

AGENDA

July 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 JULY 14, 2011 AGENDA**
- * 3. **APPROVAL OF JUNE 9, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- * 5. **METROPOLITAN PLANNING COMMISSION**
Amendments to the Knoxville Zoning Ordinance reflecting changes to the Tennessee Technology Corridor Development Authority enabling act.

7-A-11-OA

Alley or Street Closures:

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- | | |
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| <u>W 6.</u> <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 |
| 7. <u>UNIVERSITY OF TENNESSEE</u>
Request closure of Mann St between Sutherland Avenue and Southern railway right-of-way, Council District 6. | 5-A-11-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | |
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| <u>P 8.</u> <u>FOX CREEK, PHASE II - S & E PROPERTIES</u>
a. Concept Subdivision Plan
West end of Fox Cove Rd., west of Fox Rd., north of Tan Rara Dr., Council District 2. | 7-SA-11-C |
| <u>P</u> <u>b. USE ON REVIEW</u>
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. | 7-C-11-UR |

Final Subdivisions:

- | | |
|---|-------------------|
| <u>W 9.</u> <u>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u>
South side of Woodlawn Pike, east of Southwood Dr, Council District 1. | 8-SB-08-F |
| <u>W 10.</u> <u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4</u>
South side of Hardin Valley Rd. between Schaeffer and Iron Gate, Commission District 6. | 11-SO-08-F |
| <u>W 11.</u> <u>HART PROPERTY</u>
East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8. | 12-SH-08-F |
| <u>W 12.</u> <u>WYRICK PROPERTY</u>
East side of Tazewell Pike, north of E. Emory Rd, Commission District 8. | 8-SC-09-F |

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- * **13. TAYLOR'S LAND** **7-SA-11-F**
At the intersection of Tipton Station Rd and Neubert Springs Rd to the south, Commission District 9.
- * **14. TOMMY JOHNSON RESUBDIVISION** **7-SB-11-F**
South side of Brown Gap Rd at Bakersfield Way, Commission District 7.
- * **15. FAIRVIEW JNO L. MOSES ADDITION RESUBDIVISION OF LOTS 122 & 124** **7-SC-11-F**
Southwest side of Boyd St, southeast of Moses Ave., Council District 6.
- P 16. DARRELL & KAREN LEACH PROPERTY RESUBDIVISION OF LOT 1** **7-SD-11-F**
West side of Childress Rd, off Scenic Meadow Way, a private JPE, Commission District 7.
- * **17. NEW PROSPECT CEMETERY** **7-SE-11-F**
At the intersection of Sevierville Pike and Prospect Rd, Council District 1.
- * **18. RESUBDIVISION OF GORDON CARROLL LOT 3** **7-SF-11-F**
North side of Nichols Quarry Ln, east of Bays Mountain Rd, Commission District 8.
- * **19. MYERS AND NEASE PROPERTY** **7-SG-11-F**
North side of Strong Rd, southeast of Old Rutledge Pike, Commission District 8.
- * **20. SWAN AND MABRY ADDITION RESUBDIVISION OF LOTS 23-24** **7-SH-11-F**
Northeast side of Market Square, north of Union Ave., Council District 6.
- * **21. MAPLEHURST PROPERTIES, LLC** **7-SI-11-F**
South side of Maplehurst Court, northwest of Neyland Dr., Council District 6.
- * **22. FOREST PARK ADDITION RESUBDIVISION OF LOTS 56-57** **7-SJ-11-F**
East side of Midway St, north of Dinwiddie St., Council District 5.
- * **23. KEENERS HEIGHTS RESUBDIVISION OF PART OF LOTS 47 & 48** **7-SK-11-F**
South side of Papermill Rd, west of Weisgarber, Council District 4.

<u>Agenda Item No.</u>	MPC File No.
* 24. <u>SHIRLEY B & LORNE DUNLAP PROPERTY</u> East side of Kennedy Rd, north of Thorn Grove Pike, Commission District 8.	7-SL-11-F
* 25. <u>BUDDY DANIELS PROPERTY</u> North side of Tell Mynatt Rd, west of Bell Rd, Commission District 8.	7-SM-11-F
* 26. <u>RESUBDIVISION OF THE JUSTICE PROPERTY LOTS 1-3</u> East side of Foust Hollow Rd at Daniels Rd intersection, Commission District 8.	7-SN-11-F
* 27. <u>MILLER & WEBB ADDITION RESUBDIVISION OF LOTS 2R1 & 4R</u> At the intersection of Lyons View Pike and Arrowhead Trail, Council District 2.	7-SO-11-F
* 28. <u>KNOX COUNTY STATE STREET PROPERTY LOT 32R</u> Intersection of State St. and Union Ave., Council District 6.	7-SP-11-F

Rezoning and Plan Amendment/Rezoning:

* 29. <u>PSC METALS, INC.</u> Northeast side Cogdill Rd., southeast of Starkey Ln., Commission District 6.	
a. Northwest County Sector Plan Amendment From LI (Light Industrial) to HI (Heavy Industrial).	6-A-11-SP
b. Rezoning From RA (Low Density Residential)/TO (Technology Overlay) and CB (Business and Manufacturing)/TO (Technology Overlay) to I (Industrial) /TO (Technology Overlay).	6-B-11-RZ
* 30. <u>LEON VINEYARD</u> Southeast side Raccoon Valley Dr, northeast of Norris Fwy., Commission District 8.	
a. North County Sector Plan Amendment From AG/RR (Agricultural/Rural Residential) to RC (Rural Commercial).	7-A-11-SP
b. Rezoning From A (Agricultural) to CR (Rural Commercial).	7-A-11-RZ
* 31. <u>AUTUMN CARE, LLC II</u> East side Canton Hollow Rd., west end Flickenger Ln., south of Kingston Pike, Commission District 5. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).	7-B-11-RZ

Agenda Item No.

MPC File No.

- * **32. JHS LIMITED PARTNERSHIP**
 North side Western Ave., west of Mynderse Ave., Council District 5.
a. Central City Sector Plan Amendment **7-B-11-SP**
 From LI (Light Industrial) to C (Commercial).
- * **b. One Year Plan Amendment** **7-A-11-PA**
 From LI (Light Industrial) to GC (General Commercial).
- * **c. Rezoning** **7-C-11-RZ**
 From I-2 (Restricted Manufacturing and Warehousing) to C-4 (Highway and Arterial Commercial).
- 33. JUDY F. BURLESON** **7-D-11-RZ**
 Southwest side Socony Ln., southeast of Francis Rd., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- * **34. JOHN WM. MASE** **7-E-11-RZ**
 Northeast side Andes Rd., southeast of Fry Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **35. JUDY PAYNE, AMY AND BRAD SABOL** **7-F-11-RZ**
 Southeast side Foust Dr., southwest of Mascot Rd., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **36. METROPOLITAN PLANNING COMMISSION**
 East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave., Council District 6.
a. Central City Sector Plan Amendment **7-C-11-SP**
 From LI (Light Industrial) & LDR (Low Density Residential) to HI (Heavy Industrial).
- * **b. One Year Plan Amendment** **7-B-11-PA**
 From LI (Light Industrial), HI (Heavy Industrial), O (Office) and LDR (Low Density Residential) to HI (Heavy Industrial).
- * **c. Rezoning** **7-G-11-RZ**
 From I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential) to I-4 (Heavy Industrial).

Uses on Review

Agenda Item No.

MPC File No.

- P 37. BRETT HONEYCUTT** **11-A-10-UR**
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.
- * **38. CHILELU KAKANWA** **7-A-11-UR**
Southeast side of Oak Ridge Hwy., southwest side of Dyestone Gap Rd. Proposed use: Adult day care in CA (General Business) District. Commission District 6.
- * **39. CANNON & CANNON** **7-B-11-UR**
South side of Boyds Bridge Pike, east side of Holston Hills Rd. Proposed use: Nursing home addition in R-1A (Low Density Residential) District. Council District 6.
- P 40. PSC METALS** **7-D-11-UR**
Northeast side of Cogdill Rd., south of Starkey Ln. Proposed use: Metal salvage yard in CB (Business and Manufacturing)/TO (Technology Overlay) & RA (Low Density Residential)/TO (Technology Overlay) Districts. Commission District 6.
- * **41. HADEN REID** **7-E-11-UR**
East side of Valley Vista Rd., west side of Pellissippi Parkway, south of Hardin Valley Rd. Proposed use: Office / Warehouse in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Other Business:

- * **42. Presentation of the report of the Knox County Stormwater Ordinance Review Committee.** **6-D-11-OB**
- * **43. Consideration of One-year extension of the concept plan for South Creek Unit 2 - 7-SC-07-C.** **7-A-11-OB**
- P 44. Revisions to the Tennessee Technology Corridor Development Authority (TTCDA) Design Guidelines allowing for the review of medium and high density residential developments in the Technology Overlay** **7-B-11-OB**

Adjournment

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

Agenda Item No.

MPC File No.

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.

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>	MPC File No.
<p><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.</p>	9-SA-10-C
<p>b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	9-E-10-UR
<p><u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.</p>	1-SA-11-C
<p><u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u> South side of Kingston Pike, south of Walker Springs, Council District 2.</p>	10-SQ-08-F
<p><u>LECONTE VISTA</u> Kelly Lane near intersection of Kodak Road, Commission District 8.</p>	11-SP-08-F
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Road, Commission District 8.</p>	2-SO-09-F
<p><u>THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC.</u> At the intersection of Shiptown Rd and Mitchell Rd, Commission District 8.</p>	6-SA-11-F
<p>U <u>OLIVER A. SMITH</u> Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5.</p>	
<p>a. Southwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).</p>	6-H-06-SP
<p>U b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).</p>	6-S-06-RZ
<p>U <u>PROPERTIES DIVERSIFIED, INC.</u> Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.</p>	
<p>a. North County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).</p>	8-B-08-SP
<p>U b. Rezoning From RB (General Residential) to CB (Business and Manufacturing).</p>	8-E-08-RZ
<p><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</p>	8-O-08-RZ

Agenda Item No.

MPC File No.

(Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.

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).

U

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).

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).

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.

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).