

AGENDA

June 9, 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 JUNE 9, 2011 AGENDA**
- * 3. **APPROVAL OF MAY 12, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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. **KNOX COUNTY COMMISSION**
Amendments to the Knox County Zoning Ordinance regarding locations of establishments serving beer.

6-A-11-OA

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- * **6. METROPOLITAN PLANNING COMMISSION**
Amendments to the Knox County Zoning Ordinance, proposed changes to the TO (Technology Overlay) zone reflecting changes to the TTCDA Enabling Act.

6-B-11-OA

Alley or Street Closures:

- P 7. SCHAAD COMMERCIAL INVESTMENTS, LLC**
(9-8-11) Request closure of Amherst Rd between Piney Grove Church Rd. (east end) and relocated portion of Amherst Rd. (west end), Council District 3.

1-A-11-SC

- P 8. UNIVERSITY OF TENNESSEE**
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:

- * **9. METROPOLITAN PLANNING COMMISSION**
2011 Update to the Knoxville-Knox County Major Road Plan.

5-A-11-SAP

Concepts/Uses on Review:

- 10. TESTERMAN CONSTRUCTION ON NUBBIN RIDGE ROAD - BRYAN TESTERMAN, JR.**
a. Concept Subdivision Plan
Southeast side of Nubbin Ridge Rd., southwest of Hampson Ln., Commission District 4.

6-SA-11-C

- b. USE ON REVIEW**
Proposed use: Detached dwellings in PR (Planned Residential) pending District.

6-B-11-UR

- 11. VILLAS AT PELLISSIPPI - M & M PARTNERS**
a. Concept Subdivision Plan
East side of George Light Rd., north side of Rather Rd., Commission District 6.

6-SB-11-C

- b. USE ON REVIEW**
Proposed use: Detached dwellings in PR (Planned Residential) / TO (Technology Overlay) District.

6-C-11-UR

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12. MILLERTOWN CENTER

Northwest side of Millertown Pk., southwest side of Loves Creek Rd., Council District 4.

6-SC-11-C

Final Subdivisions:

13. BRANDYWINE AT TURKEY CREEK PHASE I

West side of Fretz Road, south of Campbell Station Road, Commission District 6.

8-SP-10-F

T 14. THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC.

At the intersection of Shipetown Rd and Mitchell Rd, Commission District 8.

6-SA-11-F

*** 15. DALE & CONNIE GIBSON PROPERTY**

North side of N Ruggles Ferry Pike, southwest of Graves Rd, Commission District 8.

6-SB-11-F

*** 16. LONSDALE RECREATION CENTER AND NEIGHBORHOOD PARK**

Intersection of Stonewall St and Connecticut Ave, Council District 5.

6-SC-11-F

*** 17. CLAYTON V CHRISTENBERRY JR PROPERTY RESUBDIVISION**

West side of Texas Ave at intersection of Badgett Dr, Council District 3.

6-SD-11-F

*** 18. CAMPBELL CREEK PHASE III**

East side of N Campbell Station Rd, south side of Yarnell Rd, Commission District 6.

6-SE-11-F

*** 19. OAKLEIGH UNIT 4**

Northeast side of Oakleigh Township Dr, northeast of Eaglewood Ln, Commission District 3.

6-SF-11-F

*** 20. UNIVERSITY OF TENNESSEE MEDICAL CENTER**

On University of Tennessee Medical Center property north of intersection of ramp off Alcoa Hwy. and Cherokee Trail intersection, Council District 1.

6-SG-11-F

Rezoning and Plan Amendment/Rezoning:

W 21. 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

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MPC File No.

From LDR (Low Density Residential) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).

- W** **b. Rezoning** **4-D-11-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **22. E & E PARTNERSHIP** **6-A-11-RZ**
Northwest side E. Magnolia Ave., southwest side N. Bertrand St., Council District 6. Rezoning from R-2 (General Residential) to C-3 (General Commercial).
- 23. PSC METALS, INC.**
Northeast side Cogdill Rd., southeast of Starkey Ln., Commission District 6.
a. Northwest County Sector Plan Amendment **6-A-11-SP**
From LI (Light Industrial) to HI (Heavy Industrial).
b. Rezoning **6-B-11-RZ**
From RA (Low Density Residential)/TO (Technology Overlay) and CB (Business and Manufacturing)/TO (Technology Overlay) to I (Industrial) /TO (Technology Overlay).
- * **24. CUS, LLC**
South side Hardin Valley Rd., east of Bertelkamp Ln., Commission District 6.
a. Northwest County Sector Plan Amendment **6-B-11-SP**
From O (Office) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
b. Rezoning **6-C-11-RZ**
From A (Agricultural) to CA (General Business).
- 25. VANCE AND PAM GRIFFIN** **6-D-11-RZ**
Southwest side Shoffner Ln., northwest of Griffith Rd., Commission District 7. Rezoning from RA (Low Density Residential) to A (Agricultural).
- * **26. WILLIAM L. LUNSFORD**
Northeast side Old Maynardville Pike, north side Foley Dr., Commission District 7.
a. North County Sector Plan Amendment **6-C-11-SP**
From LDR (Low Density Residential) to C (Commercial).
b. Rezoning **6-E-11-RZ**
From RB (General Residential) & CA (General Business) to CA (General Business).

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- * **27. CITY OF KNOXVILLE** **6-F-11-RZ**
 North side Chapman Hwy., west of Green Rd., Council District 1. Rezoning from No Zone to SC-1 (Neighborhood Shopping Center) or SC-2 (Community Shopping Center).

Uses on Review

- P 28. 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.

- * **29. TIGER, G.P.** **6-A-11-UR**
 East side of Callahan Dr., north of Clinton Hwy. Proposed use: Commercial development in PC (Planned Commercial) District. Commission District 6.

- W 30. ALSTOM OFFICE BUILDING** **6-D-11-UR**
 Northwest side of Centerpoint Blvd., southwest side of Pellissippi Parkway. Proposed use: Office building in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

- 31. KINGSTON PIKE, LLC** **6-E-11-UR**
 South side of Kingston Pike at Moss Grove Blvd., south of Market Place Blvd. Proposed use: Master Sign Plan in PC-1 (k) Planned Commercial, O-1 (k) (Office, Medical, and Related Services) & RP-1 (k) Planned Residential) District. Council District 2.

- * **32. CHRISTIAN ACADEMY OF KNOXVILLE** **6-F-11-UR**
 South side of Dutchtown Rd., west of Christian Academy Blvd. Proposed use: Cafeteria building for the Christian Academy Campus in RP-1 (Planned Residential) & A-1 (General Agricultural) District. Council District 2.

- 33. MILLERTOWN CENTER** **6-G-11-UR**
 Northwest side of Millertown Pk., southwest side of Loves Creek Rd. Proposed use: Commercial development (car wash) in SC-3 (Regional Shopping Center) District. Council District 4.

- * **34. WESTERN SCRAP METAL CORPORATION** **6-H-11-UR**
 Southwest side of Western Ave., northwest side of Tennessee Ave. Proposed use: Scrap metal processing/recycling yard in I-4 (Heavy Industrial) District. Council District 3.

- * **35. FAITH PROMISE CHURCH** **6-I-11-UR**
 Southeast side of Horseshoe Bend Ln., southeast side of Faith Promise Ln. Proposed use: Church expansion in BP (Business and

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Technology) / TO (Technology Overlay) District. Commission District 6.

Other Business:

- * **36. Consideration of FY 2011/2012 Work Program and Budget. 6-A-11-OB**
- * **37. Consideration of 1st amendment to MPC's FY 2011/2012 budget. 6-B-11-OB**
- * **38. Consideration of one-year extension of concept plan for Bradley Farms - 5-SJ-07-C. 6-C-11-OB**
- P 39. Presentation of the report of the Knox County Stormwater Ordinance Review Committee. 6-D-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.

<u>Agenda Item No.</u>	MPC File No.
<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 Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
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>Agenda Item No.</u>	MPC File No.
<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>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	9-A-09-SP

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From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

b. Rezoning

From A (Agricultural) to CB (Business and Manufacturing).

9-A-09-RZ

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

CITY OF KNOXVILLE

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

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