

# AGENDA

## March 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 MARCH 14, 2013 AGENDA**
- \* 3. **APPROVAL OF FEBRUARY 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 <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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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:**

None

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

5. **ANTHONY P. CAPPIELLO, JR. - ATTORNEY AT LAW** **2-A-13-SC**  
Request closure of Ben Atchley St between Kingston Pike and Homberg Drive, Council District 2.

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- \* **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:**

- \* **7. METROPOLITAN PLANNING COMMISSION** **3-A-13-OYP**  
2013 Update to the Knoxville One Year Plan.

### **Concepts/Uses on Review:**

- \* **8. UNIVERSITY COMMONS** **3-SA-13-C**  
North side of Joe Johnson Dr., south of Kingston Pk., Council District 1.
- 9. HICKORY CREEK - IDEAL ENGINEERING SOLUTIONS, INC.** **3-SB-13-C**
  - a. Concept Subdivision Plan**  
South side of Hickory Creek Rd., south of West Gallaher Ferry Rd., Commission District 6.
  - b. USE ON REVIEW** **3-E-13-UR**  
Proposed use: Detached residences in PR (Planned Residential) pending District.
- 10. KINGSTON CORNER** **3-SC-13-C**  
North side of Kingston Pike, east side of N. Cedar Bluff Rd., Council District 2.

### **Final Subdivisions:**

- \* **11. RESUBDIVISION OF THE JOSEPH G BROWNLEE SR PROPERTY** **3-SA-13-F**  
Northeast corner of N Middlebrook Pike and Henson Road, Council District 2.
- \* **12. STATE STREET GARAGE** **3-SB-13-F**  
Bounded by State Street, S. Central Street, Clinch Avenue, and Union Avenue, Council District 6.
- \* **13. CONNIE G. FLOYD PROPERTY** **3-SC-13-F**  
North side of Kimberland Heights Road, east of Porterfield Gap, Commission District 9.

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- \* **14. WAKEFIELD REPLAT OF LOTS 7R AND 8R**  
 East side of Simmons Road, north of Parkside Drive, Council District 2.

**3-SD-13-F**
- \* **15. RESTORATION HOUSE VILLAGE**  
 North side of Robinson Road, east of Bakertown Road, Council District 3.

**3-SE-13-F**
- \* **16. MOUNTAIN COMMERCE BANK**  
 Southwest side of Bridgewater Road at Comstock Drive, Council District 2.

**3-SF-13-F**
- \* **17. COPPERSTONE RESUBDIVISION OF LOT 264-268**  
 Between the terminus of Copperstone Lane and the terminus of Eaglepath Lane, Commission District 5.

**3-SG-13-F**
- \* **18. THE CITY OF KNOXVILLE PROPERTY AT LOCUST STREET, SUMMER PLACE AND WALNUT STREET**  
 Intersection of Summer Place and Walnut Street, Council District 6.

**3-SH-13-F**

**Rezoning and Plan Amendment/Rezoning:**

- 19. PHILIP M. GARRETT**  
 East side Schaeffer Rd., southeast of Hardin Valley Rd., Commission District 6.

**a. Southwest County Sector Plan Amendment**  
 From MDR/O (Medium Density Residential and Office) and SLPA (Slope Protection Area) to C (Commercial) and SLPA (Slope Protection Area).

**b. Rezoning**  
 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).

**12-A-12-SP**

**12-D-12-RZ**
- 20. DAVID C. CAMPBELL**  
 South side Shackelford Ln., east of Graves Rd., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

**2-E-13-RZ**
- \* **21. LESLIE L. GATTO AND WILLIAM C. BALL**  
 North side Dutch Valley Dr., west of Plummer Rd., Council District 5. Rezoning from O-3 (Office Park) to R-1A (Low Density Residential).

**3-A-13-RZ**
- \* **22. TODD HOWARTH**  
 Northeast side S. Peters Rd., northwest of Sony Ln., Commission District 3. Rezoning from RA (Low Density Residential) to OA (Office Park).

**3-B-13-RZ**

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- \* **23. ANTHONY JEROME WALKER** **3-C-13-RZ**  
Southeast side Dutch Valley Dr., east of Bruhin Rd., Council District 5.  
Rezoning from O-1 (Office, Medical, and Related Services) to C-6  
(General Commercial Park).
  
- P 24. BROWDER METAL RECYCLING** **3-A-13-SP**  
East end of Valgro Rd., east of Sevierville Pike, Commission District 9.  
**a. South County Sector Plan Amendment**  
From LI (Light Industrial), AG/RR (Agricultural/Rural Residential) &  
SLPA (Slope Protection Area) to HI (Heavy Industrial) & SLPA (Slope  
Protection Area).
  
- P b. Rezoning** **3-D-13-RZ**  
From LI (Light Industrial) & A (Agricultural) to I (Industrial).

**Uses on Review**

- \* **25. 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.
  
- 26. 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.
  
- 27. RIKKI BALLENGEE** **3-A-13-UR**  
Southwest side of Clover Rd., northwest of Bradshaw Garden Dr.  
Proposed use: Duplex in R-1 (Low Density Residential) District.  
Council District 5.
  
- 28. DEBORAH BENTON** **3-B-13-UR**  
South side of Strolling Dr., east side of Rambling Rd. Proposed use:  
Child Day Care Center - 13 children in R-1 (Low Density Residential)  
District. Council District 5.
  
- \* **29. JOHNSON ARCHITECTURE** **3-C-13-UR**  
West side of Willow Loop Wy., north side of S. Northshore Dr.  
Proposed use: Medical office in TC-1 (Town Center) District. Council  
District 2.
  
- 30. COTTAGE LANDING KNOXVILLE** **3-D-13-UR**  
South side of Cherokee Trail, west of Edington Rd. Proposed use:  
Student Housing in PR (Planned Residential) District. Commission  
District 9.

**Other Business:**

- \* **31. Consideration of Amendment No. 1 to MPC's Fiscal Year 2012-2013 Budget.**

**3-A-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.

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b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-E-10-UR
<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>STEVEN &amp; PATRICIA JOHNSTON PROPERTY</u> Northwest side of Schaad Rd, northeast of Beaver Ridge Rd., Commission District 6.	2-SB-13-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 &amp; 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