

AGENDA

April 11, 2013

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 11, 2013 AGENDA**
- * 3. **APPROVAL OF MARCH 14, 2013 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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-A-13-OA**
Ordinance amendment regarding funeral establishments, crematories, cemeteries and associated facilities.

Alley or Street Closures:

Agenda Item No.

MPC File No.

6. PIKE ENTERPRISES

3-A-13-AC

Request closure of unnamed alley between eastern boundary of parcel 107NJ003 and western boundary of parcels 107NJ006 & 011, Council District 2.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

7. WESTLAND PLACE

4-SA-13-C

North side of Westland Dr., east side of Morrell Rd., Council District 2.

Final Subdivisions:

* **8. THE JAMES BRADY PROPERTY**

4-SA-13-F

Southeast side of Pleasant Gap Rd, southwest of Hill Rd., Commission District 8.

* **9. ESTATE OF JULIA MAE ETHERTON PROPERTY**

4-SB-13-F

Southeast side of Campbell Rd, between Flint Gap Rd and Drinnen Rd., Commission District 8.

* **10. CUMBERLAND ESTATES RESUB OF LOTS 16 & 17**

4-SC-13-F

West side of Gingerfield Rd at intersection of Pepperhill Rd., Council District 3.

* **11. STAUB, VAN GILDER & HENDERSON ADDITION RESUB OF LOTS 335, 337, 339, 341, 343, 373, 375, 377, 379, 381, 383 AND PART OF 385**

4-SD-13-F

At the intersection of Morgan St and Third Ave and Lamar St., Council District 4.

12. R. LANE & IRENE EASTERLY PROPERTY

4-SE-13-F

At the intersection of Merchant Dr and Wilkerson Rd., Council District 3.

* **13. YARNELL STATION UNIT 2 & RESUB. OF LOTS 28-30 UNIT 1**

4-SF-13-F

Yarnell Rd at the intersection of Yarnell Station Blvd., Commission District 6.

Agenda Item No.

MPC File No.

- * **14. ROBBINS ADDITION TO INSKIP RESUB OF LOTS 7R & 9R** **4-SG-13-F**
 Northeast side of Rowan Rd, northwest of E Inskip Dr., Council District 5.
- * **15. EDDIE SHARP PROPERTY** **4-SH-13-F**
 Southwest side of Spring Hill Rd between Monta Vista Rd and McIntyre Rd., Council District 4.
- * **16. WINDSTONE RESUB OF LOT 97R UNIT 2 AND JOHNSON'S ADDITION RESUB. OF LOTS 19R & 20R** **4-SI-13-F**
 At the terminus of Hickory Stone Ln and the north side of Helen Dr., Commission District 7.

Rezoning and Plan Amendment/Rezoning:

- 17. BROWDER METAL RECYCLING**
 East end of Valgro Rd., east of Sevierville Pike, Commission District 9.
 - a. South County Sector Plan Amendment** **3-A-13-SP**
 From LI (Light Industrial), AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to HI (Heavy Industrial) & SLPA (Slope Protection Area).
 - b. Rezoning** **3-D-13-RZ**
 From LI (Light Industrial) & A (Agricultural) to I (Industrial).
- * **18. HATCHER-HILL PROPERTIES, LLC**
 West side N. Gay St., east side N. Broadway, south of W. Fifth Ave., Council District 6.
 - a. One Year Plan Amendment** **4-A-13-PA**
 From GC (General Commercial) to CBD (Central Business District).
 - * **b. Rezoning** **4-A-13-RZ**
 From C-3 (General Commercial) to C-2 (Central Business District).
- P 19. RUFUS H. SMITH JR. & COMPANY**
 Southeast side Deane Hill Dr., northeast side Winchester Dr. Council District 2.
 - a. West City Sector Plan Amendment** **4-A-13-SP**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - b. One Year Plan Amendment** **4-B-13-PA**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - c. Rezoning** **4-B-13-RZ**
 From R-1 (Low Density Residential) to RP-1 (Planned Residential).

Agenda Item No.

MPC File No.

- * **20. JOHN A. MCCAY**
Southeast side Linden Ave., southwest of Nash Rd. Council District 6.
 - a. East City Sector Plan Amendment** **4-B-13-SP**
From C (Commercial) to MDR (Medium Density Residential).
 - * **b. One Year Plan Amendment** **4-C-13-PA**
From GC (General Commercial) to MDR (Medium Density Residential).
 - * **c. Rezoning** **4-C-13-RZ**
From C-3 (General Commercial) to R-2 (General Residential).

- * **21. DONALD J. ROBERTS** **4-D-13-RZ**
West side Francis Rd., north of Bearden View Ln., Council District 3.
Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).

- 22. KNOX COUNTY**
North side Middlebrook Pike, east side Francis Rd. Council District 3.
 - a. Northwest County Sector Plan Amendment** **4-D-13-SP**
From PI (Public Institutional) to NC (Neighborhood Commercial) and O (Office).
 - b. One Year Plan Amendment** **4-D-13-PA**
From P (Public Institution) to NC (Neighborhood Commercial) and O (Office).
 - c. Rezoning** **4-E-13-RZ**
From R-1 (Low Density Residential) and R-1A (Low Density Residential) to C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services).

- 23. D.J. CORCORAN**
Southeast side Tazewell Pike, northwest side Ridgeview Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **4-E-13-SP**
From AG/RR (Agricultural/Rural Residential) to RC (Rural Commercial).
 - b. Rezoning** **4-F-13-RZ**
From A (Agricultural) to CR (Rural Commercial).

- 24. PRIMOS LAND COMPANY, LLC** **4-G-13-RZ**
West side Cureton Rd., south of Ball Camp Pike, Commission District 6.
Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential).

Agenda Item No.

MPC File No.

- P 25. METROPOLITAN PLANNING COMMISSION **4-H-13-RZ****
North side Sutherland Ave., east and west sides Forest Heights Blvd., Council District 2. Rezoning from R-1 (Low Density Residential) to R-1E (Low Density Exclusive Residential).

Uses on Review

- * **26. DAMON A. FALCONNIER, NCARB, LEED AP **4-A-13-UR****
South and west side of Alice Bell Rd. at the south end of Belmont Rd. Proposed use: Addition to existing church's family life center and parking lot expansion in R-1 (Low Density Residential) District. Council District 4.
- * **27. SEAN M. VASINGTON **4-B-13-UR****
South side of Cherokee Trail, east of Candora Rd. Proposed use: Historic Park in RP-1 (Planned Residential) & R-1 (Low Density Residential) District. Council District 1.
- * **28. RONNIE PHILLIPS **4-C-13-UR****
North side of Washington Pk., west of Alice Bell Rd. Proposed use: Duplex in RP-1 (Planned Residential) District. Council District 4.
- W 29. HUBER PROPERTIES / WEBB-CHRISTOPHER SCHOOL OF LEARNING **4-D-13-UR****
Southwest side of Andes Rd., northwest of Wisteria Way. Proposed use: Child day care center for 40 children in PR (Planned Residential) District. Commission District 6.

Other Business:

- 30. Consideration of Similar Use Determination for a metal recycling facility with storage yard and a holding yard for an automotive towing service in the EC (Employment Center) zoning district. **4-A-13-OB****
- * **31. Consideration of Mayor's Report on Preservation. **4-B-13-OB****
- P 32. Consideration of City of Knoxville FY 2014 - 2019 Capital Improvements Program. **4-C-13-OB****

Adjournment

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

- U /WD 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, Section 4 (Form

Agenda Item No.

MPC File No.

Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.

U /WD METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE 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.

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

Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

b. Use On Review

4-D-09-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

TIPPIT VILLAGE - SITES TO SEE, INC.

a. Concept Subdivision Plan

9-SA-10-C

Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.

b. Use On Review

9-E-10-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

LONGMIRE SUBDIVISION

1-SA-11-C

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

<u>Agenda Item No.</u>	MPC File No.
<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>EARL KAPLAN PROPERTY RESUBDIVISION OF LOT 2</u> South side of David Ln, south of Durwood Rd, Commission District 6.	10-SG-12-F
U <u>STEVEN & PATRICIA JOHNSTON PROPERTY</u> Northwest side of Schaad Rd, northeast of Beaver Ridge Rd., Commission District 6.	2-SB-13-F
<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> 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