

AGENDA

February 14, 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 FEBRUARY 14, 2013 AGENDA**
- * 3. **APPROVAL OF JANUARY 10, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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** **2-A-13-OA**
Amendments to the Knoxville Zoning Ordinance allowing consideration of the BP-1 (Business and Technology Park) zone outside the TO-1 (Technology Overlay) zone and revising the list of permitted uses/uses on review, and changes to related sections as appropriate.

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Alley or Street Closures:

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| 6. | <u>GERDAU (REVISED)</u>
Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK029, Council District 5. | 12-B-11-SC |
| P 7. | <u>ANTHONY P. CAPPIELLO, JR. - ATTORNEY AT LAW</u>
Request closure of Ben Atchley St between Kingston Pike and Homberg Drive, Council District 2. | 2-A-13-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- | | | |
|-------------|--|------------------|
| * 8. | <u>KNOX COUNTY COMMISSION</u>
South County Sector Plan 2012 Amended. | 2-A-13-SP |
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Concepts/Uses on Review:

- | | | |
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| * 9. | <u>IRON GATE BOULEVARD IMPROVEMENTS</u>
South end of Iron Gate Blvd., south of Hardin Valley Rd., east of Pellissippi Parkway., Commission District 6. | 2-SA-13-C |
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Final Subdivisions:

- | | | |
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| * 10. | <u>ASHLEY MEADOWS</u>
Southwest side of Gray Hendrix Rd, north of Byington Solway Rd., Commission District 6. | 2-SA-13-F |
| T 11. | <u>STEVEN & PATRICIA JOHNSTON PROPERTY</u>
Northwest side of Schaad Rd, northeast of Beaver Ridge Rd., Commission District 6. | 2-SB-13-F |
| * 12. | <u>LKM PROPERTIES LP KINGSTON PIKE & WESLEY ROAD</u>
North side of Kingston Pike at the east side of Wesley Rd., Council District 2. | 2-SC-13-F |
| * 13. | <u>CROSSROADS APOSTOLIC CHURCH</u>
At the north intersection of Andersonville Pike and McCloud Rd., Commission District 7. | 2-SD-13-F |
| * 14. | <u>THUNDERCHASE FARMS</u>
South side of W Beaver Creek Dr, west of Weaver Rd., Commission District 6. | 2-SE-13-F |

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- * **15. LONSDALE ADDITION RESUBDIVISION OF LOTS 144-147** **2-SF-13-F**
At the intersection of the east side of Sanderson Rd and the south side of Western Ave., Council District 5.

Rezoning and Plan Amendment/Rezoning:

- P 16. PHILIP M. GARRETT**
East side Schaeffer Rd., southeast of Hardin Valley Rd., Commission District 6.
a. Southwest County Sector Plan Amendment **12-A-12-SP**
From MDR/O (Medium Density Residential and Office) and SLPA (Slope Protection Area) to C (Commercial) and SLPA (Slope Protection Area).
- P b. Rezoning** **12-D-12-RZ**
From PC (Planned Commercial)/TO (Technology Overlay) and BP (Business and Technology)/TO (Technology Overlay) to OB (Office, Medical, and Related Services)/TO (Technology Overlay) and CA (General Business)/TO (Technology Overlay).
- 17. CYNTHIA R. BAIRD** **2-A-13-RZ**
Northeast side Bob Kirby Rd., north side Chesney Hills Ln., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **18. LINDA G. WELCH** **2-B-13-RZ**
Northwest side Papermill Dr., northeast of Hollywood Rd., Council District 6. Rezoning from C-1 (Neighborhood Commercial) to C-3 (General Commercial).
- 19. CARPENTERS CHAPEL CHURCH** **2-C-13-RZ**
Southwest side Dogwood Rd., southeast side Solway Rd., Commission District 6. Rezoning from CA (General Business) with conditions to CA (General Business).
- * **20. BENCHMARK ASSOCIATES, INC.-Revised** **2-D-13-RZ**
Southeast side S. Northshore Dr., east of Bradford Ln., Council District 2. Rezoning from R-1 (Low Density Residential) to R-1A (Low Density Residential).
- P 21. DAVID C. CAMPBELL** **2-E-13-RZ**
South side Shackelford Ln., east of Graves Rd., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **22. ROBERT CARBAUGH** **2-F-13-RZ**
Southeast side Gray Hendrix Rd., northeast of Garrison Dr., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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- * **23. METROPOLITAN PLANNING COMMISSION**
West side Alcoa Hwy., northwest of Cherokee Trail, Council District 1.
 - a. One Year Plan Amendment** **2-A-13-PA**
From OS (Open Space) to CI (Civic/Institutional).
 - * **b. Rezoning** **2-G-13-RZ**
From A-1 (General Agricultural) to BP-1 (Business and Technology Park).

Uses on Review

- P 24. CHANDER BHATEJA** **2-A-13-UR**
North side of N Peters Rd., west of Market Place Blvd. Proposed use: Motels and Restaurants in PC-2 (Retail and Distribution Park) & C-6 (General Commercial Park) District. Council District 2.
- P 25. THE KROGER COMPANY** **2-B-13-UR**
Southeast side of E. Emory Rd., southwest of I-75, northeast of Central Avenue Pike. Proposed use: Kroger store and fuel center in PC-1 Pending District. Council District 5.
- * **26. M & M DEVELOPMENT** **2-C-13-UR**
West side of Summit Station Ln., east side of Black Rd. Proposed use: Reduce the peripheral boundary setback from 35 ft. to 20 ft. and permit detached dwellings at 11907 & 11913 Summit Station Ln. (130 JC 014 & 015) in PR (Planned Residential) District. Commission District 6.
- * **27. KRIS MEYER** **2-D-13-UR**
West side of Dowell Springs Blvd., west end of Lonas Spring Dr., north of Middlebrook Pike. Proposed use: Medical Facility Master Plan in PC-1 (Retail and Office Park) & O-3 (Office Park) District. Council District 3.
- * **28. EUGENE LACKEY** **2-E-13-UR**
South side of Thurman Ln., southwest of Carolyn Ln. Proposed use: Revision to previously approved plan to permit up to 6 attached dwellings in PR (Planned Residential) District. Commission District 9.

Other Business:

- * **29. Consideration of Two-year extension of the concept plan for Hampson Court, Unit 2, on Nubbin Ridge Road until February 2015 - 1-SB-11-C. Commission District 4.** **2-A-13-OB**
- * **30. Consideration of Amendment to the City of Knoxville FY 2013 - 2018 Capital Improvements Program to include**

Agenda Item No.

MPC File No.

**funding for a Knoxville Bicycle Infrastructure Plan and
Downtown Knoxville Circulation and Mobility Plan.**

2-B-13-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.
- 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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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>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>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).	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