

# AGENDA

## July 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 JULY 11, 2013 AGENDA**
- \* 3. **APPROVAL OF JUNE 13, 2013 MINUTES**
4. **POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <b>P</b> )
Items to be voted on to be Postponed	(Indicated with a <b>P</b> )
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <b>W</b> )
Items to be voted on to be Withdrawn	(Indicated with a <b>W</b> )
Items to be voted on to be Tabled	(Indicated with a <b>T</b> )
Items to be voted on to be Untabled	(Indicated with a <b>U</b> )
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. **KNOX COUNTY COMMISSION** **7-A-13-OA**  
Amendments to the Knox County Zoning Ordinance to remove distance regulations for the sale of beer.

### **Alley or Street Closures:**

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- \* **6. CITY OF KNOXVILLE** **7-A-13-AC**  
Request closure of unnamed alley within parcel 095NB00103 from Highland Circle to west terminus, Council District 1
- \* **7. CITY OF KNOXVILLE** **7-A-13-SC**  
Request closure of Sid Street (formerly Highland Circle) within parcel 095NB00103 between Highland Dr. and south terminus, Council District 1.
- \* **8. CITY OF KNOXVILLE** **7-B-13-SC**  
Request closure of Highland Drive between within parcel 095NB00103 between Hillwood Drive and Highland Circle, Council District 1.
- \* **9. CITY OF KNOXVILLE** **7-C-13-SC**  
Request closure of portion of Dawn St at northeast corner of parcel 094HQ00502. Council District 3.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- 10. BRANDYWINE AT TURKEY CREEK** **6-SB-13-C**  
West side of Fretz Rd., south of Campbell Station Rd., Commission District 6.
- P 11. CASCADE VILLAS - PHASE III** **7-SA-13-C**  
North end of Gatekeeper Way, northwest of Ball Camp Pike., Commission District 6.
- 12. TWIN WILLOWS - TWIN WILLOWS CONSTRUCTION, LLC**
  - a. Concept Subdivision Plan** **7-SB-13-C**  
Southeast side of Buttermilk Rd., southwest of Graybeal Rd., Commission District 6.
  - b. USE ON REVIEW** **7-B-13-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**Final Subdivisions:**

- \* **13. PAUL B JETER PROPERTY** **7-SA-13-F**  
South side of S. Northshore Drive at intersection of Rock Hill Road, Council District 6.

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- \* **14. D & J ESTATES** **7-SB-13-F**  
South side of Holston Drive, north side of Sandis Lane, Council District 4.
  
- P 15. A. A. METLER** **7-SC-13-F**  
South side of Dutch Valley Road, east of Plummer Road, Council District 5.
  
- \* **16. BEAU MONDE RESUBDIVISION OF LOTS 79-85** **7-SD-13-F**  
Northeast side of Mystic Street, north of S. Northshore Drive, Council District 2.
  
- \* **17. THE ANNEX AT JEFFERSON PARK WEST** **7-SE-13-F**  
S. Northshore Drive west of Concord Road, Commission District 5.
  
- \* **18. MRS J S REYNOLDS PROPERTY RESUBDIVISION OF LOTS 11-12 & PART OF 13** **7-SF-13-F**  
Southwest corner of Kingston Pike & Fox Road, Council District 2.
  
- P 19. MRS. L L HOLLOWAY** **7-SG-13-F**  
Northwest side of Kingston Pike at north intersection of Boxwood Square, Council District 2.
  
- \* **20. EAST TENNESSEE PEDIATRIC DENTISTRY** **7-SH-13-F**  
North side of Callahan Road, northeast of Keck Road, Council District 3.

**Rezoning and Plan Amendment/Rezoning:**

- P 21. CHOTO PARTNERS**  
(9/12/13) Northwest side Plum Creek Dr., southeast of Parkside Dr., Commission District 5.
  - a. Southwest County Sector Plan Amendment** **6-A-13-SP**  
From LDR (Low Density Residential) & STPA (Stream Protection Area) to HDR (High Density Residential) & STPA (Stream Protection Area).
  - b. Rezoning** **6-C-13-RZ**  
(9/12/13) From RA (Low Density Residential) to PR (Planned Residential).
  
- P 22. 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).
  
- \* **23. KNOX HERITAGE, INC.** **7-A-13-RZ**  
Northwest side of Kingston Pk., northeast of Cherokee Bv., Council District 2. Rezoning from R-1 (Low Density Residential) & F-1

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(Floodway) to R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway) and design guidelines.

- \* **24. J. STEPHEN RIDENOUR**  
Southeast side Callahan Dr., north of Clinton Hwy., Council District 3.
  - a. One Year Plan Amendment** **7-A-13-PA**  
From OS (Open Space) to GC (General Commercial).
  - \* **b. Rezoning** **7-B-13-RZ**  
From A-1 (General Agricultural) to C-4 (Highway and Arterial Commercial).
- \* **25. RICHARD W. RACKLEY**  
Northwest side Tazewell Pike, northeast of Jacksboro Pike. Council District 4.
  - a. North City Sector Plan Amendment** **7-A-13-SP**  
From CI (Civic/Institutional) to O (Office).
  - \* **b. One Year Plan Amendment** **7-B-13-PA**  
From MDR (Medium Density Residential) to O (Office).
  - \* **c. Rezoning** **7-C-13-RZ**  
From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- 26. ROLLING ACRES FARM** **7-D-13-RZ**  
South side Thorn Grove Pike, west side Smith School Rd., Commission District 8. Rezoning from OS (Open Space) to A (Agricultural).
- \* **27. E.C. BALDONADO CORP.**  
North side Hardin Valley Rd., east of Cherahala Blvd., Commission District 6.
  - a. Northwest County Sector Plan Amendment** **7-B-13-SP**  
From TP (Technology Park) to GC (General Commercial).
  - \* **b. Rezoning** **7-E-13-RZ**  
From BP (Business and Technology) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).
- 28. PRIMOS LAND COMPANY, LLC** **7-F-13-RZ**  
Southeast side Gray Hendrix Rd., east end of Garrison Rd., Commission District 6. Rezoning from A (Agricultural) and I (Industrial) to PR (Planned Residential).
- \* **29. SOUTHLAND ENGINEERING**  
Southeast side Ball Camp Pike, southwest side Andes Rd., Commission District 6.
  - a. Northwest County Sector Plan Amendment** **7-C-13-SP**  
From LDR (Low Density Residential) to C (Commercial).

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* <b>b. Rezoning</b> From PR (Planned Residential) to CA (General Business).	<b>7-G-13-RZ</b>
* <b>30. <u>WALLACE MEMORIAL BAPTIST CHURCH</u></b> Northwest side Merchant Dr., northeast side Scenicwood Rd. Council District 5.	
<b>a. Northwest City Sector Plan Amendment</b> From PI (Public Institutional) to C (Commercial).	<b>7-D-13-SP</b>
* <b>b. One Year Plan Amendment</b> From MDR (Medium Density Residential) to GC (General Commercial).	<b>7-C-13-PA</b>
* <b>c. Rezoning</b> From R-2 (General Residential) to C-3 (General Commercial).	<b>7-H-13-RZ</b>
* <b>31. <u>METRO KNOXVILLE HMA, LLC</u></b> South side Middlebrook Pike, southwest side Old Weisgarber Rd. Council District 2.	
<b>a. Northwest City Sector Plan Amendment</b> From LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area) to O (Office), SLPA (Slope Protection Area) & STPA (Stream Protection Area).	<b>7-E-13-SP</b>
<b>b. One Year Plan Amendment</b> From LDR (Low Density Residential) and F (Floodway) to O (Office) and F (Floodway).	<b>7-D-13-PA</b>
<b>c. Rezoning</b> From A-1 (General Agricultural) and F-1 (Floodway) to O-1 (Office, Medical, and Related Services) and F-1 (Floodway).	<b>7-I-13-RZ</b>
* <b>32. <u>HARB-WHITE PROPERTIES, LLC</u></b> Southwest side Bridgewater Rd., north side I-40/75 Council District 2.	
<b>a. Northwest County Sector Plan Amendment</b> From MDR/O (Medium Density Residential/Office) to C (Commercial).	<b>7-F-13-SP</b>
* <b>b. One Year Plan Amendment</b> From MDR/O (Medium Density Residential/Office) to GC (General Commercial).	<b>7-E-13-PA</b>
* <b>c. Rezoning</b> From O-1 (Office, Medical, and Related Services) to C-6 (General Commercial Park).	<b>7-J-13-RZ</b>
* <b>33. <u>AZIZ KHERANI</u></b> Northeast side N. Cherry St., northwest of I-40, Council District 6. Rezoning from I-3 (General Industrial) to C-3 (General Commercial).	<b>7-K-13-RZ</b>

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- 34. FLOURNOY DEVELOPMENT COMPANY**  
 North side S. Northshore Dr., west side Thunderhead Rd. Council District 2.
- a. Southwest County Sector Plan Amendment** **7-G-13-SP**  
 From MU (Mixed Uses) to HDR (High Density Residential).
- b. One Year Plan Amendment** **7-F-13-PA**  
 From MU (Mixed Use) (TC-1 or TND-1) to HDR (High Density Residential).
- c. Rezoning** **7-L-13-RZ**  
 From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential).
- P 35. 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).
- 36. Number not assigned** **7-N-13-RZ**
- \* 37. PRESBYTERIAN HOMES OF TENNESSEE, INC.**  
 South side Middlebrook Pk., east of Connie Rd. Council District 2.
- a. Northwest City Sector Plan Amendment** **7-I-13-SP**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
- \* b. One Year Plan Amendment** **7-G-13-PA**  
 From NC (Neighborhood Commercial) and LDR (Low Density Residential) to MDR (Medium Density Residential).
- \* c. Rezoning** **7-O-13-RZ**  
 From R-1 (Low Density Residential) and C-1 (Neighborhood Commercial) to R-2 (General Residential).
- \* 38. FALCONNIER DESIGN CO.- DAMON A. FALCONNIER** **7-P-13-RZ**  
 West side Harriet Tubman St., south of McCalla Ave., Council District 6. Rezoning from I-2 (Restricted Manufacturing & Warehousing) to C-6 (General Commercial Park).
- 39. KNOXVILLE CITY COUNCIL** **7-H-13-SP**  
 North side Middlebrook Pike, east side Francis Rd. Council District 3. Northwest County Sector Plan Amendment from PI (Public Institutional) to NC (Neighborhood Commercial).

**Uses on Review**

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- \* **40. ARLAND CAR WASH** **6-A-13-UR**  
South side of Kingston Pike, east of Moss Grove Blvd. Proposed use: Car Wash in PC-1 (k) (Retail and Office Park) District. Council District 2.
- P 41. 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.
- P 42. 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.

**Other Business:**

- \* **43. Consideration of two-year concept plan extension for Beacon Park, LLC until August 2015 - 8-SA-11-C.** **7-A-13-OB**
- \* **44. Consideration of revisions to the Tennessee Technology Corridor Development Authority fee schedule.** **7-B-13-OB**

**Adjournment**

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

- 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.

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<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
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.	9-SA-10-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-E-10-UR
<u>LONGMIRE SUBDIVISION</u>	1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	2-SO-09-F
Intersection of I-40 and McMillan Rd., Commission District 8.	
<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>	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).	
<u>METROPOLITAN PLANNING COMMISSION (REVISED)</u>	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).	
<u>BUFFAT MILL ESTATES - CLAYTON BANK &amp; TRUST</u>	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).	