

AGENDA

January 13, 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 JANUARY 13, 2011 AGENDA
- * 3. APPROVAL OF DECEMBER 9, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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 (Referred back by County Commission)

11-A-10-OA

Amendments to the Knox County Zoning Ordinance regarding regulations for private swimming pools, regulations in the PR (Planned Residential) zone district, and definitions.

Agenda Item No.

MPC File No.

6. KNOXVILLE CITY COUNCIL

12-D-10-OA

Amendment to the City of Knoxville Zoning Ordinance, Article VII, Section 6, regarding the requirement of public notice to property owners in cases of general amendments to the zoning map.

P 7. KNOXVILLE CITY ADMINISTRATION

1-A-11-OA

Amendments to the Knoxville Zoning Ordinance at Article V, Section 10, regarding regulations and definitions for on-premise wayfinding signage.

Alley or Street Closures:

8. SCHAAD COMMERCIAL INVESTMENTS, LLC

1-A-11-SC

Request closure of Amherst Rd between Piney Grove Church Rd. (east end) and relocated portion of Amherst Rd. (west end), Council District 3.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

P 9. BRANDYWINE AT TURKEY CREEK

11-SA-10-C

West side of Fretz Rd., southwest of N. Campbell Station Rd., Commission District 6.

P 10. LONGMIRE SUBDIVISION

1-SA-11-C

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

P 11. HAMPSON COURT, UNIT 2

1-SB-11-C

Southeast side of Nubbin Ridge Rd, west of Tranquilla Dr., Commission District 4.

Final Subdivisions:

*** 12. NORTH MEADOWS RESUBDIVISION OF LOTS 24-27**

1-SA-11-F

South side of North Meadows Blvd., at intersection of Tiffany Ann Court, Commission District 7.

*** 13. PLASTILINE UNIT 1 RESUBDIVISION OF LOT 6**

1-SB-11-F

At the intersection of Delozier Way and Barnett Way, Commission District 6.

Agenda Item No.

MPC File No.

- * **14. HARBOR COVE AT TIMBERLAKE UNITE 6-C** **1-SC-11-F**
At intersection of Reflection Bay and Mahogany Lane, Commission District 7.
- * **15. CLINTON HIGHWAY CAR WASH LLC** **1-SD-11-F**
South side of Clinton Hwy, west of Schaad Rd, Commission District 6.
- P 16. WYNN PROPERTY AND EARL CAMPBELL ESTATE** **1-SE-11-F**
North side of Hickory Creek Rd at intersection of Graybeal Rd, Commission District 6.
- * **17. CRIPPEN CORNER** **1-SF-11-F**
Northwest side of Crippen Rd, southwest of Brown Gap Rd, Commission District 7.
- * **18. CORBIN WILLIAM PROPERTY RESUBDIVISION OF LOTS 1 & 4 AND ADDITIONAL ACREAGE** **1-SG-11-F**
Southwest side of Thomas Lane, southeast of E Emory Rd., Commission District 7.
- * **19. COWAN'S ADDITION RESUBDIVISION OF LOTS 8-11** **1-SH-11-F**
Northeast intersection of W. Seventeenth & Dale, Council District 6.

Rezoning and Plan Amendment/Rezoning:

- P 20. TROY KYLE**
(4-14-11) Northwest side Texas Ave., southwest of Stonewall St., Council District 5.
90-days
a. One Year Plan Amendment **1-A-11-PA**
From LDR (Low Density Residential) to MU (Mixed Use) (LDR-Low Density Residential, MDR-Medium Density Residential, NC-Neighborhood Commercial).
- P b. Rezoning** **1-A-11-RZ**
(4-14-11) From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay).
90-days
- P 21. RUFUS H. SMITH & CO.** **1-B-11-RZ**
North side Old Blacks Ferry Ln., east of Blacks Ferry Rd., Commission District 6. Rezoning from RA (Low Density Residential) & A (Agricultural) to PR (Planned Residential).
- * **22. MID-ATLANTIC FOUNDATION** **1-C-11-RZ**
South side Washington Ave., west side Mitchell St., Council District 6. Rezoning from I-3 (General Industrial) to C-2 (Central Business District).

Agenda Item No.

MPC File No.

- W 23. ROGER MOORE**
South side Chapman Hwy., west of Mountain Grove Dr.,
Commission District 9.
a. South County Sector Plan Amendment **1-A-11-SP**
From MDR (Medium Density Residential) to C (Commercial).
- W b. Rezoning** **1-D-11-RZ**
From A (Agricultural) to CA (General Business).
- P 24. EC BALDONADO CORP.**
Northwest side Hardin Valley Rd., northeast of Cherahala Rd.,
Commission District 6.
a. Northwest County Sector Plan Amendment **1-B-11-SP**
From TP (Technology Park) to O (Office).
- P b. Rezoning** **1-E-11-RZ**
From BP (Business and Technology) / TO (Technology Overlay) to
OA (Office Park) / TO (Technology Overlay).
- * 25. CITY OF KNOXVILLE** **1-F-11-RZ**
South side Western Ave., west side Henley St., east side Worlds
Fair Park Dr., Council District 6. Rezoning from C-2 (Central
Business District) / D-1 (Downtown Design Overlay) to C-2
(Central Business District) / H-1 (Historic Overlay) with design
guidelines.

Uses on Review:

- * 26. WATER ANGEL MINISTRIES, INC.** **1-A-11-UR**
South side of W. Fourth Ave., west of University Ave. Proposed
use: Playground in R-1A (Low Density Residential) District. Council
District 6.
- * 27. MEMBERS FIRST CREDIT UNION** **1-B-11-UR**
East side of Market Place Bv., north of Kingston Pk. Proposed
use: Financial institution (credit union) in SC-3 (Regional Shopping
Center) District. Council District 2.
- * 28. ELAVON** **1-C-11-UR**
North side of Chapman Hwy., west of Green Rd. Proposed use:
Parking lot expansion in SC (Shopping Center) & CB (Business and
Manufacturing) District. Commission District 9.
- * 29. GBG, LLC** **1-D-11-UR**
East of Callahan Dr., north of Clinton Hwy. Proposed use: Auto
repair (tires) in PC (Planned Commercial) District. Commission
District 6.

Agenda Item No.

MPC File No.

Other Business:

- * **30. Consideration of One-year extension of the concept plan for Cagle Property Subdivision until February, 2012 – 2-SG-07-C.**

1-A-11-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.

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.

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.

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

Agenda Item No.

MPC File No.

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.

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.

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18

8-SB-08-F

South side of Woodlawn Pike, east of Southwood Drive, Council
District 1.

DAVIN AND STURM RESUBDIVISION OF LOT 1R2

10-SQ-08-F

South side of Kingston Pike, south of Walker Springs, Council
District 2.

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4

11-SO-08-F

South side of Hardin Valley road between Schaeffer and Iron Gate,
Commission District 6.

LECONTE VISTA

11-SP-08-F

Kelly Lane near intersection of Kodak Road, Commission District 8.

HART PROPERTY

12-SH-08-F

East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

Intersection of I-40 and McMillan Road, Commission District 8.

<u>Agenda Item No.</u>	MPC File No.
<u>WYRICK PROPERTY</u> East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.	8-SC-09-F
<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
<u>CLAYTON BANK & TRUST</u> 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

Agenda Item No.

MPC File No.

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.

U

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.

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

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).