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PUBLIC NOTICE

The Knoxville/Knox County Metropolitan Planning Commission will consider the following items as specified below on May 10, 2018 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 8, 2018 at 11:30 a.m. in the Small Assembly Room of the City/County Bldg.

Ordinance Amendments

RODERICK SIMON PROPERTY GROUP, INC. VOSPÉR- Consideration of Amendment to the City of Knoxville Zoning Ordinance to allow certain uses in the SC-3 (Regional Shopping Center) district.

Street Name Changes

EVANS KARIUKI- Change Brandau St to 'James H. Davis St.' between Knoxville College Drive and Monroe Senter Street. Council District 6, Central City Sector.

Plan Amendments

ASHLEY HEALY- Northwest side East Turpin Ln., northeast of Couch Mill Rd. Northwest County Sector Plan Amendment from RR (Rural Residential) to LDR (Low Density Residential). Tax ID 103 057. Commission District 6, Northwest County Sector.
FRESENIUS USD MANUFACTURING, INC.- East side E. Governor John Sevier Hwy., north of Hammer Rd. East City Sector Plan Amendment from LDR (Low Density Residential) to GC (General Commercial). Tax ID 72 047, 04701, 059, part of 057 north of creek. Commission District 8, East County Sector.

Concepts

BULLARD FARM- East side Ferd Hickey Rd., southeast of Piney Grove Church Rd. Council District 3.

VERTEX DEVELOPMENT ON BRAKEBILL ROAD- West side Brakebill Rd., south side Hammer Rd. Commission District 8.

BOTEZAT PROPERTY - CAIN ROAD- North side Cain Rd., north of Lee Rd. Commission District 3.

FRETZ ROAD- West side Fretz Rd., north side Hatmaker Ln. Commission District 6.

Rezoning

KNOXVILLE PRESERVATION AND DEVELOPMENT, LLC- Southeast side W. Oklahoma Ave., southwest side N. Central St. Rezoning from C-3 (General Commercial) and I-2 (Restricted Manufacturing & Warehousing) to C-2 (Central Business District). Tax ID 81 N H 00801. Council District 4, Central City Sector.

ARTHUR SEYMOUR, JR. FOR EBCO- North side N. Mall Rd., west side East Towne Rd. Rezoning from SC-3 (Regional Shopping Center) to PC-2 (Retail and Distribution Park). Tax ID 59 02611. Council District 4, North City Sector.

WILLIAM A. SMITH- North side Greenwell Dr., east side Pedigo Rd. Rezoning from A (Agricultural) to RA (Low Density Residential). Tax ID 37 097. Commission District 7, North County Sector.

ASHLEY HEALY- Northwest side East Turpin Ln., northeast of Couch Mill Rd. Rezoning from A (Agricultural) to PR (Planned Residential). Tax ID 103 057. Commission District 6, Northwest County Sector.

HUGH M. PATTERSON- East side Ebenezer Rd., north of Bexhill Dr. Rezoning from A (Agricultural) to RA (Low Density Residential). Tax ID 144 091. Commission District 4, Southwest County Sector.

FRESENIUS USD MANUFACTURING, INC.- East side E. Gov. John Sevier Hwy., north of Hammer Rd. Rezoning from A (Agricultural) and CA (General Business) to PC (Planned Commercial). Tax ID 72 047, 04701, 059, part of 057 north of creek. Commission District 8, East County Sector.

WILLBANKS, LLC- Southwest side Keck Rd., west side Lacy Rd. Rezoning

from A (Agricultural) to RA (Low Density Residential). Tax ID 68 H A 01201. Commission District 7, Northwest City Sector.

Wireless Communication Facility
VERIZON WIRELESS TENNESSEE PARTNERSHIP- Northeast side of Central Avenue Pike, southeast of Bookwalter Dr. Proposed facility: Requesting a Certificate of Appropriateness for a Level II - Type 1 Monopole in an R-2 (General Residential) District. Tax ID 069PC013. Council District 5, North City Sector.

Uses On Review

BLUE WATER INDUSTRIES, LLC- South side Thorn Grove Pike, west side Fawver Ln. Proposed use: Expansion of existing mining and mineral extraction operation in A (Agricultural), I (Industrial) & F (Floodway) District. Tax ID 97 063, 064, 071, 072, 073, 074. Commission District 8, East County Sector.

EAGLE CDI, INC.- East side Ferd Hickey Rd., southeast of Piney Grove Church Rd. Proposed use: Detached residential subdivision in RP-1 (Planned Residential) pending district. Tax ID 106 B A 001. Council District 3, Northwest County Sector.

WESTMINSTER PRESBYTERIAN CHURCH- Southeast side S. Northshore Dr., southwest side Lyons Bend Rd. Proposed use: Pavilion in wooded area for outdoor worship and fellowship in A-1 (General Agricultural) District. Tax ID 121 O B 022. Council District 2, Southwest County Sector.
PAT LETT- North side Old Callahan Dr., northeast of Clinton Hwy. Proposed use: Expansion of existing self-storage facility in

C-4 (Highway and Arterial Commercial) District. Tax ID 67 231. Council District 3, North County Sector.

VERTEX DEVELOPMENT TN, LLC- West side Brakebill Rd., south side Hammer Rd. Proposed use: Detached residential subdivision and future development in PR (Planned Residential) District. Tax ID 72 267 and 267.01. Commission District 8, East County Sector.

ALEKSANDR BOTEZAT- North side Cain Rd., north of Lee Rd. Proposed

use: Detached residential subdivision in PR (Planned Residential) District. Tax ID 92 102. Commission District 3, Northwest County Sector.

W. SCOTT WILLIAMS- West side Bob Kirby Rd., north of Dutchtown Rd. Proposed use: Three duplexes in RA (Low Density Residential) District. Tax ID 118 121. Commission District 3, Northwest County Sector.

EDWIN AND SONS BEVERAGE, LLC- South side W. Jackson Ave., west side S. Gay St. Proposed use: Craft distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Tax ID 94 E J 033.01. Council District 6, Central City Sector.

WEST TOWN MALL, LLC- South side Kingston Pike, west side Morrell Rd., north side Gleason Dr., and east side Montvue Rd. Proposed use: West Town Mall site and building improvements in SC-3 (Regional Shopping Center) District. Tax ID 120 K A 001, 013, 00103 and 00105. Council District 2, West City Sector.

MESANA INVESTMENTS, LLC- West side Fretz Rd., north side Hatmaker Ln. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Tax ID 130 070. Commission District 6, Northwest County Sector.

GRASSY CREEK GENERAL PARTNERSHIP- South side Oak Ridge Hwy., northeast side Hazelnut. Proposed use: Self-service storage facility - 3 story climate controlled building and outdoor lot for boats and RVs in CA (General Business) District. Tax ID 79 04902. Commission District 6, Northwest County Sector.

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