

# AGENDA

## May 9, 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 MAY 9, 2013 AGENDA**
- \* 3. **APPROVAL OF APRIL 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 <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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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. <b><u>METROPOLITAN PLANNING COMMISSION</u></b>   | <b>5-A-13-OA</b> |
| Amendments to the City of Knoxville Zoning Ordinance regarding creating a corridor overlay zone district. |                  |

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

Agenda Item No.

MPC File No.

- \* **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.
- \* **7. SITE, INC.** **5-A-13-SC**  
Request closure of Town Center Blvd between southwest side of parcel 98.11, 229 feet northwest of S. Northshore Dr. centerline and northwest side of parcel 98.07, 696 feet northwest of S. Northshore Dr. centerline, Council District 2.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- 8. CURETON ROAD SUBDIVISION - PRIMOS LAND COMPANY, LLC**  
**a. Concept Subdivision Plan** **5-SA-13-C**  
Westside of Cureton Rd., south of Ball Camp Pk., Commission District 6.
- b. USE ON REVIEW** **5-B-13-UR**  
Proposed use: Detached dwellings in PR (Planned Residential) pending District.
- \* **9. KINLEYS KANYON** **5-SB-13-C**  
East of Roberts Rd., south of Shelton Rd., Commission District 8.
- W 10. NUBBINS WOOD** **5-SC-13-C**  
North side of Shadyland Dr. extended, northwest of Nubbin Ridge Rd., Council District 2.
- \* **11. MEADOWVIEW - MIDDLEBROOK PIKE DEVELOPMENT, LLC**  
**a. Concept Subdivision Plan** **5-SD-13-C**  
Northeast side of Middlebrook Pk., northwest of Hoyle Beals Dr., Commission District 6.
- b. USE ON REVIEW** **5-E-13-UR**  
Proposed use: Detached dwellings in PR (Planned Residential) District.
- 12. JEFFERSON PARK WEST - JIM SULLIVAN**  
**a. Concept Subdivision Plan** **5-SE-13-C**  
South of Fredericksburg Blvd., southwest side of Charlottesville Blvd., Commission District 5.

**b. USE ON REVIEW****5-F-13-UR**

Proposed use: Detached dwellings in PR (Planned Residential) District.

**Final Subdivisions:**

- |              |   |                  |
|--------------|---|------------------|
| <b>13.</b>   | <b><u>STEVEN &amp; PATRICIA JOHNSTON PROPERTY</u></b><br>Northwest side of Schaad Rd, northeast of Beaver Ridge Rd.,<br>Commission District 6.                                      | <b>2-SB-13-F</b> |
| * <b>14.</b> | <b><u>RHOTON &amp; BURGIN PROPERTY</u></b><br>South side of French Rd, east of E. Governor John Sevier Hwy.,<br>Commission District 9.  | <b>5-SA-13-F</b> |
| <b>15.</b>   | <b><u>WESTMINSTER RESUB OF LOT 1R, GREEN CORP. AND THE MONTGOMERY PROPERTY</u></b><br>South side of Westland Dr, west of the S. Northshore Dr.<br>intersection, Council District 2. | <b>5-SB-13-F</b> |
| * <b>16.</b> | <b><u>HARDIN CROWN CENTER</u></b><br>South side of Hardin Valley Dr, east of Pellissippi Pkwy.,<br>Commission District 6.   | <b>5-SC-13-F</b> |
| * <b>17.</b> | <b><u>RESUBDIVISION OF KINLEYS KANYON SUBDIVISION</u></b><br>East of Roberts Rd, south of Shelton Rd., Commission District 8.   | <b>5-SD-13-F</b> |
| <b>18.</b>   | <b><u>CASCADE FALLS RESUBDIVISION OF LOTS 69R &amp; 42-44</u></b><br>Southeast end of Laurel Falls Lane, south of Cascade Falls Lane,<br>Commission District 6.                     | <b>5-SE-13-F</b> |
| * <b>19.</b> | <b><u>THE MARKET PLACE REPLAT OF LOT 6</u></b><br>Southwest side of N Cedar Bluff Rd, northwest side of N Peters<br>Rd., Council District 2.  | <b>5-SF-13-F</b> |
| * <b>20.</b> | <b><u>SCOTT &amp; JEAN WILHOITE - RIVERMIST LANE</u></b><br>Northwest side of Chandler Rd at northeast side of Rogers Island<br>Rd, Commission District 5.                          | <b>5-SG-13-F</b> |
| * <b>21.</b> | <b><u>YELLOWSTONE ADDITION RESUB OF PART OF LOTS 5-7</u></b><br>At the southwest intersection of Sylvan St and McDonald Dr.,<br>Council District 1.                                 | <b>5-SH-13-F</b> |
| * <b>22.</b> | <b><u>LAVAUN ADDITION TO FOUNTAIN CITY RESUB OF LOTS 2-3</u></b><br>South side of Dutch Valley Dr, east of Bruhin Rd., Council District<br>5.                                       | <b>5-SI-13-F</b> |

- \* **23. KENNON PARK RESUB OF LOTS 7 & 8 AND UNPLATTED PROPERTY** **5-SJ-13-F**  
 North side of Kennon Park Lane, north of Kennon Rd., Council District 2.

## Rezoning and Plan Amendment/Rezoning:

- 24. PHILIP M. GARRETT**  
 East side Schaeffer Rd., southeast of Hardin Valley Rd., Commission District 6. 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-D-12-RZ**
- 25. RUFUS H. SMITH JR. & COMPANY**  
 Southeast side Deane Hill Dr., northeast side Winchester Dr. Council District 2.
  - a. West City Sector Plan Amendment** **4-A-13-SP**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
  - b. One Year Plan Amendment** **4-B-13-PA**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
  - c. Rezoning** **4-B-13-RZ**  
 From R-1 (Low Density Residential) to RP-1 (Planned Residential).
- P 26. 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).
- \* **27. HOLROB THOMAS LLC** **5-A-13-RZ**  
 Northeast and southwest sides Waterville Ln., northeast of Schaeffer Rd., Commission District 6. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).
- \* **28. CAROLYN DUNCAN** **5-B-13-RZ**  
 Northwest side Millertown Pike, southwest side Legg Ln., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- 29. APEX HOMES** **5-C-13-RZ**  
 Southeast side Brooks Ave., southeast of Pleasant Knoll Ln., Council District 6. Rezoning from C-3 (General Commercial) & R-1 (Low Density Residential) to R-1A (Low Density Residential).

- 30. RUFUS H. SMITH JR. & COMPANY**  
Southeast side Ball Camp Pike, southwest side Andes Rd., Commission District 6.  
**a. Northwest County Sector Plan Amendment** **5-A-13-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).  
**b. Rezoning** **5-D-13-RZ**  
From CA (General Business) & PR (Planned Residential) to PR (Planned Residential).
- \* **31. TERRY PATTON** **5-E-13-RZ**  
Northwest side Lantana Ln., southwest of Gap Rd., Council District 3. Rezoning from R-1 (Low Density Residential) to R-1A (Low Density Residential).
- \* **32. LEON SHERROD** **5-F-13-RZ**  
East and west sides Arnold Ln., east of Clear Springs Rd., Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

## Uses on Review

- 33. RONNIE PHILLIPS** **4-C-13-UR**  
North side of Washington Pk., west of Alice Bell Rd. Proposed use: Duplex in RP-1 (Planned Residential) District. Council District 4.
- \* **34. JAN G. LOVELACE** **5-A-13-UR**  
Southwest side of Ridgeland Dr., southeast of Summit Station Ln. Proposed use: Reduction of the peripheral boundary setback from 35' to 20' in PR (Planned Residential) District. Commission District 6.
- \* **35. ANTHONY LIESER CONSTRUCTION** **5-C-13-UR**  
North side of Valley View Dr., west of Luwana Rd. Proposed use: 2 duplexes in RP-1 (Planned Residential) District. Council District 4.
- \* **36. VALLEY VIEW BAPTIST CHURCH** **5-D-13-UR**  
South side of Old Valley View Dr., North side of Valley View Dr. Proposed use: Church parking expansion in RP-1 (Planned Residential) District. Council District 4.
- \* **37. TRENT CONSTRUCTION, LLC BILLY TRENT** **5-G-13-UR**  
East side of Morrell Rd., south of Kingsbury Dr. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 2.
- P 38. FLOURNOY DEVELOPMENT** **5-H-13-UR**  
(8-8-13) West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) District. Council District 2.

## Other Business:

- \* **39. Consideration of City of Knoxville FY 2014 - 2019 Capital Improvements Program.** **4-C-13-OB**
- 40. Consideration of Consideration of Similar Use Determination for a veterinary clinic / animal hospital with boarding in the CN (Neighborhood Commercial) zoning district.** **5-A-13-OB**
- P 41. Consideration of preliminary budget for Fiscal Year 2013-2014.** **5-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.
- 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**

Agenda Item No.

MPC File No.

	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>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.	
<b>U</b>	<b><u>EARL KAPLAN PROPERTY RESUBDIVISION OF LOT 2</u></b>	<b>10-SG-12-F</b>
	South side of David Ln, south of Durwood Rd, Commission District 6.	
	<u>JAMES L. MCCLAIN</u>	
	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).	
	b. Rezoning	9-A-09-RZ
	From A (Agricultural) to CB (Business and Manufacturing).	
	<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>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).	