

AGENDA

April 14, 2011

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 APRIL 14, 2011 AGENDA**
- * 3. **APPROVAL OF MARCH 10, 2011 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

None

Alley or Street Closures:

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- * **5. RALPH SMITH/PLS** **4-A-11-SC**
Request closure of Tillery St between Fountain Road right-of-way and approximately 350 ft. northwest to corner of Tax Parcel 058BF013, Council District 4.

Street or Subdivision Name Changes:

- * **6. GARY D. LONG JOYCE A. LONG** **4-A-11-SNC**
Change unnamed Easement to 'Long Farm Way' between Yarnell Road and Deadend, Commission District 6.
- 7. ALICE BELL/SPRING HILL NEIGHBORHOOD ASSOCIATION** **4-B-11-SNC**
Change Centerline Dr to 'Charlie Haun Way' between Valley View Drive and Washington Pike, Council District 4.

Plans, Studies, Reports:

- 8. KNOX COUNTY COMMISSION** **4-A-11-SAP**
East County Sector Plan Update.

Concepts/Uses on Review:

- 9. BRANDYWINE AT TURKEY CREEK** **11-SA-10-C**
West side of Fretz Rd., southwest of N. Campbell Station Rd., Commission District 6.
- * **10. DRY GAP ROAD SUBDIVISION - SOUTHLAND GROUP, INC.** **4-SA-11-C**
 - a. Concept Subdivision Plan**
Northeast side of Dry Gap Pike, northwest of Cunningham Rd., Commission District 7.
 - * **b. USE ON REVIEW** **4-A-11-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
- * **11. OLD BLACKS FERRY ROAD SUBDIVISION - SOUTHLAND ENGINEERING** **4-SB-11-C**
 - a. Concept Subdivision Plan** **4-SB-11-C**
North side of Old Blacks Ferry Rd., east of Blacks Ferry Rd., Commission District 6.
 - * **b. USE ON REVIEW** **4-B-11-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.

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- * **12. CAMPBELL STATION VILLAS - PHASE 2 - M & M PARTNERS**
a. Concept Subdivision Plan **4-SC-11-C**
Northeast side of N. Campbell Station Rd., east end of Ridgeland Dr., Commission District 6.
- * **b. USE ON REVIEW** **4-D-11-UR**
Proposed use: Attached and Detached Residential Subdivision in PR (Planned Residential) District.
- P 13. CASCADE FALLS** **4-SD-11-C**
Southeast end of Laurel Falls Ln., southwest of Cascade Falls Ln., Commission District 6.

Final Subdivisions:

- P 14. WYNN PROPERTY AND EARL CAMPBELL ESTATE PROPERTY** **1-SE-11-F**
North side of Hickory Creek Rd at intersection of Graybeal Rd, Commission District 6.
- * **15. JOSEPH & MARY KNIGHTON PROPERTY RESUBDIVISION AND CATHY AND MARK SPENCER PROPTERY** **4-SA-11-F**
Southwest side of Rustic Ln, north of E Emory Rd., Commission District 8.
- * **16. O P STERLINGS ADDITION RESUBDIVISION OF LOTS 1-3** **4-SB-11-F**
Northeast corner of Lamar St & E Fourth Ave., Council District 6.
- * **17. RONALD & KATHERINE ROBERTS PROPERTY** **4-SC-11-F**
Southwest side of Bud McMillan Rd, north of Babelay, Commission District 8.
- * **18. JONES ROAD GARDEN** **4-SD-11-F**
South side of Jones Rd, east of Burkhart Rd., Commission District 8.
- * **19. VININGS PARK** **4-SE-11-F**
Northeast side of Wallace Rd, north of Tobias Ln., Commission District 4.
- * **20. ARCHSTONE UNIT 2** **4-SF-11-F**
West side of Childress Rd, west of Pedigo Rd., Commission District 7.
- * **21. ARCHSTONE UNIT 1** **4-SG-11-F**
West side of Childress Rd, west of Pedigo Rd., Commission District 7.

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- * **22. KNOXVILLE BAPTIST TABERNACLE**
 Southeast side of Tennessee Ave, north of Bragg St., Council District 5.

4-SH-11-F
- * **23. PLANTATION OAKS REPLAT OF LOTS 4-7 AND 25-28**
 East side of N Gallaher View Rd, south of Middlebrook Pike, Council District 4.

4-SI-11-F
- * **24. MEDLIN HEIGHTS RESUBDIVISION OF LOTS 3-6, 34-36 & PART OF 7-9 AND UNIMPROVED RIGHT OF WAY**
 Tillery St (undeveloped right of way) at Fountain Rd, Council District 4.

4-SJ-11-F
- * **25. CAMPBELL STATION VILLAS PHASE I RESUBDIVISION OF LOTS 1R, 3R, 4-7, 22-27, 28R-30R, 31-33, AND COMMON AREAS**
 Campbell Station Rd at Black Rd., Commission District 5.

4-SK-11-F
- * **26. FALCON POINTE UNIT 3**
 South side of S. Northshore Dr, east of Harvey Rd., Commission District 5.

4-SL-11-F
- 27. WITHDRAWN PRIOR TO PUBLICATION**

4-SM-11-F

Rezoning and Plan Amendment/Rezoning:

- * **28. TROY KYLE**
 Northwest side Texas Ave., southwest of Stonewall St., Council District 5.

a. One Year Plan Amendment

From LDR (Low Density Residential) to MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial).

1-A-11-PA
- * **b. Rezoning**

From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay).

1-A-11-RZ
- P 29. TENNESSEE CHILDREN'S HOME (Revised)**
 South side Harold Duncan Way, west of Copper Ridge Rd., Commission District 6. Rezoning from A (Agricultural) to OB (Office, Medical and Related Services).

2-B-11-RZ
- * **30. DFS PROPERTIES, LP**
 Northwest side Dutch Valley Dr., northeast of Coster Rd. Council District 5.

a. North City Sector Plan Amendment

4-A-11-SP

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- From LDR (Low Density Residential) to GC (General Commercial).
- * **b. One Year Plan Amendment** **4-A-11-PA**
From NC (Neighborhood Commercial) to GC (General Commercial).
 - * **c. Rezoning** **4-A-11-RZ**
From C-1 (Neighborhood Commercial) to C-6 (General Commercial Park).
- 31. LARRY J. CLICK** **4-B-11-RZ**
Southeast end Middlebrook Oaks Way, southeast of Middlebrook Pike, Commission District 3. Rezoning from OB (Office, Medical, and Related Services) with conditions to OB (Office, Medical, and Related Services).
- 32. MARSHA SNEED / TEDDY L. DEATON**
Southeast side Hickory Creek Rd., southwest of Graybeal Rd., Commission District 6.
- a. Northwest County Sector Plan Amendment** **4-B-11-SP**
From AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to LDR (Low Density Residential) & SLPA (Slope Protection Area).
 - b. Rezoning** **4-C-11-RZ**
From A (Agricultural) to PR (Planned Residential).
- 33. TLD CONSTRUCTION, MARSHA SNEED**
West side Rehberg Ln., north of Lovell Rd., southwest of Middlebrook Pike, Commission District 6.
- a. Northwest County Sector Plan Amendment** **4-C-11-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).
 - b. Rezoning** **4-D-11-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **34. J.T. CHAPMAN** **4-E-11-RZ**
South side Asheville Hwy., east of S. Molly Bright Rd., Commission District 8. Rezoning from A (Agricultural) to CA (General Business).
- * **35. GLENNA TROUTMAN** **4-D-11-SP**
West side Mine Rd., south of Grove Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment**
From LI (Light Industrial) to LDR (Low Density Residential).

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- * **b. Rezoning**
From I (Industrial) to A (Agricultural). **4-F-11-RZ**

- * **36. HARDIN VALLEY, LLC**
East side Schaeffer Rd., south of Hardin Valley Rd., east of Pellissippi Pkwy., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay). **4-G-11-RZ**

- * **37. KIN PROPERTIES, INC.**
North side Kingston Pike, east side Westfield Rd., southeast side Circle Ln., Council District 2. Rezoning from C-6 (General Commercial Park) to C-3 (General Commercial). **4-H-11-RZ**

Uses on Review:

- P 38. BRETT HONEYCUTT** **11-A-10-UR**
(6-9-11) North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use: Signage plan for The Commons at Hardin Valley in PC (Planned Commercial) & F (Floodway) District. Commission District 6.

- 39. SCOTT WILLIAMS** **4-C-11-UR**
Northwest side of Meredith Rd., northeast of Weaver Rd. Proposed use: To eliminate the requirements for sidewalks within the subdivision in PR (Planned Residential) District. Commission District 6.

- * **40. HOLSINGER CONSTRUCTION, LLC** **4-E-11-UR**
North side of Kingdom Ln., west of Sunny Hill Rd. and Hill Rd. Proposed use: Reduction of 35 foot peripheral setback in PR (Planned Residential) District. Commission District 7.

- * **41. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION** **4-F-11-UR**
Northwest side of University Ave., northeast side of College St. Proposed use: Approval of the development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C in TND-1 (Traditional Neighborhood Development) District. Council District 6.

Other Business:

- * **42. Consideration of Mayor's Report on Preservation.** **4-A-11-OB**

- * **43. Consideration of Amendment No. 3 to MPC's FY2010-2011 Budget.** **4-B-11-OB**

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| P 44. Consideration of FY 2012-2017 City of Knoxville Capital Improvements Program and Budget. | 4-C-11-OB |
| * 45. Consideration of Proposed MPC Budget for FY 2011-2012. | 4-D-11-OB |
| * 46. Consideration of one-year extension of concept plan for Edwards Place, Commission District 8 - 2-SI-07-C. | 4-E-11-OB |

Adjournment

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

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| <u>METROPOLITAN PLANNING COMMISSION</u>
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. | 8-A-08-OA |
| <u>KNOX COUNTY SCHOOLS</u>
Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4. | 1-C-08-SC |
| <u>WILSON RITCHIE</u>
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4. | 3-F-10-SC |
| <u>METROPOLITAN PLANNING COMMISSION</u>
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1. | 6-A-10-SAP |
| <u>METROPOLITAN PLANNING COMMISSION</u>
Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1. | 7-C-10-SP |
| <u>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION</u>
a. Concept Subdivision Plan
Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5. | 1-SG-08-C |
| b. Use On Review
Proposed use: Attached residential subdivision in PR (Planned Residential) District. | 1-J-08-UR |
| <u>WILLOW FORK - GRAHAM CORPORATION</u>
a. Concept Subdivision Plan | 11-SJ-08-C |

<u>Agenda Item No.</u>	MPC File No.
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	
b. Use On Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
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.	9-SA-10-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	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>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>Agenda Item No.</u>	MPC File No.
<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 <u>BRANDYWINE AT TURKEY CREEK PHASE I</u> West side of Fretz Road, south of Campbell Station Road, Commission District 6.	8-SP-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
<u>PROPERTIES DIVERSIFIED, INC.</u> Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.	
a. North County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	8-B-08-SP
b. Rezoning From RB (General Residential) to CB (Business and Manufacturing).	8-E-08-RZ
<u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u> 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
<u>JAMES L. MCCLAIN</u> Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).	9-A-09-SP
b. Rezoning From A (Agricultural) to CB (Business and Manufacturing).	9-A-09-RZ

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MPC File No.

CLAYTON BANK & TRUST

Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

3-B-10-RZ

LISA HOSKINS

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.

4-F-08-UR

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