

AGENDA

December 12, 2013

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 NOVEMBER 14, 2013 AGENDA**
- * 3. **APPROVAL OF OCTOBER 10, 2013 MINUTES**
4. **POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- T 5. METROPOLITAN PLANNING COMMISSION **10-B-13-OA****
Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.

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- * **6. CITY OF KNOXVILLE LAW DEPARTMENT** **12-A-13-OA**
Amendments to the City of Knoxville Zoning Ordinance to simplify the tent permitting process for citizens and business owners by clarifying the requirements and by offering an Annual Permit.

- 7. KNOXVILLE CITY COUNCIL** **12-B-13-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding adding definitions and to consider the appropriate zoning districts for boarding house, rooming unit, drop off donation center and group living facility (dormitory).

- * **8. KNOXVILLE CITY COUNCIL** **12-C-13-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding the possible addition of "home office" to the zoning regulation definitions and potentially allowing home offices in R-1E Low Density Exclusive Residential districts.

Alley or Street Closures:

- P 9. MONDAY PROPERTIES** **11-A-13-SC**
Request closure of portion Tillery Rd between Clinton Hwy. and north property line of parcel 080DB01901, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- 10. CREEKHEAD COVE - S&E PROPERTIES, LLC**
 - a. Concept Subdivision Plan** **11-SC-13-C**
Southeast side of Creekhead Dr., southwest of Whitman Dr., Council District 3.

 - b. USE ON REVIEW** **11-B-13-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) Pending District.

Final Subdivisions:

- * **11. DIXIE HIGHWAY ADDITION RESUBDIVISION OF LOTS 1R, 5-9 OF SECTION A** **12-SA-13-F**
At the intersection of Kingston Pike and Homberg Drive, Council District 2.

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* 12. <u>HEADRICK - CARDWELL PROPERTY</u> West side of Ellistown Road, north of Kenilworth Drive, Commission District 8.	12-SB-13-F
* 13. <u>HARRISON SPRINGS RESUBDIVISION OF LOTS 162-166</u> East side of Harrison Springs Lane, south of Thompson Road, Commission District 6.	12-SC-13-F
* 14. <u>SNEED, KING & CO ADDITION</u> West quadrant of W Depot Avenue and N Central Street, Council District 6.	12-SD-13-F
15. <u>RAMSEY PROPERTY</u> East side of Andes Road at the intersection of Cureton Road, Commission District 6.	12-SE-13-F
* 16. <u>W & L PROPERTIES NORTHSORE DRIVE AT EBENEZER ROAD</u> North side of Northshore Drive at west side of intersection of Ebenezer Road, Commission District 4.	12-SF-13-F
* 17. <u>WALKER - INGRAM PROPERTY</u> At the southeast intersection of Tillett Lane and Corryton Road, Commission District 8.	12-SG-13-F
* 18. <u>FALCON POINTE UNIT 5</u> North of Sailpointe Lane, southeast of S Northshore Drive, Commission District 5.	12-SH-13-F
P 19. <u>FOREST VIEW LOT 30 & LARUE LOTS 2 & 3 RESUBDIVISION</u> North side of Ferndale Road, east of Cunningham Road, Commission District 7.	12-SI-13-F
P 20. <u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Drive, west of Hardin Valley Road, Commission District 6.	12-SJ-13-F
* 21. <u>DUTCHTOWN VIEW</u> Corner of Bob Kirby Road and Dutchtown Road, Commission District 3.	12-SK-13-F

Rezoning and Plan Amendment/Rezoning:

- 22. STEVE HOBBS**
North side Hall Dr., southwest of Dutchtown Rd., Commission District 3.
- a. Northwest County Sector Plan Amendment** **11-A-13-SP**
From LDR (Low Density Residential) to C (Commercial).

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- b. Rezoning** **11-A-13-RZ**
From A (Agricultural) to CA (General Business).
- W 23. JACOB DUNAWAY**
East side Ebenezer Rd., northeast of Highbridge Dr., Commission District 4.
a. Southwest County Sector Plan Amendment **11-B-13-SP**
From LDR (Low Density Residential) to O (Office).
- W b. Rezoning** **11-C-13-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).
- * **24. PAUL GARRON** **12-A-13-RZ**
North side Pleasant Ridge Rd., east of Lesa Ln., Council District 3. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- * **25. CARLOS WEBB** **12-B-13-RZ**
Northwest side Ebenezer Rd., northeast of S. Peters Rd., Commission District 5. Rezoning from A (Agricultural) & F (Floodway) to T (Transition) & F (Floodway).
- * **26. MAC TOBLER** **12-C-13-RZ**
Southeast side Forestdale Ave., southwest of Woodmont Rd., Council District 4. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).
- * **27. ROCKY HILL INVESTMENT GROUP** **12-D-13-RZ**
Southeast side S. Northshore Dr., southwest side Currier Ln., Council District 2. Rezoning from C-3 (General Commercial) to C-6 (General Commercial Park).
- * **28. MARK A. BIALIK, PE**
North and south sides Everett Rd., northwest and southeast sides Yarnell Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **12-A-13-SP**
From AG/RR (Agricultural/Rural Residential), STPA (Stream Protection Area) & SLPA (Slope Protection Area) to LDR (Low Density Residential), STPA (Stream Protection Area) & SLPA (Slope Protection Area).
- * **b. Rezoning** **12-E-13-RZ**
From A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway).

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- 29. BOYS AND GIRLS CLUB OF TENNESSEE**
 Southeast side Deaderick Ave., northwest side Arthur St., northeast of Hannah Ave., Council District 6.
a. Central City Sector Plan Amendment **12-B-13-SP**
 From LDR (Low Density Residential) to O (Office).

b. Rezoning **12-F-13-RZ**
 From C-6 (General Commercial Park) / H-1 (Historic Overlay) & O-2 (Civic and Institutional) / H-1 (Historic Overlay) to O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay).
- 30. LEN JOHNSON** **12-G-13-RZ**
 North side Chapman Hwy., southeast side E. Ford Valley Rd., Council District 1. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- 31. MESANA INVESTMENTS, LLC**
 South side Coward Mill Rd., northeast of Pellissippi Pkwy., Commission District 6.
a. Northwest County Sector Plan Amendment **12-C-13-SP**
 From TP (Technology Park) to LDR (Low Density Residential).

b. Rezoning **12-H-13-RZ**
 From BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).
- * **32. PHILIP GARRETT** **12-I-13-RZ**
 East side Schaeffer Rd., south of Hardin Valley Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).

Uses on Review

- 33. METRO KNOXVILLE HMA, LLC** **12-A-13-UR**
 South side of Middlebrook Pk., west side of Old Weisgarber Rd. Proposed use: Hospital in O-1 (Office, Medical, and Related Services) District. Council District 2.
- * **34. SITE, INCORPORATED** **12-B-13-UR**
 North side of Kingston Pike, east of N. Cedar Bluff Rd. Proposed use: Bojangles Restaurant in PC-1 (Retail and Office Park) District. Council District 2.
- * **35. HORNE PROPERTIES, INC.** **12-C-13-UR**
 East side of N. Cedar Bluff Rd., north of Kingston Pike. Proposed use: Retail shopping center in PC-1 (Retail and Office Park) District. Council District 2.

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- * **36. WALNUT STREET GARAGE, LLC** **12-D-13-UR**
East side of Locust St., south side of Summer Pl., and west side of Walnut St. Proposed use: Parking garage in C-2 \ (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.

Other Business:

- * **37. Consideration of approval of MPC Employee Handbook.** **11-B-13-OB**
- 38. Consideration of Metal smith to be considered as similar to an artist/sculptor and therefore a permitted home occupation.** **12-A-13-OB**
- 39. Consideration of Election of officers for FY 2014.** **12-B-13-OB**
- * **40. Consideration of amendments to MPC's Administrative Rules and Procedures adding MPC's Record Management Policy.** **12-C-13-OB**

Adjournment

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

- 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

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Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>TIPPIT VILLAGE - SITES TO SEE, INC.</u> a. Concept Subdivision Plan Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-SA-10-C 9-E-10-UR
<u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	1-SA-11-C
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.	2-SO-09-F
<u>CITY OF KNOXVILLE</u> 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
<u>METROPOLITAN PLANNING COMMISSION (REVISED)</u> North side Sutherland Ave., east and west sides Forest Heights Blvd., Council District 2. Rezoning from R-1 (Low Density Residential) & RP- 1 (Planned Residential) to R-1E (Low Density Exclusive Residential).	4-H-13-RZ
<u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> 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