

AGENDA

August 8, 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 AUGUST 8, 2013 AGENDA**
- * 3. **APPROVAL OF JULY 11, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

None

Alley or Street Closures:

- * 5. **UNIVERSITY OF TENNESSEE** **8-A-13-SC**
Request closure of Johnny Majors Dr between Lake Loudoun Boulevard and Pat Head Summitt Street, Council District 2.

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- * **6. UNIVERSITY OF TENNESSEE** **8-B-13-SC**
Request closure of Lake Loudoun Blvd between Volunteer Boulevard and Neyland Drive, Council District 2.
- * **7. UNIVERSITY OF TENNESSEE** **8-C-13-SC**
Request closure of Chamique Holdsclaw Dr between Lake Loudoun Boulevard and Pat Head Summit Street, Council District 2.
- * **8. UNIVERSITY OF TENNESSEE** **8-D-13-SC**
Request closure of Pat Head Summitt St between Chamique Holdsclaw Drive and Andy Holt Avenue, Council District 2.
- * **9. UNIVERSITY OF TENNESSEE** **8-E-13-SC**
Request closure of Fraternity Park Dr between Pat Head Summitt Street and Todd Helton Drive, Council District 2.
- * **10. UNIVERSITY OF TENNESSEE** **8-F-13-SC**
Request closure of Frances St between Melrose Avenue and Andy Holt Avenue, Council District 1.
- * **11. UNIVERSITY OF TENNESSEE** **8-G-13-SC**
Request closure of Andy Holt Ave between Volunteer Boulevard and Melrose Place, Council District 2.
- * **12. UNIVERSITY OF TENNESSEE** **8-H-13-SC**
Request closure of Twentieth St between Terrace Avenue and Andy Holt Avenue, Council District 1.
- * **13. UNIVERSITY OF TENNESSEE** **8-I-13-SC**
Request closure of portion of Melrose Place between Andy Holt Avenue and Melrose Avenue, Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **14. CASCADE VILLAS - PHASE III** **7-SA-13-C**
North end of Gatekeeper Way, northwest of Ball Camp Pike., Commission District 6.

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- 15. PRIMOS RESIDENTIAL DEVELOPMENT ON GRAY HENDRIX ROAD - PRIMOS LAND COMPANY, LLC**

 - a. Concept Subdivision Plan** **8-SA-13-C**

Southeast and east side of Gray Hendrix Road at the east end of Garrison Dr., Commission District 6.
 - b. USE ON REVIEW** **8-A-13-UR**

Proposed use: Detached Residential Subdivision in PR (Planned Residential) pending District.
- * **16. MAITLAND WOODS, PHASE III** **8-SB-13-C**

Northeast end of Ancient Oak Ln., northeast of Sands Rd., Commission District 3.
- * **17. STANFILL SUBDIVISION** **8-SC-13-C**

Northwest side of Westland Dr, west of Craig Rd. Council District 2.

Final Subdivisions:

- * **18. OVERBROOK ADDITION RESUB. OF LOTS 190R, 190R1 AND 190R2** **6-SL-13-F**

At the southeast intersection of Richmond Avenue and Dawn Street, Council District 3.
- * **19. A. A. METLER** **7-SC-13-F**

South side of Dutch Valley Road, east of Plummer Road, Council District 5.
- P 20. MRS. L L HOLLOWAY** **7-SG-13-F**

Northwest side of Kingston Pike at north intersection of Boxwood Square, Council District 2.
- * **21. CARTREF ADDITION RESUBDIVISION OF LOTS 9R1, 10R1, AND 17R1** **8-SA-13-F**

South side of Sherwood Drive, east side of Water Wheel Way, Council District 2.
- * **22. JAKE S. WATSON PROPERTY RESUBDIVISION OF LOTS 1-2** **8-SB-13-F**

At the northern intersection of Mayes Chapel Road and E Emory Road, Commission District 7.
- * **23. KINGSTON PIKE ADDITION RESUBDIVISION OF PART OF LOTS 1 & 2** **8-SC-13-F**

North side of Kingston Pike, west of Forest Glen Drive, Council District 2.
- * **24. THE STANDARD AT KNOXVILLE** **8-SD-13-F**

West end of Forest Avenue, west of S. 23rd Street, Council District 1.

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- * **25. MONTGOMERY PROPERTY** **8-SE-13-F**
At the intersection of Olive Rd and Second Dr, Commission District 5.
- 26. WITHDRAWN PRIOR TO PUBLICATION** **8-SF-13-F**
- * **27. CENTURY PARK LOT 7** **8-SG-13-F**
West side of Century Park Blvd., south side of Investment Drive, Council District 2.
- * **28. BRANDYWINE AT TURKEY CREEK RESUBDIVISION OF LOTS 1R45-1R47** **8-SH-13-F**
South side of N Campbell Station Road, west side of Fretz, Commission District 6.
- 29. WITHDRAWN PRIOR TO PUBLICATION** **8-SI-13-F**
- * **30. TIGER INVESTMENTS ON KNOX ROAD PROPERTY** **8-SJ-13-F**
South side of Knox Road, west of Broadway, Council District 5.
- * **31. KINGSTON CORNER** **8-SK-13-F**
North side of Kingston Pike, east side of N Cedar Bluff Road, Council District 2.
- * **32. COURTYARD ESTATES AT WESTLAND** **8-SL-13-F**
North side of Westland Drive, east and west sides of John Paul Lane, Council District 2.
- * **33. LORENA MATTHEWS WOODS RESUBDIVISION OF LOTS 1-2** **8-SM-13-F**
North side of Blossom Road, northeast of Wade Lane, Council District 3.
- * **34. BROOKVIEW TOWN CENTER** **8-SN-13-F**
West side of N. Northshore Drive, east side of N. Weisgarber Road, Council District 2.

Rezoning and Plan Amendment/Rezoning:

- P 35. HUBER PROPERTIES / CLEARWATER PARTNERS** **6-D-13-RZ**
Southeast side Hardin Valley Rd., southwest of Valley Vista Rd., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay).
- 36. M & M PROPERTIES** **7-M-13-RZ**
Northwest side Westland Dr., northeast side Morrell Rd., Council District 2. Rezoning from R-1 (Low Density Residential) to R-1A (Low Density Residential).

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- * **37. STARBOARD** **8-A-13-RZ**
Southwest side S. Seventeenth St., southeast side White Ave., Council District 1. Rezoning from C-3 (General Commercial) to C-7 (Pedestrian Commercial).

- P 38. JACOB DUNAWAY**
East side Ebenezer Rd., east of Highbridge Dr., Commission District 4.
 - a. Southwest County Sector Plan Amendment** **8-A-13-SP**
From LDR (Low Density Residential) to C (Commercial).

 - P b. Rezoning** **8-B-13-RZ**
From A (Agricultural) to CA (General Business).

- 39. METROPOLITAN PLANNING COMMISSION** **8-C-13-RZ**
An area generally located between south of Cedar Ln., east of Rowan Rd. and north and west of Inskip Rd., Council District 5. Rezoning from R-2 (General Residential) to R-1 (Low Density Residential) or R-1A (Low Density Residential).

- * **40. KNOX COUNTY** **8-D-13-RZ**
Southeast side Commerce Ave., southwest side S. Central St., 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).

- * **41. MPC FOR JACK WALKER (REVISED)**
South side Tillett Ln., northeast of Corryton Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **8-B-13-SP**
From NC (Neighborhood Commercial) to RC (Rural Commercial).

 - * **b. Rezoning** **8-E-13-RZ**
From RB (General Residential) to CR (Rural Commercial).

- 42. Number not assigned.** **8-F-13-RZ**

- 43. HARLEY E. BITTLE** **8-G-13-RZ**
North side W. Gallaher Ferry Rd., north of Hickory Creek Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses on Review

- P 44. FLOURNOY DEVELOPMENT** **5-H-13-UR**
West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) District [RP-2 (Planned Residential) pending]. Council District 2.

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- P 45. SOUTHLAND ENGINEERING** **7-A-13-UR**
South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) pending District. Council District 2.
- * **46. KNOX HERITAGE, INC.** **7-C-13-UR**
Northwest side of Kingston Pike, northeast of Cherokee Blvd. Proposed use: Museum and non-profit preservation organization office in R-1 (Low Density Residential) District. Council District 2.
- 47. ROYAL PROPERTIES, INC.** **8-B-13-UR**
Southeast corner of W. Church Ave. and Market St. Proposed use: Commercial Parking Lot in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.
- * **48. D&M HOLDINGS, LLC** **8-C-13-UR**
Northeast corner of the intersection of N. Cedar Bluff Rd. and Kingston Pike. Proposed use: CVS Pharmacy in PC-1 (Retail and Office Park) District. Council District 2.
- * **49. SIGNCO, INC.** **8-D-13-UR**
East side of N Cedar Bluff Rd., north of N. Peters Rd. Proposed use: Proposed ground sign in PC-2 (Retail and Distribution Park) District. Council District 2.
- * **50. CARIS HEALTHCARE** **8-E-13-UR**
West side of Coward Mill Rd., northeast side of Pellissippi Parkway. Proposed use: Non-residential development expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.
- P 51. DANIEL LEVY, AIA** **8-F-13-UR**
Southwest side of Tooles Bend Rd., southeast side of S. Northshore Dr. Proposed use: Assisted Living Facility in PR (Planned Residential) District. Commission District 4.
- * **52. RETAIL PARTNERS** **8-G-13-UR**
Northwest side of Millertown Pike, southwest side of Miller Place Way. Proposed use: Mixed Commercial in SC-3 (Regional Shopping Center) District. Council District 4.

Other Business:

- * **53. Consideration of Two-year extension of the concept plan for Fox Creek - 7-SA-11-C.** **8-A-13-OB**

Adjournment

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

<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>7-C-10-SP</p>
<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>	<p>11-SJ-08-C</p>
<p>b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	<p>11-H-08-UR</p>
<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>	<p>4-SC-09-C</p>
<p>b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-D-09-UR</p>
<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>	<p>9-SA-10-C</p>
<p>b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>9-E-10-UR</p>
<p><u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.</p>	<p>1-SA-11-C</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>

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- U** **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).
- U** **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).
- METROPOLITAN PLANNING COMMISSION (REVISED) 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) & RP-
1 (Planned Residential) to R-1E (Low Density Exclusive 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).