

AGENDA

January 10, 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 JANUARY 10, 2013 AGENDA**
- * 3. APPROVAL OF DECEMBER 13, 2012 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

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|---|---|
| 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 Withdrawn | (Indicated with an underlined 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| Items to be voted on to be Withdrawn | (Indicated with a W) |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:

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| 5. <u>METROPOLITAN PLANNING COMMISSION</u> | 1-A-13-OA |
| Amendments to the Knoxville Zoning Ordinance regarding administrative procedures for Form Districts at Section 4.0 and table of contents and administrative procedures at Section 4.1. | |

Alley or Street Closures:

Agenda Item No.

MPC File No.

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| * 6. <u>GERDAU</u> Request closure of Unnamed alley between Stonewall Street and northeast property line of parcel 081PK00102, Council District 5. | 10-A-12-AC |
| * 7. <u>GERDAU (REVISED)</u> Request closure of Stonewall St between New York Avenue and Ely Avenue, Council District 5. | 12-A-11-SC |
| 8. <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 |
| * 9. <u>SAMS REAL ESTATE BUSINESS TRUST</u> Request closure of N Mall Rd between Millertown Pike and west property line of parcel 059LB003, Council District 4. | 1-A-13-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

None

Final Subdivisions:

- | | |
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| * 10 <u>WESTSIDE COMMUNITY CHURCH OF GOD RESUBDIVISION OF LOT 2</u> Southeast side of Solway Road at the intersection of Dogwood Road, Commission District 6. | 1-SA-13-F |
| * 11. <u>CARL DAVID & BOBBIE S SATTERFIELD PROPERTY</u> East side of Roberts Road south of E Emory Road, Commission District 8. | 1-SB-13-F |
| * 12. <u>THE STANDARD AT WEST JACKSON ROW</u> South side of W Jackson Avenue, southwest of Gay Street, Council District 6. | 1-SC-13-F |
| * 13. <u>ALL ELEVEN GENERAL PARTNERSHIP PROPERTY</u> North side of Kingston Pike at Capital Drive, Commission District 3. | 1-SD-13-F |
| * 14. <u>TWIN WILLOWS</u> Southeast side of Buttermilk Road, northwest of Graybeal Road, Commission District 6. | 1-SE-13-F |

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- * **15. GLASSCOCK PROPERTY** **1-SF-13-F**
At the intersection of N Broadway and Morgan Street, Council District 4.

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. THE KROGER COMPANY**
Southeast side E. Emory Rd., southwest of I-75, Council District 5.
 - a. One Year Plan Amendment** **1-A-13-PA**
From GC (General Commercial) (K) & F (Floodway) to GC (General Commercial) (K) & F (Floodway) (revised).
 - * **b. Rezoning** **1-A-13-RZ**
From PC-1 (Retail and Office Park), C-3 (General Commercial), A-1 (General Agricultural) & F-1 (Floodway) to PC-1 (Retail and Office Park) & F-1 (Floodway) (revised).
- * **18. MIDDLEBROOK PIKE DEVELOPMENT LLC** **1-B-13-RZ**
Northeast side Middlebrook Pike, northwest of Bob Kirby Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 19. DAVID CAMPBELL**
Southeast side Hickory Creek Rd., southwest of Hardin Valley Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **1-A-13-SP**
From AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to LDR (Low Density Residential) & SLPA (Slope Protection Area).
 - b. Rezoning** **1-C-13-RZ**
From A (Agricultural) to PR (Planned Residential).

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- 20. KNOXVILLE CITY COUNCIL**
South side Rennoc Rd., west side Tillery Ln., Council District 4.
- a. One Year Plan Amendment** **1-B-13-PA**
From MDR (Medium Density Residential) to LDR (Low Density Residential).
- b. Rezoning** **1-D-13-RZ**
From R-2 (General Residential) to R-1 (Low Density Residential) or (R-1A) Low Density Residential).
- 21. KNOXVILLE CITY COUNCIL**
West side Tillery Ln., east side Crawford Rd., south of Rennoc Rd., Council District 4.
- a. One Year Plan Amendment** **1-C-13-PA**
From MDR (Medium Density Residential) to LDR (Low Density Residential).
- b. Rezoning** **1-E-13-RZ**
From R-2 (General Residential) and R-1 (Low Density Residential) to R-1 (Low Density Residential) or R-1A (Low Density Residential).

Uses on Review

- * **22. SHEPHERD OF THE HILLS EVANGELICAL CHURCH** **1-A-13-UR**
Northeast side of Sherrill Blvd., south of Dutchtown Rd. Proposed use: Church expansion in BP-1 (Business and Technology Park) / TO-1 (Technology Overlay) District. Council District 2.
- 23. TOM WEISS** **1-B-13-UR**
Northwest side of Middlebrook Pk., west of Old Weisgarber Rd. Proposed use: Revised site plan (access) in PC-1 (Retail and Office Park), PC-1/H-1 (Historic Overlay) & O-3 (Office Park District) District. Council District 3.
- * **24. TWIN WILLOWS CONSTRUCTION** **1-C-13-UR**
Southeast side of Buttermilk Rd, just west of Graybeal Rd. Proposed use: Five detached dwellings on individual lots in PR (Planned Residential) District. Commission District 6.
- * **25. KNOXVILLE HABITAT FOR HUMANITY** **1-D-13-UR**
East and west side of Anniversary Ln., northwest side of Mission Bell Ln. Proposed use: Revision to previously approved plan to reduce minimum required front yard setbacks in RP-1 (Planned Residential) District. Council District 6.

Other Business:

None

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Adjournment

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

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| <p><u>METROPOLITAN PLANNING COMMISSION</u> 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.</p> | <p>8-A-08-OA</p> |
| <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. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p> | <p>11-SJ-08-C 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. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p> | <p>4-SC-09-C 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. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p> | <p>9-SA-10-C 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> |

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