

AGENDA

October 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 OCTOBER 10, 2013 AGENDA
- * 3. APPROVAL OF SEPTEMBER 12, 2013 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be automatically Postponed	(Indicated with an underlined <u>P</u>)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be automatically Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- * 5. **METROPOLITAN PLANNING COMMISSION** **10-A-13-OA**
Amendments to the Knox County zoning ordinance at Article 5, Section 5.22.03 (W) regarding retail sales of agricultural products in the A (Agricultural) zoning district.

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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.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

* **7. PELLISSIPPI VILLAGE**

10-SA-13-C

East side of George Light Rd, north side of Rather Rd., Commission District 6.

Final Subdivisions:

* **8. HAMPSON PLACE**

9-SJ-13-F

Southeast side of Nubbin Ridge Rd, west of Morrell Rd, Commission District 4.

* **9. FINAL PLAT OF THE HARMON-FLEMING PROPERTY**

10-SA-13-F

East side of Sullivan Rd, at the intersection of Conway Circle, Council District 3.

* **10. FAULKNER PROPERTY**

10-SB-13-F

East side of Idumea Rd, north of Hogskin Rd, Commission District 8.

* **11. WILLIAM D. JONES PROPERTY**

10-SC-13-F

Southwest side of S. Peters Rd, at intersection of Ebenezer Rd, Commission District 5.

* **12. CARIS HEALTHCARE COWARD MILL OFFICES**

10-SD-13-F

Coward Mill Rd at intersection of Pellissippi Parkway, Commission District 6.

* **13. GERDAU AMERISTEEL PROPERTY**

10-SE-13-F

Southeast side of New York Avenue, northeast of Stonewall, Council District 5.

14. STEVEN & PATRICIA JOHNSTON PROPERTY

10-SF-13-F

Southwest side of Grassy Creek Way, northwest of Schaad Road, Commission District 6.

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- * **15. MAITLAND WOODS PHASE III** **10-SG-13-F**
At the terminus of Ancient Oak Lane, Commission District 6.
- * **16. HORACE IRWIN RESUBDIVISION OF LOT 2** **10-SH-13-F**
Northwest side of Irwin Drive, southwest side of Loren Circle, Commission District 7.
- * **17. THORNGATE RESUBDIVISION OF LOTS 17, 36-41M & 52-54** **10-SI-13-F**
Northeast side of Harvey Road, northwest of Choto Road, Commission District 5.
- P 18. WHITE AVENUE PROJECT**- White Ave at 17th St. Council District 1. **10-SJ-13-F**

Rezoning and Plan Amendment/Rezoning:

- P 19. JAMES L. MCCLAIN**
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).
 - P b. Rezoning** **9-A-09-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- 20. CHOTO PARTNERS**
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**
From RA (Low Density Residential) to PR (Planned Residential).
- * **21. DANNY HAMILTON** **10-A-13-RZ**
West side Fox Rd., south of Capital Dr., Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
- 22. JESSE C. PATTERSON**
Southeast side Edgewood Ave., east of Whittle Springs Rd., Council District 4.
 - a. East City Sector Plan Amendment** **10-A-13-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

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	b. One Year Plan Amendment From NC (Neighborhood Commercial) to MDR (Medium Density Residential).	10-A-13-PA
	c. Rezoning From C-1 (Neighborhood Commercial) to R-2 (General Residential).	10-B-13-RZ
23.	<u>SMITH/CHASE DEVELOPMENT</u> Southeast side Deane Hill Dr., northeast of Winchester Dr., Council District 2.	
	a. West City Sector Plan Amendment From LDR (Low Density Residential) to MDR (Medium Density Residential).	10-B-13-SP
	b. One Year Plan Amendment From LDR (Low Density Residential) to MDR (Medium Density Residential).	10-B-13-PA
	c. Rezoning From R-1 (Low Density Residential) to RP-1 (Planned Residential).	10-C-13-RZ
24.	<u>KENN DAVIN</u> Southeast side N. Sixth Ave., east of Abilene Place, Council District 4. Rezoning from I-3 (General Industrial) to C-2 (Central Business District).	10-D-13-RZ
* 25.	<u>FMC EAST KNOX, LLC</u> Northwest side E. Magnolia Ave., southwest of N. Cherry St., Council District 6. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).	10-E-13-RZ
<u>P</u> 26.	<u>CRAIG ALLEN</u> South side Middlebrook Pike, east side N. Gallaher View Rd., Council District 2.	
	a. Northwest City Sector Plan Amendment From LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area) to C (Commercial), SLPA (Slope Protection Area) & STPA (Stream Protection Area).	10-C-13-SP
<u>P</u>	b. One Year Plan Amendment From LDR (Low Density Residential) to GC (General Commercial).	10-C-13-PA
<u>P</u>	c. Rezoning From R-1E (Low Density Exclusive Residential) to C-6 (General Commercial Park).	10-F-13-RZ
* 27.	<u>WORLEY BUILDERS, INC.</u> East side Bob Kirby Rd., north of Dutchtown Rd., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-G-13-RZ

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- * **28. FAMILY PROMISE OF KNOXVILLE** **10-H-13-RZ**
 Northeast side Middlebrook Pike, east of Keith Ave., Council District 3. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- 29. S & E PROPERTIES LLC** **10-I-13-RZ**
 Southeast side Creekhead Dr., west side Helmbolt Rd., Council District 3. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).

Uses on Review

- P 30. FLOURNOY DEVELOPMENT** **5-H-13-UR**
 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.
- P 31. 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.
- 32. ROYAL PROPERTIES, INC.** **8-B-13-UR**
 Southeast side of W. Church Ave., northeast side of Market St. Proposed use: Commercial Parking Lot in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.
- 33. HARRY HERNANDEZ** **10-A-13-UR**
 Southeast side of Rutledge Pike, southwest of Ellistown Rd. Proposed use: Vehicle salvage and recycling in I (Industrial) District. Commission District 8.
- * **34. BRUCE KNIGHT** **10-B-13-UR**
 North side of Kingston Pike, east of N Cedar Bluff Rd. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 2.
- * **35. DIAMOND BASEBALL / CHRIS MALONE** **10-C-13-UR**
 East side of Center Park Dr., south of Parkside Dr. Proposed use: Indoor baseball training facility and associated retail in PC (Planned Commercial) District. Commission District 5.

Other Business:

- * **36. Consideration of Personnel Compensation** **10-A-13-OB**

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Adjournment

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

<u>WILSON RITCHIE</u>	3-F-10-SC
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.	
<u>METROPOLITAN PLANNING COMMISSION</u>	6-A-10-SAP
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	
<u>METROPOLITAN PLANNING COMMISSION</u>	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.	
<u>WILLOW FORK - GRAHAM CORPORATION</u>	
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.	
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
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.	
<u>TIPPIT VILLAGE - SITES TO SEE, INC.</u>	
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.	
<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	
<u>NICK WHITE ADDITION RESUBDIVISION OF LOTS 3-4 & 6</u>	9-SE-13-F
At the intersection of Velma Road and Warlex to the west and Nicks to the east. Commission District 7.	

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CITY OF KNOXVILLE

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).

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).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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).

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