

AGENDA

July 8, 2010

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 JULY 8, 2010 AGENDA**
- * 3. **APPROVAL OF JUNE 10, 2010 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- 5. **METROPOLITAN PLANNING COMMISSION** **5-B-10-OA**
Amendment to the City of Knoxville Zoning Ordinance, Article 4, Section 3.1, RP-1, RP-2, and RP-3 (Planned Residential) districts, to add nursing home as a use permitted on review in these districts.

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- * **6. METROPOLITAN PLANNING COMMISSION** **7-A-10-OA**
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations regarding review agencies and the number and type of copies of a final or administrative plat to be submitted for review, certification for recording and recording.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

- 7. EUGENE F. MCMILLAN** **7-A-10-SNC**
Change unnamed easement to 'Classic Way' between Childress Road and deadend, Commission District 7.

Plans, Studies, Reports:

- P 8. METROPOLITAN PLANNING COMMISSION** **12-A-09-SAP**
(9-9-10) Hillside and Ridgeway Conservation Plan.
- P 9. METROPOLITAN PLANNING COMMISSION** **6-A-10-SAP**
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.
- P 10. 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.

Concepts/Uses on Review:

- * **11. CASTLE PINES SUBDIVISION - SOUTHLAND GROUP, INC.** **7-SA-10-C**
a. Concept Subdivision Plan
Northwest side of Maloney Rd., west side of Belt Rd., and south side of Smallwood Dr., Commission District 9.
- * **b. Use On Review** **7-C-10-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- P 12. PEBBLESTONE CONDOS** **7-SB-10-C**
Southwest side of Murphy Rd., just south of Tazewell Pike, Commission District 7.

Final Subdivisions:

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* 13. <u>GROVE POINTE UNIT 2</u> Northwest side of McCloud Rd at intersection of Greenscape Dr., Commission District 7.	7-SA-10-F
* 14. <u>SOUTH GROVE PHASE 2 RESUBDIVISION OF LOT 3E</u> At the intersection of Chapman Hwy and Majestic Grove Rd, Council District 1.	7-SB-10-F
* 15. <u>GILLAND ESTATE</u> West of Tarklin Valley, south of Knight Rd, Commission District 9.	7-SC-10-F
* 16. <u>DMS PROPERTIES LLC</u> West side of Boruff St, south of Wheeler St, Council District 6.	7-SD-10-F
* 17. <u>RONALD J BAILEY & DARLA E CHANDLER PROPERTY</u> North side of Hogskin Rd, east of Idumea Rd, Commission District 8.	7-SE-10-F
* 18. <u>MCGHEES SECOND ADDITION RESUBDIVISION OF LOTS 72 & PART OF LOTS 71 & 73</u> South side of W Fourth Ave., west side of James Ave, Council District 6.	7-SF-10-F
* 19. <u>WALNUT GROVE RESUBDIVISION OF LOTS 149-150 & 174</u> North side of Dreamview Lane, south side of Clear Ridge Rd, Commission District 5.	7-SG-10-F
* 20. <u>TURTLE POINT RESUBDIVISION OF LOTS 20R & 21</u> East side of Lyons Bend, south of Turtle Point Lane, Commission District 4.	7-SH-10-F
P 21. <u>CHEROKEE RIDGE RESUBDIVISION OF LOTS 17 & 18</u> East side of Schaad Rd, north and south side of Stekoa Lane, Council District 3.	7-SI-10-F
* 22. <u>W A BRANNERS ADDITION RESUBDIVISION OF LOTS 120- 123</u> West side of North Hall of Fame D, south side of N. Fourth Ave, Council District 4.	7-SJ-10-F
P 23. <u>SIMPSON FAMILY PROPERTY</u> Northeast side of Hightop Rd, north of Stony Point Rd, Commission District 8.	7-SK-10-F
* 24. <u>SOUTH GROVE RESUBDIVISION OF LOTS 4R1 & 4R4</u> At the intersection of Chapman Hwy and Majestic Grove, Council District 1.	7-SL-10-F

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- * **25. CASTLE PINES** **7-SM-10-F**
Northwest side of Maloney Rd, southwest side of Belt Rd,
Commission District 9.
- P 26. KEENER HEIGHTS RESUBDIVISION OF LOT 41A-1R** **7-SN-10-F**
Southeast side of Papermill Rd and northwest of Circle Dr, Council
District 2.
- * **27. WILLIAM DUNCAN PROPERTY** **7-SO-10-F**
At the southern intersection of Duncan Rd and Derris Dr,
Commission District 4.

Rezoning and Plan Amendment/Rezoning:

- T 28. 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).
 - T b. Rezoning** **9-A-09-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- P 29. CLAYTON BANK & TRUST** **3-B-10-RZ**
Northwest side McIntyre Rd., northeast of Buffat Rd., Council
District 4. Rezoning from R-1 (Low Density Residential) to RP-1
(Planned Residential).
- 30. CGK, INC.**
Southeast side Fox Rd., northeast of Canton Hollow Rd.,
Commission District 5.
 - a. Southwest County Sector Plan Amendment** **6-A-10-SP**
From LDR (Low Density Residential) and STPA (Stream Protection
Area) to RC (Rural Commercial) and STPA (Stream Protection
Area).
 - b. Rezoning** **6-C-10-RZ**
From A (Agricultural) to CR (Rural Commercial).
- * **31. LJSRRC, LLC** **7-A-10-SP**
East and west sides Sand Plant Ln., south side Mascot Rd. east
side Whirlwind Way, Commission District 8.
 - a. Northeast County Sector Plan Amendment**
From LI (Light Industrial) & SLPA (Slope Protection Area) to LDR
(Low Density Residential) & SLPA (Slope Protection Area).

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- * **b. Rezoning** **7-A-10-RZ**
From LI (Light Industrial) to A (Agricultural).

- * **32. MAURICE D. HUNDLEY**
Southeast side Beaumont Ave., southwest side Boyd St., Council District 5.
a. Central City Sector Plan Amendment **7-B-10-SP**
From LDR (Low Density Residential) to O (Office).

- * **b. One Year Plan Amendment** **7-A-10-PA**
From LDR (Low Density Residential) to O (Office).

- * **c. Rezoning** **7-B-10-RZ**
From R-1A (Low Density Residential) to O-1 (Office, Medical, and Related Services).

- * **33. SUE C. HOWARD** **7-C-10-RZ**
Northwest side Scenic Dr., northeast side Blows Ferry Rd., Council District 2. Rezoning from R-1 (Low Density Residential) to R-1 (Low Density Residential) & NC-1 (Neighborhood Conservation Overlay).

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

Uses on Review:

- * **35. MICHAEL BRADY, INC. GRETCHEN BARKER** **7-A-10-UR**
Southeast side of Hardin Valley Rd., northwest side of Spring Bluff Way. Proposed use: Parking lot in PC (Planned Commercial) & TO (Technology Overlay) District. Commission District 6.

- * **36. APAC ATLANTIC, INC.** **7-B-10-UR**
North side of E. Raccoon Valley Dr., northeast of I-75 Proposed use: To amend 6-H-09-UR to permit asphalt plant operations 24 hours per day as required by public contracts in I (Industrial) District. Commission District 7.

- P 37. THE KROGER COMPANY** **7-D-10-UR**
North side of Kingston Pk., west side of N. Cedar Bluff Rd. Proposed use: Retail development in PC-1 (Retail and Office Park) pending District. Council District 2.

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- * **38. THE KROGER COMPANY** **7-E-10-UR**
Northeast side of Middlebrook Pike, north end of N. Cedar Bluff Rd. Proposed use: Kroger Fuel Center in PC (Planned Commercial) District. Commission District 3.
- 39. EXCELL COMMUNICATIONS, INC.** **7-F-10-UR**
Northeast side of McCampbell Dr., east of Anderson Rd. Proposed use: 160' monopole telecommunications tower in I (Industrial), RB (General Residential) & F (Floodway) District. Commission District 7.
- P 40. EXCELL COMMUNICATIONS, INC.** **7-G-10-UR**
Southeast side of Tolson Ln., southwest of Summerfield Dr. and Oak Ridge Hwy. Proposed use: 150' monopole telecommunications tower in A (Agricultural) District. Commission District 3.
- * **41. MEMBERS FIRST CREDIT UNION** **7-H-10-UR**
East side of Market Place Bv., north of Kingston Pk. Proposed use: Credit union in SC-3 (Regional Shopping Center) District. Council District 2.
- * **42. ELIZABETH EASON** **7-I-10-UR**
North side of Dutch Valley Dr., east of Plummer Rd. Proposed use: Multi-dwelling development in RP-1 (Planned Residential) District. Council District 5.

Other Business:

- * **43. Consideration of Modifications to the D-1 Downtown Design Guidelines to add World's Fair Park area to the Boulevard Section and other related changes.** **3-B-10-OB**
- * **44. Consideration of Amendments to MPC's Administrative Rules and Procedures regarding distribution for review and certification of final plat applications, minor subdivisions, and administrative plats and changing one-lot subdivisions to administrative plats.** **7-A-10-OB**
- * **45. Consideration of Use determination for a dispatch center for ambulance service in the I-3 (General Industrial) zoning district.** **7-B-10-OB**
- * **46. Consideration of Use determination for an adult day care business in the SC-1 (Neighborhood Shopping Center) District.** **7-C-10-OB**
- * **47. Consideration of increase to application fee schedules for MPC, Tennessee Technology Corridor Development Authority, and Historic Zoning Commission.** **7-D-10-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, Section 4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.

KNOX COUNTY SCHOOLS

1-C-08-SC

Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

WILSON RITCHIE

3-F-10-SC

Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

a. Concept Subdivision Plan

1-SG-08-C

Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.

b. Use On Review

1-J-08-UR

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<u>CIRCLE LANE EXTENSION</u> East end of Circle Ln., northeast of Westfield Rd., Council District 2.	5-SB-09-C
<u>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u> South side of Woodlawn Pike, east of Southwood Drive, Council District 1.	8-SB-08-F
<u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u> South side of Kingston Pike, south of Walker Springs, Council District 2.	10-SQ-08-F
<u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4</u> South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.	11-SO-08-F
<u>LECONTE VISTA</u> Kelly Lane near intersection of Kodak Road, Commission District 8.	11-SP-08-F
<u>HART PROPERTY</u> East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.	12-SH-08-F
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Road, Commission District 8.	2-SO-09-F
<u>WYRICK PROPERTY</u> East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.	8-SC-09-F
<u>ROBERT D. FOREMAN PROPERTY</u> East side of Ellison Lane north of Wrights Ferry Road, Commission District 4.	11-SD-09-F
<u>SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3</u> West side of Whirlwind Way, south of Mascot Rd., Commission District 8.	5-SB-10-F
<u>OLIVER A. SMITH</u> Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5.	
a. Southwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	6-H-06-SP
b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).	6-S-06-RZ

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PROPERTIES DIVERSIFIED, INC.

Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.

a. North County Sector Plan Amendment

8-B-08-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

8-E-08-RZ

From RB (General Residential) to CB (Business and Manufacturing).

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE

8-O-08-RZ

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.

LISA HOSKINS

4-F-08-UR

Northwest side of Merchant Dr., northeast side of Scenicwood Rd. Proposed use: Afterschool day care facility and family life center in R-1 (Low Density Residential) & R-2 (General Residential) District. Council District 5.

MIKE ELLIOTT

2-A-10-UR

West side of Arthur St., north side of McGhee Av. Proposed use: Restaurant in C-1 (Neighborhood Commercial) & H-1 (Historic Overlay) District. Council District 6.