

AGENDA

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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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

- * 5. **METROPOLITAN PLANNING COMMISSION** **3-A-11-OA**
Amendments to the Knox County Zoning Ordinance correcting errors in various sections of the Ordinance.

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- * **6. METROPOLITAN PLANNING COMMISSION** **3-B-11-OA**
Amendments to the Knoxville Zoning Ordinance at Article II, Article IV, Section 4.5.1, and Article V, Section 10, regarding the designation and permitting of landmark and historic signs.

Alley or Street Closures:

- P 7. SCHAAD COMMERCIAL INVESTMENTS, LLC** **1-A-11-SC**
(6-9-11) Request closure of Amherst Rd between Piney Grove Church Rd. (east end) and relocated portion of Amherst Rd. (west end), Council District 3.
- * **8. KCDC** **3-A-11-SC**
Request closure of Bonnyman Drive between W. Oldham Avenue and Reed Street, Council District 5.
- * **9. KCDC** **3-B-11-SC**
Request closure of Testerman Drive between Vermont Avenue and Virginia Avenue, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- 10. METROPOLITAN PLANNING COMMISSION** **2-A-11-SAP**
Inskip Small Area Plan. Central City Sector. Council District 5.
- * **11. METROPOLITAN PLANNING COMMISSION** **3-A-11-OYP**
2011 City of Knoxville One Year Plan Update

Concepts/Uses on Review:

- P 12. BRANDYWINE AT TURKEY CREEK** **11-SA-10-C**
West side of Fretz Rd., southwest of N. Campbell Station Rd., Commission District 6.
- T 13. LONGMIRE SUBDIVISION** **1-SA-11-C**
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- * **14. CAMPBELL CREEK SUBDIVISION, UNIT III - S & E PROPERTIES** **3-SA-11-C**
a. Concept Subdivision Plan
East of N. Campbell Station Rd., south of Yarnell Rd., north end of Dempsey Rd., Commission District 6.

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- * **b. USE ON REVIEW** **3-D-11-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * **15. NORTHSHORE TOWN CENTER** **3-SB-11-C**
North side of S. Northshore Dr., west side of I-140 (Pellissippi Pkwy), Council District 2.

Final Subdivisions:

- P 16. 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.
- * **17. THE SUMMIT AT ROCKY HILL LOT 18** **3-SA-11-F**
At the intersection of Windrock View Way and Leconte Vista Way, south side of S. Northshore Dr., Commission District 4.
- * **18. SAYLORS VIEW** **3-SB-11-F**
Northwest side of Bernhurst Dr, northeast of Fenwood Dr., Council District 4.
- * **19. SHANNON VALLEY FARMS UNIT 5 SECTION B** **3-SC-11-F**
At the intersection of Evening Star Lane and Dawn Oaks Lane, Commission District 8.
- * **20. CHRIS & TERESA CARDEN RESUBDIVISION OF LOT 2** **3-SD-11-F**
Northwest side of E Bullrun Valley Rd, southwest of Pedigo Rd., Commission District 7.
- * **21. J W FERRELL RESUBDIVISION OF LOTS 62-63** **3-SE-11-F**
North of Charlotte Dr, south side of Terry Dr., Commission District 8.
- * **22. AUTOZONE, INC. PROPERTY** **3-SF-11-F**
At the intersection of Kingston Pk and Canton Hollow Rd, Commission District 5.
- * **23. THE VILLAGE AT BEARDEN** **3-SG-11-F**
West side of Francis Rd, north of Tannahill Dr., Council District 3.
- * **24. MIDDLEBROOK HEIGHTS RESUBDIVISION OF PART OF LOTS 5-6 & 10-11** **3-SH-11-F**
North side of Lonas Dr, south side of Kim Watt Dr., Council District 6.

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- * **25. MORGAN & ARWOOD PROPERTY** **3-SI-11-F**
North side of Ball Rd, southwest of Smithland Lane, Commission District 6.

Rezoning and Plan Amendment/Rezoning:

- P 26. TENNESSEE CHILDREN'S HOME** **2-B-11-RZ**
South side Harold Duncan Way, west of Copper Ridge Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **27. CATE ROAD DEVELOPERS, LLC**
Northwest side Schaad Rd., northeast of Grassy Creek Way, Commission District 6.
 - a. Northwest County Sector Plan Amendment** **3-A-11-SP**
From MU (Mixed Use) to C (Commercial).
 - * **b. Rezoning** **3-A-11-RZ**
From A (Agricultural) to CA (General Business).
- * **28. SOUTHLAND GROUP, INC.** **3-B-11-RZ**
Northeast side Dry Gap Pike, northwest of Cunningham Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **29. WANIS RGHEBI** **3-C-11-RZ**
West side Childress Rd., north of Yow Way, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses on Review:

- 30. WITHDRAWN PRIOR TO PUBLICATION** **3-A-11-UR**
- * **31. KRIS MEYER** **3-B-11-UR**
West side of Dowell Springs Blvd., north of Middlebrook Pike. Proposed use: Medical Facility in PC-1 (Retail and Office Park), O-3 (Office Park) & A-1 (General Agricultural) District. Council District 3.
- * **32. NORTHSHORE MARKET INVESTORS, LLC** **3-C-11-UR**
North side of S. Northshore Dr., west side of I-140 (Pellissippi Pkwy) Proposed use: Commercial development in PC-1 (k) (Retail and Office Park) District. Council District 2.
- * **33. STUART ANDERSON** **3-E-11-UR**
Northwest side of Hardin Valley Rd., west of Thompson Rd. Proposed use: Dental Office in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

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Other Business:

- * **34. Consideration of two-year extension of Merchants Towne Square/Lakeview Pointe concept plan until April 2013 – File # 1-SC-05-C, Council District 3.** **3-A-11-OB**
- * **35. Consideration of Amendment to MPC’s Administrative Rules and Procedures regarding the requirement of public notice to property owners in cases of general amendments to the zoning map.** **3-B-11-OB**
- * **36. Consideration of direction to staff to review and propose recommended amendments to the Knoxville and Knox County zoning ordinances regarding regulations for outdoor display in commercial zone districts.** **3-C-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, 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.
- 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.

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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.

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.

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LECONTE VISTA

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

11-SP-08-F

HART PROPERTY

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

12-SH-08-F

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

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

2-SO-09-F

WYRICK PROPERTY

East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.

8-SC-09-F

BRANDYWINE AT TURKEY CREEK PHASE I

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

8-SP-10-F

OLIVER A. SMITH

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

PROPERTIES DIVERSIFIED, INC.

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

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE

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

JAMES L. MCCLAIN

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

9-A-09-RZ

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

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).

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).