

AGENDA

September 13, 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 SEPTEMBER 13, 2012 AGENDA**
- * 3. APPROVAL OF AUGUST 9, 2012 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <u>P</u>)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <u>W</u>)
Items to be voted on to be Withdrawn	(Indicated with a W)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. KNOXVILLE CITY COUNCIL **9-A-12-OA****
Amendments to the City of Knoxville Zoning Ordinance to permit courtyard development in some residential zone districts.

Alley or Street Closures:

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- | | | |
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| P 6. | <u>GERDAU</u>
Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5. | 12-A-11-SC |
| P 7. | <u>GERDAU</u>
Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5. | 12-B-11-SC |
| * 8. | <u>JEFFERSON FEDERAL BANK</u>
Request closure of Monterey Rd between northwest property line of parcel 068OA054 and Peppercorn Ln., Council District 3. | 9-A-12-SC |
| * 9. | <u>HOLSTON GASES, INC.</u>
Request closure of Brookside Ct between TDOT I-275 right-of-way and W. Baxter Avenue right-of-way, Council District 6. | 9-B-12-SC |
| * 10. | <u>JEFFERSON FEDERAL BANK</u>
Request closure of Peppercorn Ln between southwest terminus and northeast terminus, Council District 3. | 9-C-12-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- | | | |
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| P 11. | <u>METROPOLITAN PLANNING COMMISSION</u>
South County Sector Plan Update. Commission Districts 8 & 9. Council District 1. | 8-A-12-SP |
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Concepts/Uses on Review):

- | | | |
|--------------|---|------------------|
| * 12. | <u>GERDAU AMERISTEEL PROPERTY</u>
Northwest side of Ely Ave., southwest of Bragg St., Council District 5. | 2-SA-12-C |
| 13. | <u>ASHLEY MEADOWS</u>
West side of Gray Hendrix Rd., south of Garrison Rd., Commission District 6. | 9-SA-12-C |

Final Subdivisions:

- | | | |
|--------------|--|------------------|
| P 14. | <u>WESTLAND MANOR RESUBDIVISION OF LOTS 3 & 4</u>
West side of Gothic Manor Way, southeast of Westland Drive, Commission District 5. | 8-SG-12-F |
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- * **15. CARTREF ADDITION, BLOCK A, RESUBDIVISION OF LOTS 9R, 10R, & 17R** **9-SA-12-F**
 South side of Sherwood Dr, west of Westland Dr., Council District 2.
- * **16. CARPENTERS ADDITION TO CASWELL RESUB. OF LOTS 1-13, BLOCK F** **9-SB-12-F**
 North side of Sarah Ln, east side of Carpenter Rd., Commission District 8.
- * **17. PROPERTIES OF HEADRICK & RENO** **9-SC-12-F**
 South side of Millertown Pike, east side of Robin Ben Ln, Commission District 8.
- * **18. PROPERTY OF CLAUDE YOW AND UNPLATTED PROPERTY** **9-SD-12-F**
 South side of Callahan Dr, northeast of Keck Dr., Commission District 7.
- * **19. MAYFIELDS ADDITION RESUB OF LOTS 146 & 147R** **9-SE-12-F**
 Intersection of Ninth Ave, Gillespie Ave, and Flemming St., Council District 4.
- * **20. TALAHU RESUB. OF LOT 15 PART OF LOT 14, BLOCK L** **9-SF-12-F**
 North side of Taliluna Ave, southwest of Tugaloo Dr., Council District 2.
- * **21. BEAVER CREEK ADDITION RESUB. OF LOT 14 AND UNPLATTED PROPERTY** **9-SG-12-F**
 Northeast side of Joyce Ln, southeast of East Joyce Ln., Commission District 6.
- * **22. MARY EVELYN DEATON ESTATE PROPERTY** **9-SH-12-F**
 South of Charles Dr, east of Inskip Rd, Council District 5.
- P 23. THE VILLAGE AT HARDIN VALLEY RESUB. OF LOT 7** **9-SI-12-F**
 Southeast side of Greenland Way, south of Hardin Valley Rd., Commission District 6.
- * **24. THE GAZEBO AT WATERFORD COVE** **9-SJ-12-F**
 South side of Maloney Rd, east side of Ginn Dr., Council District 1.
- * **25. FALCON POINTE UNIT 4** **9-SK-12-F**
 South side of S. Northshore Dr, northeast of Harvey Rd., Commission District 5.
- * **26. WATERS RESUBDIVISION OF LOTS 1-3** **9-SL-12-F**
 Northeast side of Kinnamon Rd, east of Tipton Station Rd., Commission District 9.

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- * **27. THE TOMBRAS GROUP** **9-SM-12-F**
East side of S. Concord St, north of Sullins St., Council District 6.
- * **28. BRAINE & LEE'S ADDITION RESUB. OF PART OF LOTS 20 & 21** **9-SN-12-F**
Northwest intersection of Dill St and Hiawasse Ave., Council District 5.
- * **29. DOGWOOD COVE RESUBDIVISION OF LOTS 10-14** **9-SO-12-F**
South side of Dogwood Cove Ln, west of Dogwood Dr., Commission District 4.

Rezoning and Plan Amendment/Rezoning:

- P 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).
- 31. JACK WALKER**
Northeast side Tillett Ln., northeast of Corryton Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **9-A-12-SP**
From NC (Neighborhood Commercial) and AG/RR (Agricultural/Rural Residential) to RC (Rural Commercial).
 - b. Rezoning** **9-A-12-RZ**
From RB (General Residential) to CR (Rural Commercial).
- * **32. STORE SAFE STORAGE**
Northwest side Murray Dr., southwest side Primus Rd., Commission District 7.
 - a. Northwest City Sector Plan Amendment** **9-B-12-SP**
From LDR (Low Density Residential) to C (Commercial).
 - * **b. Rezoning** **9-B-12-RZ**
From A (Agricultural) to CA (General Business).
- * **33. ROBERT A. MAPLES**
Southeast side Three Points Rd., southwest of Mascot Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **9-C-12-SP**
From LDR (Low Density Residential) to C (Commercial).
 - * **b. Rezoning** **9-C-12-RZ**
From RA (Low Density Residential) to CA (General Business).

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- * **34. BRIAN BLAKELY**
 Southeast side E. Emory Rd., northeast of Emerald Ridge Ln.,
 Commission District 7. Rezoning from A (Agricultural) to RA (Low
 Density Residential).

9-D-12-RZ
- * **35. MARTHA N. WATKINS**
 North side Forest Ave., west side S. Twenty Third St., Council District 1.
a. Central City Sector Plan Amendment
 From MDR (Medium Density Residential) to HDR (High Density
 Residential).

9-D-12-SP
- * **b. Rezoning**
 From I-2 (Restricted Manufacturing and Warehousing) to R-3 (High
 Density Residential).

9-E-12-RZ
- * **36. C & T CLINTON EMORY PARTNERSHIP**
 North side Clinton Hwy., west side Powell Dr., Commission District 7.
 Rezoning from A (Agricultural) & F (Floodway) to CA (General
 Business) & CA (General Business) / F (Floodway).

9-F-12-RZ
- * **37. METROPOLITAN PLANNING COMMISSION**
 Northwest side E. Fifth Ave., southwest side Winona St., Council
 District 6. Rezoning from I-3 (General Industrial) to O-3 (Office Park).

9-G-12-RZ

Uses on Review

- P 38. BEVERLY HOLLAND**
 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.

6-C-12-UR
- 39. U. S. CELLULAR CORPORATION**
 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.

8-G-12-UR
- 40. U. S. CELLULAR CORPORATION (Revised)**
 West end of Oaklett Dr., east of Haynes Sterchi Rd. Proposed use:
 170' Monopole Telecommunications Tower in RP-1 (Planned
 Residential) District. Council District 5.

8-H-12-UR
- 41. WITHDRAWN PRIOR TO PUBLICATION**

9-A-12-UR
- * **42. SOUTHERN DESIGN LANDSCAPES, INC.**
 North side of Neal Dr., east of Neal Chase Way. Proposed use:
 Landscape design business - new building in PC (Planned
 Commercial) District. Commission District 7.

9-B-12-UR

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- * **43. KCDC** **9-C-12-UR**
South side of S. Chestnut St., north side of Cavalier St. Proposed use: 2 duplexes in R-1 (Low Density Residential) District. Council District 6.

- * **44. DAMON A FALCONNIER, NCARB** **9-D-12-UR**
West and south side of Alice Bell Rd., south end of Belleview Rd. Proposed use: Church / Family Life Center in R-1 (Low Density Residential) District. Council District 4.

Other Business:

None

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.

- 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

<u>Agenda Item No.</u>	MPC File No.
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. 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. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-SA-10-C 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 Rd., Commission District 8.	2-SO-09-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
<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). b. Rezoning From A (Agricultural) to CB (Business and Manufacturing).	9-A-09-SP 9-A-09-RZ
<u>CITY OF KNOXVILLE</u> South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).	7-D-10-RZ
<u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u> 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).	4-B-10-UR