

# AGENDA

## August 9, 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 AUGUST 9, 2012 AGENDA**
- \* 3. APPROVAL OF JULY 12, 2012 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <b><u>P</u></b> )
Items to be voted on to be Postponed	(Indicated with a <b>P</b> )
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <b><u>W</u></b> )
Items to be voted on to be Withdrawn	(Indicated with a <b>W</b> )
Items to be voted on to be Tabled	(Indicated with a <b>T</b> )
Items to be voted on to be Untabled	(Indicated with a <b>U</b> )
Items to be heard on Consent requiring a vote	(Indicated with <b>*</b> )

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 CODE ADMINISTRATION **8-A-12-OA****  
Amendments to the Knox County Zoning Ordinance proposing editing, clarification, corrections and other minor changes to the regulations consistent with Article 6, Section 6.30.04 of the Knox County Zoning Ordinance.

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- \* **6. METROPOLITAN PLANNING COMMISSION** **8-B-12 OA**  
Amendments to the Knoxville Zoning Ordinance, Article IV, Section 4.5.1, H-1 Historic Overlay District, to conform to State law regarding the membership composition of the Knoxville Historic Zoning Commission.
- \* **7. KNOX COUNTY COMMISSION** **8-C-12-OA**  
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.80, HZ Historic Overlay Zone, to conform to State law regarding the composition of and appointment of members to the Knox County Historic Zoning Commission.

**Alley or Street Closures:**

- \* **8. ALLEN BUTLER** **8-A-12-AC**  
Request closure of unnamed alley between northwest corner of parcel 069MA016 and east property line of 069MA015, Council District 5.
- \* **9. R2R STUDIO. LLC** **8-A-12-SC**  
Request closure of Cumberland Ave between northwest side of parcel 108CK005 and northeast side of parcel 108CK005, Council District 1.
- \* **10. SMOKY MOUNTAIN LAND SURVEYING** **8-B-12-SC**  
Request closure of Masterson Rd between Topside Road and common property line between parcels 147-030 and 147-031, Council District 1.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

- P 11. METROPOLITAN PLANNING COMMISSION** **8-A-12-SP**  
South County Sector Plan Update. Commission Districts 8 & 9. Council District 1.

**Concepts/Uses on Review):**

None

**Final Subdivisions:**

- \* **12. JOHN REYNOLDS PROPERTY** **8-SA-12-F**  
East side of Amherst Road, north of Piney Grove Church Road, Council District 3.
- \* **13. CUMBERLAND TRUST COMPANY RESUBDIVISION** **8-SB-12-F**  
North side of Kingston Pike, west of Oakhurst Drive, Council District 2.

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* 14.	<b><u>VILLAGE AT BEARDEN PHASE II</u></b> South side of Bearden View Lane, west of Francis Road, Council District 3.	<b>8-SC-12-F</b>
* 15.	<b><u>PIONEER NURSERY, INC. PROPERTY</u></b> Southeast side of Westland Drive at the east side of Ebenezer Road, Commission District 5.	<b>8-SD-12-F</b>
* 16.	<b><u>HICKORY HILLS</u></b> Southeast side of Hickory hills Drive, northeast of Willmann, Council District 2.	<b>8-SE-12-F</b>
* 17.	<b><u>ALEXANDER ADDITION RESUBDIVISION OF LOTS 9-10</u></b> East side of Branch Lane, north of N. Ruggles Ferry Road, Commission District 8.	<b>8-SF-12-F</b>
<b>P</b> 18.	<b><u>WESTLAND MANOR RESUBDIVISION OF LOTS 3 &amp; 4</u></b> West side of Gothic Manor Way, southeast of Westland Drive, Commission District 5.	<b>8-SG-12-F</b>
* 19.	<b><u>MADDEN &amp; ROEX ADDITION RESUB. OF LOTS 31R &amp; 38-41</u></b> North side of Middlebrook Pike, south side of Webster Avenue, Council District 6.	<b>8-SH-12-F</b>

### **Rezoning and Plan Amendment/Rezoning:**

<b>W</b> 20.	<b><u>NORTHSHORE MARKET INVESTORS, LLC</u></b> Northeast side Clingmans Dome Dr., northwest side Chimney Top Ln., Council District 2. Rezoning from OS-2 (Park and Open Space) to TC-1 (Town Center).	<b>7-D-12-RZ</b>
* 21.	<b><u>JOHN GADDIS - MCCARTY, HOLSAPLE, MCCARTY</u></b> Northeast side State St., southeast side Union Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).	<b>8-A-12-RZ</b>
22.	<b><u>REBECCA V. FERGUSON</u></b> South side Woodson Dr., south of Hilltop Rd., Commission District 9. Rezoning from RA (Low Density Residential) to A (Agricultural).	<b>8-B-12-RZ</b>
* 23.	<b><u>CITY OF KNOXVILLE</u></b> Northwest side Luscombe Dr., southwest of Morrell Rd., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).	<b>8-C-12-RZ</b>

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- \* **24. CITY OF KNOXVILLE** **8-D-12-RZ**  
East side Normandy Dr., north of Luscombe Dr., Council District 2.  
Rezoning from No Zone to R-1 (Low Density Residential).
  
- \* **25. CITY OF KNOXVILLE** **8-E-12-RZ**  
Northeast side Chapman Hwy., northwest side Deva Dr., Council  
District 1. Rezoning from No Zone to C-3 (General Commercial) & R-1  
(Low Density Residential).
  
- \* **26. CITY OF KNOXVILLE** **8-F-12-RZ**  
South side Clinton Hwy., west of Schaad Rd., Council District 3.  
Rezoning from No Zone to C-4 (Highway and Arterial Commercial).
  
- \* **27. CITY OF KNOXVILLE** **8-G-12-RZ**  
Northeast end Bradley Lake Ln., northeast of Amherst Rd., Council  
District 3. Rezoning from No Zone to RP-1 (Planned Residential) @ up  
to 3 du/ac.
  
- \* **28. SAM CONNOR** **8-H-12-RZ**  
Southeast side W. Emory Rd., southwest of Central Avenue Pike,  
Commission District 7. Rezoning from A (Agricultural) and F  
(Floodway) to PC (Planned Commercial) and F (Floodway).
  
- \* **29. CITIZENS NATIONAL BANK** **8-I-12-RZ**  
North side Parkside Dr., east of Mabry Hood Rd., Council District 2.  
Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial  
Commercial).
  
- 30. KINGSTON PIKE, LLC** **8-J-12-RZ**  
South side Kingston Pike, west of Moss Grove Blvd., Council District 2.  
Rezoning from PC-1 (Retail and Office Park) / H-1 (Historic Overlay) to  
PC-1 (Retail and Office Park).

**Uses on Review**

- P 31. BEVERLY HOLLAND** **6-C-12-UR**  
Southeast side of Holston Dr., northwest side of Speedway Circle.  
Proposed use: Child Day Care Center for up to 100 children in C-3  
(General Commercial) District. Council District 6.
  
- \* **32. ZION SENIOR LIVING** **8-A-12-UR**  
East side of Zion Ln., northwest of Ball Rd. Proposed use: Assisted  
Living Facility in PR (Planned Residential) pending District.  
Commission District 6.

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- 33. THE RESTORATION HOUSE VILLAGE - MR. BILLY FULGHUM** **8-B-12-UR**  
 North side of Robinson Rd., east of Bakertown Rd. Proposed use: Multi-dwelling development in R-1A (Low Density Residential) and RP-1 (Planned Residential) pending Districts. Council District 3.
- \* **34. CAROL MURRAY** **8-C-12-UR**  
 Southeast side of Seattle Slew Ln., northeast of Secretariat Blvd. Proposed use: Reduction of peripheral setback from 35 feet to 25 feet in PR (Planned Residential) District. Commission District 6.
- \* **35. 3G STUDIOS** **8-D-12-UR**  
 West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Retail / office development in TC-1 (Town Center) District. Council District 2.
- \* **36. RANDY CALDWELL** **8-E-12-UR**  
 East side of Dannaher Dr., south side of Tate Trotter Rd. Proposed use: Assisted living facility in OB (Office, Medical, and Related Services) & OB (Office, Medical, and Related Services) pending District. Commission District 7.
- \* **37. RANDOLPH ARCHITECTURE** **8-F-12-UR**  
 East side of Prosperity Dr., east end of Executive Park Dr. Proposed use: Assisted living facility in O-1 (Office, Medical, and Related Services) District. Council District 2.
- 38. U. S. CELLULAR CORPORATION** **8-G-12-UR**  
 South side of South Mall Rd., east side of Washington Pike. Proposed use: 150' Monopole Telecommunications Tower in C-1 (Neighborhood Commercial) & C-6 (General Commercial Park) Districts. Council District 4.
- 39. U. S. CELLULAR CORPORATION** **8-H-12-UR**  
 West end of Oaklett Dr., east of Haynes Sterchi Rd. Proposed use: 195' Monopole Telecommunications Tower in RP-1 (Planned Residential) District. Council District 5.
- 40. U. S. CELLULAR CORPORATION** **8-I-12-UR**  
 West side of Façade Ln., south of E. Copeland Dr. Proposed use: 250' Lattice Telecommunications Tower in A (Agricultural) District. Commission District 7.
- 41. U. S. CELLULAR CORPORATION -Revised** **8-J-12-UR**  
 Northeast side of Andersonville Pike., south side of E. Emory Rd., northwest side of Maynardville Pike. Proposed use: 170' Monopole Telecommunications Tower in A (Agricultural) District. Commission District 7.

**Other Business:**

- \* **42. Consideration of two year extension until September 2014 of the concept plan for Roefield - 8-SB-10-C. Commission District 5.** **8-A-12-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.
- 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** **GERDAU** **12-A-11-SC**  
Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5.
- U** **GERDAU** **12-B-11-SC**  
Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5.
- U** **GERDAU AMERISTEEL PROPERTY** **2-SA-12-C**  
Northwest side of Ely Ave., southwest of Bragg St., Council District 5.
- WILLOW FORK - GRAHAM CORPORATION 11-SJ-08-C  
a. Concept Subdivision Plan  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- 11-H-08-UR  
b. Use on Review  
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

<u>Agenda Item No.</u>	MPC File No.
<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>	1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	2-SO-09-F
Intersection of I-40 and McMillan Rd., Commission District 8.	
<u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u>	8-O-08-RZ
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.	
<u>JAMES L. MCCLAIN</u>	
Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).	9-A-09-SP
b. Rezoning From A (Agricultural) to CB (Business and Manufacturing).	9-A-09-RZ
<u>CITY OF KNOXVILLE</u>	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).	
<u>BUFFAT MILL ESTATES - CLAYTON BANK &amp; TRUST</u>	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).	