

AGENDA

April 12, 2012

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 APRIL 12, 2012 AGENDA**
- * 3. APPROVAL OF MARCH 8, 2012 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

W 5. CITY OF KNOXVILLE POLICY & REDEVELOPMENT DEPARTMENT

3-A-12-OA

City of Knoxville Zoning Ordinance, Article V, Section 10, Signs, Billboards, and other Advertising Structures, to amend provisions relating to public assembly facility signs.

Agenda Item No.

MPC File No.

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| 6. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knoxville Zoning Ordinance, Article II, Definitions, and Article IV, Section 3.12, TC-1 (Town Center District), to change provisions regarding permitted uses and other related ordinance provisions. | 4-A-12-OA |
| 7. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas. | 4-B-12-OA |
| 8. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knoxville Zoning Ordinance regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas. | 4-C-12-OA |
| 9. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knox County Zoning Ordinance regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas. | 4-D-12-OA |

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review):

- | | |
|--|------------------|
| * 10. <u>CIRCLE LANE (ODAR FACILITY)</u>
East of Westfield Rd., south of Papermill Dr., Council District 2. | 4-SA-12-C |
| 11. <u>DEANE HILL VILLAGE - BENCHMARK ASSOCIATES</u>
a. Concept Subdivision Plan
South side of Deane Hill Dr., east of Winchester Dr., Council District 2. | 4-SB-12-C |
| b. USE ON REVIEW
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District. | 4-E-12-UR |

Final Subdivisions:

Agenda Item No.

MPC File No.

- * **12. CARTREF ADDITION RESUBDIVISION OF LOTS 10 & 16 BLOCK A**
 South side of Sherwood Dr, west of Westland Dr., Council District 2.

11-SB-11-F
- * **13. FALCON POINTE UNITE 4**
 South side of S. Northshore Drive, east of Falcon Pointe Drive, Commission District 5.

3-SC-12-F
- * **14. BUFF RIDGE**
 Northwest side of Meredith Rd at Hannah's Park Lane intersection, Commission District 6.

4-SA-12-F
- * **15. PIQUE & BREEDING PROPERTY**
 Southwest side of Hankins Ln, southeast of Miller Rd., Commission District 7.

4-SB-12-F
- P 16. CARSON POINTE RESUBDIVISION OF A PORTION OF LOT 3R**
 Green Rd at Chapman Hwy., Council District 1.

4-SC-12-F
- * **17. JANET MARIE DRINNEN PROPERTY**
 North side of Sevierville Pike, west of McCall Ln., Commission District 9.

4-SD-12-F
- * **18. STEVEN JACKSON PROPERTY**
 South side of Cedar Lane, west side of Knox Rd, Council District 5.

4-SE-12-F
- * **19. SOUTHPOINTE RESUBDIVISION OF LOTS 4-6**
 South side of South Creek Rd, east of Marina View Ln., Commission District 9.

4-SF-12-F
- 20. W J GRIFFIN HEIRS RESUBDIVISION OF LOT 4**
 West side of Conner Rd, north of Ventis Ln., Commission District 7.

4-SG-12-F
- * **21. VILLA GARDENS RESUBDIVISION OF LOT 41R AND PART OF LOTS 39 & 40**
 Northeast side of Fulton Ave, north of Garden Dr., Council District 4.

4-SH-12-F
- * **22. THE MAP OF ROSEDALE RESUBDIVISION OF LOTS 436-442**
 North side of Ambrose St, east side of Addock Ave., Council District 5.

4-SI-12-F

Agenda Item No.

MPC File No.

- * **23. GREENBROOK RESUBDIVISION OF LOTS 3** **4-SJ-12-F**
 At the terminus of Aspen Grove Way, west side of Cedar Branch Rd., Commission District 6.
- * **24. RESUBDIVISION OF PROPERTY OF JIM HARMON** **4-SK-12-F**
 North side of Lovell Center Dr, south side of Hickory Path Way, Commission District 5.
- * **25. DRY GAP SUBDIVISION** **4-SL-12-F**
 North side of Dry Gap Pike, east of E. Emory Rd., Commission District 7.
- * **26. SMITH & HAMMACKER ENTERPRISES** **4-SM-12-F**
 West side of N Broadway, north of Oak Ave., Council District 6.
- * **27. FRITZGERALD ADDITION RESUBDIVISION OF LOTS 1R, 4, & 5** **4-SN-12-F**
 West side of Texas Avenue, north of Western Avenue, Council District 5.
- * **28. SOUTH GROVE REPLAT OF LOT 3E3** **4-SO-12-F**
 South side of Chapman Highway at intersection of Majestic Grove Road, Council District 1.
- * **29. BLACKSFERRY POINTE** **4-SP-12-F**
 Northeast of Blacks Ferry Road, north side of Old Blacks Ferry, Commission District 6.
- * **30. CLEAR VIEW HILLS RESUBDIVISION OF LOT 1R1** **4-SQ-12-F**
 Southeast quad of Farris Drive and Clinton Highway intersection, Council District 5.
- * **31. DOGWOOD COVE** **4-SR-12-F**
 Northwest side of Dogwood Drive, north of Wrights Ferry Road, Commission District 4.

Rezoning and Plan Amendment/Rezoning:

- * **32. CITY OF KNOXVILLE** **3-C-12-RZ**
 Northwest side Callahan Dr., southwest of Keck Rd., Council District 3. Rezoning from No Zone to I-3 (General Industrial) and A-1 (General Agricultural).
- 33. CITY OF KNOXVILLE** **3-D-12-RZ**
 Northwest side Washington Pike, southeast side McCampbell Dr., southwest of Mill Rd., Council District 4. Rezoning from No Zone to R-2 (General Residential) and RP-1 (Planned Residential) @ 1-4 du/ac.

Agenda Item No.

MPC File No.

- 34. CITY OF KNOXVILLE** **3-E-12-RZ**
 Northwest side Washington Pike, southwest of Mill Rd., Council District 4. Rezoning from No Zone to R-2 (General Residential).
- * **35. PHILIP IRMINGER AND ELISE IRMINGER**
 Northeast side Western Ave., northwest of Major Ave. Council District 6.

 - a. Central City Sector Plan Amendment** **4-A-12-SP**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - * **b. One Year Plan Amendment** **4-A-12-PA**
 From GC (General Commercial) to MDR (Medium Density Residential).
 - * **c. Rezoning** **4-A-12-RZ**
 From C-3 (General Commercial) to R-2 (General Residential).
- * **36. KERRI CALLOWAY** **4-B-12-RZ**
 North side of Brackett Rd., east of Bell Rd., Commission District 8. Rezoning from I (Industrial) to A (Agricultural).
- * **37. JOHN K. KING**
 North side Joe Daniels Rd., north of Oak Ridge Hwy., Commission District 6.

 - a. Northwest County Sector Plan Amendment** **4-B-12-SP**
 From PP/OS (Public Parks & Open Space) & SLPA (Slope Protection Area) to RC (Rural Commercial) & SLPA (Slope Protection Area).
 - * **b. Rezoning** **4-C-12-RZ**
 From A (Agricultural) to CR (Rural Commercial).
- 38. METROPOLITAN PLANNING COMMISSION** **4-D-12-RZ**
 South side Sutherland Ave., east side Tobler Ln., Council District 6. Rezoning from R-2 (General Residential) to R-1 (Low Density Residential).
- * **39. ANDREW GILSON** **4-E-12-RZ**
 Northwest side Asbury Rd., southwest of Vaughn Ln., Commission District 8. Rezoning from A (Agricultural) to LI (Light Industrial).
- * **40. INDEPENDENT HEALTHCARE PROPERTIES** **4-F-12-RZ**
 Southeast side Tate Trotter Rd., northeast of Conner Rd., Commission District 7. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).

Agenda Item No.

MPC File No.

- P 41. TB PROPERTIES, LLC**
South side Thorngrove Pike, north side I-40, west of Midway Rd.,
Commission District 8.
a. East County Sector Plan Amendment **4-C-12-SP**
From LDR (Low Density Residential) and O (Office) to GC (General
Commercial).
- P b. Rezoning** **4-G-12-RZ**
From A (Agricultural) to PC (Planned Commercial).
- P 42. CHOTO PARTNERS**
Northwest side Plum Creek Dr., southeast of Parkside Dr.,
Commission District 5.
a. Southwest County Sector Plan Amendment **4-D-12-SP**
From LDR (Low Density Residential) & STPA (Stream Protection
Area) to O (Office) & STPA (Stream Protection Area).
- P b. Rezoning** **4-H-12-RZ**
From RA (Low Density Residential) to OB (Office, Medical, and
Related Services).

Uses on Review

- * **43. REV. ALAN SMITH** **11-A-11-UR**
South side of Dutchtown Rd., west of Rennboro Rd. Proposed
use: Expansion/addition to church and school facility with after
school care in A-1 (General Agricultural) District. Council District
2.
- * **44. JOHN A. MURPHY** **3-D-12-UR**
North side of Gleason Dr., east of Morrell Rd. Proposed use:
Residential units above retail commercial in PC-1 (Retail and
Office Park) District. Council District 2.
- * **45. LOUISE FLETCHER** **4-A-12-UR**
Northwest side of E. Oak Hill Ave., southwest side of Cornelia St.
Proposed use: Child Day Care Center in R-1 (Low Density
Residential) / IH-1 (Infill Housing Overlay) District. Council District 5.
- * **46. CONTINUUM HOUSING CORP.** **4-B-12-UR**
Northwest side of E. Inskip Dr., northeast side of Elder Rd. Proposed
use: Assisted living facility in R-2 (General Residential) District.
Council District 5.
- 47. OPTIMA TOWERS IV, LLC KEITH POWELL** **4-C-12-UR**
North side of Dave Smith Rd., east of Smith School Rd. Proposed
use: Modification of the previous condition for a paved access

Agenda Item No.

MPC File No.

driveway. (Case # 5-F-11-UR) in A (Agricultural) District. Commission District 8.

- P 48. TB PROPERTIES, LLC**
 Southeast side of Thorn Grove Pike, north side of Interstate 40, west of Midway Rd. Proposed use: Warehouse/Distribution in PC (Planned Commercial) pending District. Commission District 8.

4-D-12-UR
- 49. HARRY WIERSEMA**
 South side of Smoky Trl., south of Shenandoah Dr. Proposed use: Professional office - lawyer in R-1 (Low Density Residential) District. Council District 2.

4-F-12-UR
- W 50. IRIS EDUCATION FOUNDATION, INC. SUZAN MERTYUREK**
 Southwest side of Bridgewater Rd., southeast side of Comstock Rd., north side of Interstate 40. Proposed use: Non-Profit Charter School - "Knoxville Charter Academy" in R-2 (General Residential) District. Council District 2.

4-G-12-UR

Other Business:

- P 51. Consideration of FY 2013 - 2018 City of Knoxville Capital Improvements Program and Budget.**

4-A-12-OB
- * 52. Consideration of Mayor's Report on Preservation**

4-B-12-OB

Adjournment

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

- METROPOLITAN PLANNING COMMISSION
 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.

8-A-08-OA
- WILSON RITCHIE
 Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

3-F-10-SC
- METROPOLITAN PLANNING COMMISSION
 Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

6-A-10-SAP
- METROPOLITAN PLANNING COMMISSION
 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>Agenda Item No.</u>	MPC File No.
<p><u>GERDAU</u> Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5.</p>	12-A-11-SC
<p><u>GERDAU</u> Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5.</p>	12-B-11-SC
<p><u>GERDAU AMERISTEEL PROPERTY</u> Northwest side of Ely Ave., southwest of Bragg St., Council District 5.</p>	2-SA-12-C
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.</p>	11-SJ-08-C
<p>b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	11-H-08-UR
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.</p>	4-SC-09-C
<p>b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	4-D-09-UR
<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>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	2-SO-09-F
<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 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.</p>	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).