue, resident of the Oakwood Lincoln Park Neighborhood.
Submitted a petition from the neighborhood.
Strong desire in the neighborhood to enforce the Infill Guidelines to protect our neighborhood and its historic character.
Oppose due to foundation height, architectural styles, overall inconsistent with the mass and scale provisions of the guidelines.
We do not oppose Habitat’s mission or its desire to build in our area.
If applied the Infill guidelines stabilize neighborhoods, increase tax revenues, and promote architectural harmony.
We are pursuing a neighborhood conservation overlay for less than half our neighborhood and any new homes that do not meet guidelines would make the process even more difficult.
Asking for denial of COA and send developer back to the drawing board.
The high pitched gable roof on a short house is inappropriate as last year.
Houses built by Habitat in our neighborhood reveal these kinds of style mismatches and undermine our efforts to conserve our neighborhood and promote and revitalize it.
Application is incomplete regarding dimensions and the design checklist.
Arthur Seymour Jr., 550 West Main Ave. here with Bill Terry.
This meets the mass and scale of the neighborhood as the Infill Housing Committee agreed unanimously.

Bill Terry, Knoxville Habitat, 1501 Washington Avenue
We build 22 houses a year and probably 11 in Infill area and 8 homes in the neighborhood.
This is a three bedroom home with less vehicles.
We met several times with the neighborhood and thought they liked our plan then objected at the last minute.
We had East Tennessee Design Center do this color concept plan.
Front of this house is modeled after an existing house in the neighborhood at 317 Springdale.
We have over 8 houses in the neighborhood and we own one more lot we are going to give to the adjacent neighbors.

Laura Cole
Asked difference in the agreed upon model and what they are doing now.
Glad to see that Habitat is working with the neighborhood, where did that get off rail?

Jeff Archer
Habitat got together and to see what issues are with two Oakwood Park residents, Deb Thomas, Habitat, MPC and Councilman Campen.
Struggled with what neighborhood wanted and what Habitat could do and came up with 317 Springdale as the model at the end of that meeting.
Throughout the process different people came into the neighborhood organization and expected and wanted different things.
Valid concerns but different perspective.

Breneman
317 is a Craftsman Style house which can have a lower pitch roof than a Victorian style house.
Habitat started with an 8 over 12 roof which only fits on a certain style house.
317 is a higher house with a lower pitched roof.
We would entertain Craftsman Style house on this property but do not want the weird hybrid on this plan. We have been still talking with Habitat.

Charles Thomas
Looks like you have worked together and there is not that much separating you.
The neighborhood is working in that particular area to get a Neighborhood Conservation overlay.
The concern is if this house does not comply with the overlays it may diminish their ability to get overlay for the neighborhood. The neighborhood does not like the idea that you demolished a Victorian House that some of the people in the neighborhood wanted to rehab that would have fit with guidelines for the overlay they are trying for. What you put in should be consistent with what you demolished. Both parties need to go that extra mile to come up with something you can live with.

Kaye Graybeal, MPC Historic
Pointed out model house and rendering looks the same.
When Habitat changed the roof pitch to 8 made it different.
Wall heights of these Craftsman’s are 9 and one half.
We do have a steeper roof pitch with a lower wall height.
Sounds like neighborhood would be willing to go with Craftsman properly designed even maybe with lower roof pitch but higher wall height.
It has been a process of people learning what the proper design and proportions of the Craftsman versus the Victorian.
If there are a lot of non-contributing houses for overlays can jeopardize a block or street.
This particular street and block has enough of what we can contributing houses that, this one house would not jeopardize that street or block being included in an overlay. A lot of infill would not work because new and not historic.
If blatantly does not fit in can detract from the street scape. The mapping of proportion and scale is the key issue.

Clancy
If all the infill houses have to go to 10 foot ceilings, you are going to promote vacant lots more than you can promote anything.
The fact that they have gone to 8:12, put the shakes on the front, double columns, brick on the front makes it good.

Jeff Archer
The Infill is in Oakwood Lincoln Park, Lonsdale, Edgewood Park, low to moderate income neighborhoods. One of the goals is to have compatible development but also affordable.

Terry
This is a huge improvement over the two beside it.
Typically Habitat houses are around $60,000 to $65,000 with volunteer labor. This house would have to subcontract adding $20,000.
The Victorian house was blighted and had problems and was on sale for two years.
We are building for an individual family.
Minutes July 13, 2017

Agenda Item No.  

We probably will not build in that neighborhood anymore because of the cost.

Elizabeth Eason  
If you look at Craftsman model, it has a lower pitch roof. Lower roof could be a cost savings for Habitat. That could allow space for taller wall line. Think mixing up pieces and close to working it out.

Jeremiah Parunk, 420 E Burwell, 37917  
Purpose of design guidelines to reestablish the architecture of those historically valuable properties with new housing that is architecturally compatible to foster neighborhood stability, to create more pedestrian oriented streets and make a wider range of housing needs and affordable housing. Neighborhood and Habitat agreed on a design then it fell through. I think we are learning how to apply and enforce guidelines.

**MOTION (CLANCY) AND SECOND (ROTH) WERE MADE TO SUPPORT INFILL HOUSING COA BY DENYING THE APPEAL.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tocher</td>
<td>no</td>
</tr>
<tr>
<td>Thomas</td>
<td>no</td>
</tr>
<tr>
<td>Smith</td>
<td>yes</td>
</tr>
<tr>
<td>Roth</td>
<td>yes</td>
</tr>
<tr>
<td>Phillips</td>
<td>no</td>
</tr>
<tr>
<td>Ooten</td>
<td>yes</td>
</tr>
<tr>
<td>Lomax</td>
<td>no</td>
</tr>
<tr>
<td>Goodwin</td>
<td>no</td>
</tr>
<tr>
<td>Eason</td>
<td>no</td>
</tr>
<tr>
<td>Crowder</td>
<td>yes</td>
</tr>
<tr>
<td>Cole</td>
<td>no</td>
</tr>
<tr>
<td>Clancy</td>
<td>yes</td>
</tr>
<tr>
<td>Bustin</td>
<td>no</td>
</tr>
<tr>
<td>Anders</td>
<td>yes</td>
</tr>
<tr>
<td>Longmire</td>
<td>yes</td>
</tr>
</tbody>
</table>

Motion failed 8-7.

**MOTION (CLANCY) AND SECOND (TOCHER) WERE MADE TO UPHOLD THE APPEAL. MOTION CARRIED 13-2 (ROTH, SMITH-NO). APPEAL UPHeld.**

* 78. Consideration of MPC's FY 2017-2018 Work Program. **7-B-17-OB**

STAFF RECOMMENDATION: Approve.

This item was approved on consent earlier in the meeting.
Adjournment

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

There being no further business, the Metropolitan Planning Commission meeting was adjourned in order at 6:35 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.