

AGENDA

December 13, 2012

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

Agenda Item No.

MPC File No.

- 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**
- * 2. APPROVAL OF DECEMBER 13, 2012 AGENDA**
- * 3. APPROVAL OF NOVEMBER 8, 2012 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <u>P</u>)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <u>W</u>)
Items to be voted on to be Withdrawn	(Indicated with a W)
Items to be voted on to be Tabled	(Indicated with a T)
Items to be voted on to be Untabled	(Indicated with a U)
Items to be heard on Consent requiring a vote	(Indicated with *)

A list of Tabled items may be seen at the end of this Agenda.

Items recommended for approval on consent are marked with (*) and will be considered under one motion to approve at the beginning of the meeting. If you would like to discuss an item marked with (*), approach the podium after the entire consent list is read and request that it be removed from the consent list.

For information regarding the status of any agenda item that has been requested for postponement, please contact Buz Johnson of the MPC staff at 215-2500. For information on any other agenda items, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

None

Alley or Street Closures:

- | | |
|---|-------------------|
| * 5. <u>JEFFERSON FEDERAL BANK</u> | 12-A-12-SC |
| Request closure of Monterey Rd between northwest property line of parcel 0680A054 and Peppercorn Ln., Council District 3. | |

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- * **6. JEFFERSON FEDERAL BANK** **12-B-12-SC**
Request closure of Peppercorn Ln between southwest terminus and northwest terminus, Council District 3.
- * **7. CITY OF KNOXVILLE - COMMUNITY DEVELOPMENT DEPARTMENT** **12-C-12-SC**
Request closure of Dawn St between Richmond Avenue and southeast corner of parcel 094HQ005, Council District 3.

Street or Subdivision Name Changes:

- 8. E-911** **11-A-12-SNC**
Change unnamed joint permanent easement to 'Jones Creek Way' between Jack Jones Road and Deadend, Commission District 9.
- * **9. KCDC** **12-A-12-SNC**
Change Unnamed alley to 'Juanita Cannon Street' between Wilson Avenue and Selma Avenue, Council District 6.
- * **10. JUDY DUFF** **12-B-12-SNC**
Change Gem Apparel Lane to 'Bronco Lane' between Northwest Park Drive and Breezewood Lane, Commission District 6.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **11. WHISPERING WOODS** **12-SA-12-C**
West side of Woodland Ridge Ln., east end of Galewood Rd., south of Nubbin Ridge Rd., Commission District 4.
- 12. COPPER TRACE - COPPER TRACE, LLC C/O RUSSELL RACKLEY**
 - a. Concept Subdivision Plan** **12-SB-12-C**
Right side of Copper Ridge Rd., north of W. Emory Rd., Commission District 6.
 - b. USE ON REVIEW** **12-D-12-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

Final Subdivisions:

- * **13. WILLIAM PAUL PROPERTY** **12-SA-12-F**
South side of Tazewell Pike, southwest of Atkins Road, Commission District 8.

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* 14.	<u>OVERHOLT S/D RESUBDIVISION OF LOTS 2R-5</u> Northwest side of E Emory Rd, east of Dannaher Drive, Council District 5.	12-SB-12-F
* 15.	<u>W G SWANS ADDITION RESUBDIVISION OF LOTS 2-5</u> W Fifth Avenue at the intersection of Cooper Street, Council District 6.	12-SC-12-F
* 16.	<u>LYONS CREST</u> East side of S. Northshore Drive, southeast of Walden Drive, Council District 2.	12-SD-12-F
* 17.	<u>CEDAR BLUFF RESUBDIVISION OF LOT 3R</u> At the intersection of Cedar Bluff Road and N Peters Road, Council District 2.	12-SE-12-F
* 18.	<u>COLONIAL FOREST RESUBDIVISION OF LOTS 2-4</u> North side of Colonial Forest Lane, northeast side of Craig Road, Council District 6.	12-SF-12-F
* 19.	<u>OVERBROOK ADDITION RESUB. OF LOT 190</u> South side of Richmond Avenue at intersection of Dawn Street, Council District 3.	12-SG-12-F

Rezoning and Plan Amendment/Rezoning:

20.	<u>KINGSTON PIKE, LLC (REVISED)</u> South side Kingston Pike, west of Moss Grove Blvd., Council District 2. Rezoning from PC-1 (Retail and Office Park) / H-1 (Historic Overlay) with conditions to PC-1 (Retail and Office Park) with modified conditions.	8-J-12-RZ
21.	<u>KNOX COUNTY COMMISSION</u> Northeast side Tillett Ln., northeast of Corryton Rd., Commission District 8. a. Northeast County Sector Plan Amendment From AG/RR (Agricultural/Rural Residential) and NC (Neighborhood Commercial) to RC (Rural Commercial).	12-B-12-SP
	<u>JACK WALKER</u> b. Rezoning From RB (General Residential) to CR (Rural Commercial).	9-A-12-RZ
* 22.	<u>BRIAN E. WAGNER</u> West side Irwin St., north of Gill Ave., Council District 4. Rezoning from C-3 (General Commercial) to R-2 (General Residential).	12-A-12-RZ

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- * **23. FRANCIS DE LA ROCHA** **12-B-12-RZ**
Southwest side Lovell Rd., southeast of I-40/75, Commission District 5. Rezoning from I (Industrial) to CA (General Business).
- * **24. THE MASZERA COMPANY, LLC** **12-C-12-RZ**
Northeast side Chapman Hwy., southeast side Woodlawn Pike, Council District 1. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- P 25. PHILIP M. GARRETT**
East side Schaeffer Rd., southeast of Hardin Valley Rd., Commission District 6.
 - a. Southwest County Sector Plan Amendment** **12-A-12-SP**
From MDR/O (Medium Density Residential and Office) and SLPA (Slope Protection Area) to C (Commercial) and SLPA (Slope Protection Area).
 - P b. Rezoning** **12-D-12-RZ**
From PC (Planned Commercial)/TO (Technology Overlay) and BP (Business and Technology)/TO (Technology Overlay) to OB (Office, Medical, and Related Services)/TO (Technology Overlay) and CA (General Business)/TO (Technology Overlay).
- * **26. DAVID DEWHIRST** **12-E-12-RZ**
Southeast side E. Depot Ave. northeast side N. Central St., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-2 (Central Business District).
- * **27. MANORHOUSE MANAGEMENT, INC.** **12-F-12-RZ**
Northwest side S. Northshore Dr., southwest side Wallace Rd., Council District 2. Rezoning from RP-1 (Planned Residential) (15 du/ac) to R-2 (General Residential).

Uses on Review

- 28. HUNTER VALLEY FARM, LLC** **12-A-12-UR**
North side of Hunter Valley Ln., east of Keller Bend Rd. Proposed use: Conversion of horse stables into an event facility in T (k) (Transition) & T (k) (Transition) pending District. Commission District 4.
- * **29. REX L. RICHARDS** **12-B-12-UR**
South side of Beaman Lake Rd., east of Yellowstone Rd. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 6.

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- * **30. 908 CAMPUS DEVELOPMENT, LLC** **12-C-12-UR**
West end of Forest Ave., west side of S. Twenty Third St. Proposed use: Apartments in RP-3 (Planned Residential) pending District. Council District 1.

Other Business:

- 31. Consideration of Election of Officers for Calendar Year 2013.** **12-A-12-OB**
- * **32. Consideration of Personnel Compensation.** **12-B-12-OB**

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

METROPOLITAN PLANNING COMMISSION 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.

WILSON RITCHIE 3-F-10-SC
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

METROPOLITAN PLANNING COMMISSION 6-A-10-SAP
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

METROPOLITAN PLANNING COMMISSION 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.

WILLOW FORK - GRAHAM CORPORATION
a. Concept Subdivision Plan 11-SJ-08-C
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
b. Use on Review 11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT
a. Concept Subdivision Plan 4-SC-09-C
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.
b. Use On Review 4-D-09-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.

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TIPPIT VILLAGE - SITES TO SEE, INC.

- a. Concept Subdivision Plan 9-SA-10-C
Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.
- b. Use On Review 9-E-10-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.

LONGMIRE SUBDIVISION

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8. 1-SA-11-C

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

Intersection of I-40 and McMillan Rd., Commission District 8. 2-SO-09-F

EARL KAPLAN PROPERTY RESUBDIVISION OF LOT 2

South side of David Ln, south of Durwood Rd, Commission District 6. 10-SG-12-F

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE

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. 8-O-08-RZ

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

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

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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). 4-B-10-UR