

AGENDA

June 14, 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 JUNE 14, 2012 AGENDA**
- * 3. **APPROVAL OF MAY 10, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

5. **METROPOLITAN PLANNING COMMISSION** **4-B-12-OA**
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas.

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| 6. <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 |
| 7. <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 |
| 8. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations regarding land ineligible for subdivision following timber harvesting within the Hillside and Ridgetop Protection areas. | 5-A-12-OA |
| * 9. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendment to the Knoxville Zoning Ordinance regarding retail, service and restaurant uses in the I-3 (General Industrial) zone district. | 6-A-12-OA |

Alley or Street Closures:

- | | |
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| * 10. <u>UNIVERSITY OF TENNESSEE</u>
Request closure of Boling Alley between Melrose Place and Frances Street, Council District 1. | 6-A-12-AC |
| * 11. <u>UNITED RENTALS</u>
Request closure of Unaka St between N. Seventeenth Street and Ailor Avenue, Council District 6. | 6-A-12-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- | | |
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| P 12. <u>METROPOLITAN PLANNING COMMISSION</u>
North County Sector Plan Update. Commission Districts 6, 7, & 8 and Council Districts 3 & 5. | 6-A-12-SP |
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Concepts/Uses on Review):

- | | |
|---|------------------|
| 13. <u>SHANNON VALLEY FARM - SOUTHLAND GROUP, INC.</u>
a. Concept Subdivision Plan
Southwest side of Murphy Rd., south of Shannon Valley Farms Blvd., Commission District 2. | 5-SB-12-C |
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- b. USE ON REVIEW** **5-G-12-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * **14. WILLOW BAY** **6-SA-12-C**
East side of Quarry Rd., south of Maynardville Hwy., Commission District 7.
- * **15. THE GAZEBO - DWAYNE JONES** **6-SB-12-C**
a. Concept Subdivision Plan
Southwest side of Maloney Rd., west of Alcoa Hwy., Council District 1.
- b. USE ON REVIEW** **6-D-12-UR**
Proposed use: Detached and attached housing in RP-1 (Planned Residential) & A-1 (Agricultural) District.

Final Subdivisions:

- * **16. JERRY DAVIS PROPERTY** **6-SA-12-F**
East side of Ricketts Ln, south of Marietta Church Rd, Commission District 6.
- P 17. CORRYTON ACRES RESUBDIVISION OF LOTS 1 & 19** **6-SB-12-F**
Southeast side of E Emory Rd, northeast side of Casselberry Rd, Commission District 8.
- * **18. WALKER PROPERTY** **6-SC-12-F**
Corner of Tillett Lane and Corryton Road, Commission District 8.
- * **19. RESUBDIVISION OF THE NEWCOMB S/D** **6-SD-12-F**
Northwest side of Pelleaux Road at the intersection of Norris Freeway, Commission District 7.
- * **20. KANA REAL ESTATE PROPERTIES** **6-SE-12-F**
Southwest Dante Road, northeast side of Central Avenue Pike, Council District 5.
- * **21. HUGH TAPP AND INGLE PROPERTY** **6-SF-12-F**
North side of Kodak Road, north of terminus of Kelly and Newman intersection, Commission District 8.

Rezoning and Plan Amendment/Rezoning:

- * **22. SAMUEL J. FURROW** **6-A-12-RZ**
Northeast side Thunder Ln., northwest of E. Emory Rd., Commission District 7. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services).

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- * **23. TARAGON VAN DE WERKEN** **6-B-12-RZ**
North side Robinson Rd., east of Bakertown Rd., Council District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential).
- * **24. JOE W. TOUCHTON** **6-C-12-RZ**
Northeast side Amherst Rd., northwest of Oak Springs Rd., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- * **25. CHRIS MCKINYEN** **6-D-12-RZ**
West side Francis Rd., south side Bearden View Ln., Council District 3. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).
- 26. INDEPENDENT HEALTHCARE PROPERTIES** **6-E-12-RZ**
South side S. Northshore Dr., west of Admirals Landing Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **27. BOJANGLES RESTAURANT, INC.** **6-F-12-RZ**
Southeast side Middlebrook Pike, northeast side E. Weisgarber Rd., Council District 2. Rezoning from I-3 (General Industrial) to C-3 (General Commercial).

Uses on Review

- 28. HARRY WIERSEMA** **4-F-12-UR**
South side of Smoky Trl., south of Shenandoah Dr. Proposed use: Professional office - lawyer in R-1 (Low Density Residential) District. Council District 2.
- 29. LKM PROPERTIES** **6-A-12-UR**
East side of Ebenezer Rd., southeast side of Westland Dr. Proposed use: Convenience Store in PC (Planned Commercial) District. Commission District 5.
- * **30. MELANIE BECKMANN** **6-B-12-UR**
South side of Baum Dr., south of Deane Hill Dr. Proposed use: Child day care center for up to 120 children in C-6 (General Commercial Park) District. Council District 2.
- 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.

Other Business:

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- * **32. Consideration of Amendments to the City of Knoxville Downtown Design Review Board's Administrative Rules and Procedures (Exhibit E of MPC's Administrative Rules and Procedures) regarding postponement and tabling of applications.** **6-A-12-OB**
- * **33. Consideration of the FY 2012-13 MPC Composite Work Program.** **6-B-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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p>b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	11-H-08-UR
 <u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
<p>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
 <u>TIPPIT VILLAGE - SITES TO SEE, INC.</u>	
<p>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
 <u>LONGMIRE SUBDIVISION</u>	
<p>West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.</p>	1-SA-11-C
 <u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	
<p>Intersection of I-40 and McMillan Rd., Commission District 8.</p>	2-SO-09-F
 <u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u>	
<p>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
 <u>JAMES L. MCCLAIN</u>	
<p>Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.</p>	
<p>a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).</p>	9-A-09-SP
<p>b. Rezoning From A (Agricultural) to CB (Business and Manufacturing).</p>	9-A-09-RZ
 <u>CITY OF KNOXVILLE</u>	
<p>South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).</p>	7-D-10-RZ
 <u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u>	
<p>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).</p>	4-B-10-UR