

AGENDA

November 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 NOVEMBER 14, 2013 AGENDA**
- * 3. APPROVAL OF OCTOBER 10, 2013 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be *automatically* Postponed (Indicated with an underlined **P**)
 Items to be voted on to be Postponed (Indicated with a **P**)
 Items to be *automatically* Withdrawn (Indicated with an underlined **W**)
 Items to be voted on to be Withdrawn (Indicated with a **W**)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. MPC- (REFERRED BACK BY CITY COUNCIL) **5-A-13-OA****
 Amendments to the City of Knoxville Zoning Ordinance regarding creating a corridor overlay zone district.

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- P 6. METROPOLITAN PLANNING COMMISSION** **10-B-13-OA**
Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.
- 7. CITY OF KNOXVILLE** **11-A-13-OA**
Amendment to the City of Knoxville zoning ordinance regarding definitions for small breweries, wineries and distilleries.

Alley or Street Closures:

- P 8. MONDAY PROPERTIES** **11-A-13-SC**
Request closure of portion Tillery Rd between Clinton Hwy. and north property line of parcel 080DB01901, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **9. EDWARDS PLACE** **11-SA-13-C**
South end of Edwards Place Blvd., southeast of Thompson School Rd., Commission District 8.
- * **10. SCENIC CREST** **11-SB-13-C**
South side of Pelleaux Rd., west of Norris Freeway, Commission District 7.
- P 11. CREEKHEAD COVE - S&E PROPERTIES, LLC** **11-SC-13-C**
a. Concept Subdivision Plan
Southeast side of Creekhead Dr., southwest of Whitman Dr., Council District 3.
- P b. USE ON REVIEW** **11-B-13-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) Pending District.

Final Subdivisions:

- * **12. NICK WHITE ADDITION RESUBDIVISION OF LOTS 3-4 & 6** **9-SE-13-F**
At the intersection of Velma Road and Warlex to the west and Nicks to the east. Commission District 7.
- * **13. WHITE AVENUE PROJECT**- White Ave at 17th St. Council District 1. **10-SJ-13-F**

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* 14.	<u>SAYNE'S LAND RESUBDIVISION OF LOTS 2 & 3</u> South side of Burleson Rd, south side of Tipton Station Rd., Commission District 9.	11-SA-13-F
* 15.	<u>KARNS VOLUNTEER FIRE DEPARTMENT FIRE STATION #2</u> Hardin Valley Rd at Campbell Station Rd intersection, Commission District 6.	11-SB-13-F
* 16.	<u>MOUNTAIN VIEW URBAN RENEWAL AREA</u> East side of Hill Ave. at Hazen St., Council District 6.	11-SC-13-F
* 17.	<u>BRAKEBILL NURSING HOMES, INC.</u> At the intersection of Lyons View Pike and Harley Dr., Council District 2.	11-SD-13-F
* 18.	<u>HILTON HOME2 SUITES KNOXVILLE</u> North side N. Peters Rd, east of N Seven Oaks Dr., Council District 2.	11-SE-13-F
* 19.	<u>THE MARKETS AT CHOTO RESUBDIVISION OF LOT 1R1R2</u> Southeast side of Northshore Dr, north side of Choto Rd., Commission District 5.	11-SF-13-F
20.	Withdrawn Prior to Public Notice	11-SG-13-F
* 21.	<u>MARBLE ALLEY LOFTS</u> State St. at S. Central St., Commission District 6.	11-SH-13-F

Rezoning and Plan Amendment/Rezoning:

P 22.	<u>JAMES L. MCCLAIN</u> (1-9-14) 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
P	b. Rezoning (1-9-14) From A (Agricultural) to CB (Business and Manufacturing).	9-A-09-RZ
23.	<u>HUBER PROPERTIES / CLEAR WATER PARTNERS LLC</u> (This item was moved to be heard along with the use on review request Item # 34 Huber Properties 9-B-13-UR)	9-A-13-RZ
W 24.	<u>CRAIG ALLEN</u> South side Middlebrook Pike, east side N. Gallaher View Rd., Council District 2.	
	a. Northwest City Sector Plan Amendment	10-C-13-SP

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From LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area) to C (Commercial), SLPA (Slope Protection Area) & STPA (Stream Protection Area).

- W** **b. One Year Plan Amendment** **10-C-13-PA**
From LDR (Low Density Residential) to GC (General Commercial).
- W** **c. Rezoning** **10-F-13-RZ**
From R-1E (Low Density Exclusive Residential) to C-6 (General Commercial Park).
- P** **25. STEVE HOBBS**
North side Hall Dr., southwest of Dutchtown Rd., Commission District 3.
a. Northwest County Sector Plan Amendment **11-A-13-SP**
From LDR (Low Density Residential) to C (Commercial).
- P** **b. Rezoning** **11-A-13-RZ**
From A (Agricultural) to CA (General Business).
- * **26. VAUNEE THOMAS** **11-B-13-RZ**
North end Maize Dr., north of Periwinkle Rd., Commission District 7.
Rezoning from A (Agricultural) to RB (General Residential).
- P** **27. JACOB DUNAWAY**
East side Ebenezer Rd., northeast of Highbridge Dr., Commission District 4.
a. Southwest County Sector Plan Amendment **11-B-13-SP**
From LDR (Low Density Residential) to O (Office).
- P** **b. Rezoning** **11-C-13-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).
- 28. THE DEVELOPMENT CORPORATION OF KNOX COUNTY**
South side Garrison Dr., south of Boomerang Ln., Commission District 6.
a. Northwest County Sector Plan Amendment **11-C-13-SP**
From LDR (Low Density Residential) & HP (Hillside Protection) to LI (Light Industrial) & HP (Hillside Protection).
- b. Rezoning** **11-D-13-RZ**
From A (Agricultural) to EC (Employment Center).
- * **29. 908 DEVELOPMENT**
North side Forest Ave., east side S. Twenty First St., Council District 1.
a. Central City Sector Plan Amendment **11-D-13-SP**
From MDR (Medium Density Residential) to O (Office).
- * **b. Rezoning** **11-E-13-RZ**

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From I-2 (Restricted Manufacturing and Warehousing) to O-2 (Civic and Institutional).

- 30. METROPOLITAN PLANNING COMMISSION**
 North and south of E. Inskip Dr., southeast of Cedar Ln., northeast of Central Avenue Pike, northwest of Bruhin Rd. Council District 5. Rezoning from R-2 (General Residential) to R-1 (Low Density Residential) or R-1A (Low Density Residential).

11-F-13-RZ
- * **31. STAR SALES CO. OF KNOXVILLE, INC.**
 Southwest side N. Central St., southeast side W. Churchwell Ave., Council District 5. Rezoning from C-3 (General Commercial) / IH-1 (Infill Housing Overlay) to C-6 (General Commercial Park) / IH-1 (Infill Housing Overlay).

11-G-13-RZ

Uses on Review

- P 32. FLOURNOY DEVELOPMENT**
 (2-13-14) West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) District [RP-2 (Planned Residential) pending]. Council District 2.

5-H-13-UR
- P 33. SOUTHLAND ENGINEERING**
 (2-13-14) 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.

7-A-13-UR
- 23. HUBER PROPERTIES / CLEAR WATER PARTNERS LLC**
 Northeast and southwest sides Emory Church Rd. and I-140, north of Henderson Ln., Commission District 5. Rezoning from A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway).

9-A-13-RZ
- 34. HUBER PROPERTIES / CLEAR WATER PARTNERS, LLC**
 Northeast and southwest sides of Emory Church Rd. and I-140, north of Henderson Ln. Proposed use: Multi-dwelling development and marina in PR (Planned Residential) pending, A (Agricultural) & F (Floodway) Districts. Commission District 5.

9-B-13-UR
- * **35. ROBERT G. CAMPBELL & ASSOCIATES**
 Northwest side of Kimberlin Heights Rd., southwest of Boling Ln. Proposed use: Faculty housing for Johnson University in PR (Planned Residential) pending District. Commission District 9.

11-A-13-UR
- * **36. BRANDON BARRETT (ZAXBY'S)**
 East side of N. Cedar Bluff Rd., north of Kingston Pike. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 2.

11-C-13-UR

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Other Business:

- 37. Consideration of Nomination of Officers for Calendar Year 2014.** **11-A-13-OB**
- P 38. Consideration of approval of MPC Employee Handbook.** **11-B-13-OB**
- * 39. Consideration of Staff Report for Plans of Service.** **11-C-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
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.

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<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>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>METROPOLITAN PLANNING COMMISSION (REVISED)</u> 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).	4-H-13-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