

AGENDA

September 8, 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 SEPTEMBER 8, 2011 AGENDA
- * 3. APPROVAL OF AUGUST 11, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- W 5. 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:

- 6. **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.
- T 7. **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.
 - T b. **USE ON REVIEW** **11-H-08-UR**
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

Final Subdivisions:

- W 8. DAVIN AND STURM RESUBDIVISION OF LOT 1R2** **10-SQ-08-F**
South side of Kingston Pike, south of Walker Springs, Council District 2.
- W 9. LECONTE VISTA** **11-SP-08-F**
Kelly Lane near intersection of Kodak Rd., Commission District 8.
- * **10. TIMOTHY SANDS PROPERTY** **8-SA-11-F**
North side of Grey Hendrix Rd, past Shady Oak Ln, Commission District 6.
- * **11. FLANIGAN AND EVERETT PROPERTY** **9-SA-11-F**
North side of Old Washington Pike, west end of Fieldshire Drive, Commission District 8.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* 12. <u>MAPLEHURST PARK RESUBDIVISION OF LOTS 12-14 AND UNPLATTED PROPERTY</u> South side of Maplehurst Court, north side of Front Ave, Council District 6.	9-SB-11-F
P 13. <u>SUSAN KINNARD PROPERTY</u> Northwest side of E Raccoon Valley, southwest of Diggs Gap Rd, Commission District 7.	9-SC-11-F
P 14. <u>WHITE LILY FOODS CO.</u> Intersection of Central Ave. and Depot St, Council District 6.	9-SD-11-F
* 15. <u>CASCADE FALLS PHASE II LOTS 51-53</u> Northeast side of Gatekeeper Way, northwest of Beacon light Way, Commission District 5.	9-SE-11-F
P 16. <u>MILLERTOWN COMMERCIAL CENTER</u> West of Millertown Pike, south of Loves Creek Road, Council District 4.	9-SF-11-F
* 17. <u>ROBERTS PROPERTY</u> South side of Bluegrass Road at south intersection with Augusta Hills Road, Commission District 4.	9-SG-11-F
* 18. <u>VININGS PARK REVISED</u> Northeast side of Wallace Road, northwest of Northshore Drive, Commission District 6.	9-SH-11-F
* 19. <u>MOUNTAIN VIEW AUDITORIUM</u> South side of E Hill Avenue, east of Riverfront Way, Council District 6.	9-SI-11-F
W 20. <u>MOSS CREEK VILLAS REPLAT OF LOT 198R</u> Northeast side of Maple Branch Lane, southeast of Round Hill Lane, Council District 3.	9-SJ-11-F
W 21. <u>ST. MARY'S HEALTH SYSTEM, RESUBDIVISION OF LOT 1R-1R2 & REPLAT OF 1R-1R3</u> East side of Dannaher Dr., north side of E. Emory Rd., Commission District 7.	9-SK-11-F

Rezoning and Plan Amendment/Rezoning:

* 22. <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
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- 6-S-06-RZ**

* **b. Rezoning**
 From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).
- 9-A-11-RZ**

P 23. FRED LANGLEY
 Northwest side Dutchtown Rd., southwest side Simmons Rd., Commission District 6. Rezoning from CB (Business and Manufacturing) / TO (Technology Overlay) to CB (Business and Manufacturing).
- 9-B-11-RZ**

* **24. BENCHMARK ASSOCIATES, INC.**
 Southeast side Greenland Way, southeast of Hardin Valley Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).
- 9-C-11-RZ**

* **25. TERRY E. ROMANS**
 West side N. Hall of Fame Dr., south side N. Fourth Ave., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- 9-D-11-RZ**

* **26. ANNE FOLSOM SMITH**
 Northeast side Huckleberry Ln., southeast of Strawberry Plains Pike, Commission District 8. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
- 9-E-11-RZ**

* **27. KNOXVILLE CITY COUNCIL**
 East of S. Northshore Dr., southeast of Lyons View Pike, Council District 2. Rezoning from O-2 (Civic and Institutional) to OS-2 (Park and Open Space).

Uses on Review

- 4-F-08-UR**

W 28. LISA HOSKINS
 Northwest side of Merchant Dr., northeast side of Scenicwood Rd. Proposed use: After school day care facility and family life center in R-1 (Low Density Residential) & R-2 (General Residential) District. Council District 5.
- 11-A-10-UR**

29. BRETT HONEYCUTT
 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.

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- 30. AT & T/NSORO** **8-A-11-UR**
North side Kimberlin Heights Road, east of Porterfield Road.
Proposed use: Approval of a 195 ft. monopole telecommunications tower in A (Agricultural) District. Commission District 9.
- 31. THE PAVILION AT HUNTER VALLEY FARM** **8-C-11-UR**
Northwest side Hunter Valley Lane, northeast of Keller Bend Road
Proposed use: Approval of pavilion and event facility in T (Transition) (k) District. Commission District 4.
- * **32. HUNTER HARRISON** **9-A-11-UR**
South side of Harrison Springs Ln., southeast of Fall Haven Ln
Proposed use: Reduction of the required peripheral boundary setback in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.
- * **33. FALCONNIER DESIGN CO.** **9-B-11-UR**
South side of Harold Duncan Way, west of Copper Ridge Rd.
Proposed use: Private school with residences in OC (Civic and Institutional) District. Commission District 6.
- W 34. MOSS CREEK VILLAS, LLC** **9-C-11-UR**
Northeast side of Maple Branch Ln., southeast of Round Hill Ln.
Proposed use: Reduction of side yard setback in RP-1 (Planned Residential) District. Council District 3.
- * **35. HELEN ROSS MCNABB** **9-D-11-UR**
South of Middlebrook Pk., west of Keith Av. Proposed use: Medical Facility in R-2 (General Residential) District. Council District 3.

Other Business:

- * **36. Consideration of Use determination for activity center/marketing facility in the SC-1 (Neighborhood Shopping Center) zone.** **9-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.

<u>Agenda Item No.</u>	MPC File No.
<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>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>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>THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC.</u> At the intersection of Shipetown Rd and Mitchell Rd, Commission District 8.	6-SA-11-F
<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

Agenda Item No.

MPC File No.

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).

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).

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).