

AGENDA

September 12, 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 SEPTEMBER 12, 2013 AGENDA**
- * 3. APPROVAL OF AUGUST 8, 2013 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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. METROPOLITAN PLANNING COMMISSION** **9-A-13-OA**
Amendment to the City of Knoxville zoning ordinance regarding definitions and development standards for small breweries, wineries and distilleries and permitting these uses in certain commercial and industrial zone districts.

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- * **6. METROPOLITAN PLANNING COMMISSION** **9-B-13-OA**
Amendment of the City of Knoxville zoning ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Section 4 (Form Districts), to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan.

Alley or Street Closures:

- * **7. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION** **9-A-13-SC**
Request closure of Curie Pl between Wilson Avenue and Selma Avenue, Council District 6.
- * **8. JMC PROFESSIONAL SURVEYING & MAPPING DENNIS RUSSELL** **9-B-13-SC**
Request closure of portion Eighteenth St. west side between Grand Avenue and unnamed public alley, Council District 1.
- * **9. PELLISSIPPI STATE COMMUNITY COLLEGE** **9-C-13-SC**
Request closure of Knott Ave between Division Street and northeast corner of parcel 108AA004, Council District 6.
- * **10. MICHAEL BRADY INC.** **9-D-13-SC**
Request closure of Southwest corner White Avenue at Seventeenth Street between a 25 foot radius and a zero radius, Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **11. DEANE HILL VILLAGE - BENCHMARK ASSOCIATES, INC.**
 - a. Concept Subdivision Plan** **9-SA-13-C**
South side of Deane Hill Dr., east of Morrell Rd., Council District 2.
 - * **b. USE ON REVIEW** **9-E-13-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned Residential) District.
- * **12. RIVERS EDGE** **9-SB-13-C**
North, south and west side of Island Home Ave., north side of Hillwood Dr., Council District 1.

Final Subdivisions:

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* 13. <u>MRS. L L HOLLOWAY</u> Northwest side of Kingston Pike at north intersection of Boxwood Square, Council District 2.	7-SG-13-F
* 14. <u>JC PENNEY PROJECT</u> Northeast side of S Gay Street, north of Union Avenue, Council District 6.	9-SA-13-F
* 15. <u>HARRILL HEIGHTS RESUBDIVISION OF LOTS 12R & 13</u> West side of Terrace View Drive at intersection of Avon Park Circle, Council District 4.	9-SB-13-F
* 16. <u>DUTCHTOWN COMMERCIAL PARK RESUBDIVISION OF LOTS 1 & 2</u> Northeast side of Dutchtown Road at intersection of Deerborn Lane, Commission District 6.	9-SC-13-F
* 17. <u>EAST TENNESSEE CHILDREN'S HOSPITAL PROPERTY</u> At the intersection of White Avenue and S. Twenty First Street, Council District 1.	9-SD-13-F
T 18. <u>NICK WHITE ADDITION RESUBDIVISION OF LOTS 3-4 & 6</u> At the intersection of Velma Road and Warlex to the west and Nicks to the east., Commission District 7.	9-SE-13-F
* 19. <u>KINGSTON CORNER</u> North side of Kingston Pike, east side of N Cedar Bluff Road, Council District 2.	9-SF-13-F
* 20. <u>PEDIGO & TAYLOR PROPERTY</u> Corner of Felix Road and Forestal Drive, Council District 4.	9-SG-13-F
* 21. <u>GREENBROOK UNIT 5</u> North side of Solway Road, northwest of Hardin Valley Road, Commission District 6.	9-SH-13-F
* 22. <u>MIDDLETON PARK</u> Northeast side of Middlebrook Pike, southeast of Lovell Road and Ball Camp Pike intersection, Commission District 6.	9-SI-13-F
P 23. <u>HAMPSON PLACE</u> Southeast side of Nubbin Ridge Road, west of Morrell Road, Commission District 4.	9-SJ-13-F
* 24. <u>HIGHLAND PLACE OFFICE PARK RESUB. OF LOTS 4R & 5</u> North and south of the terminus of Highland Place Way, Council District 2.	9-SK-13-F

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- * **25. WHITE AVENUE PROJECT** **9-SL-13-F**
White Avenue at 17th Street, Council District 1.
- * **26. PIKE ENTERPRISES ON KINGSTON PIKE** **9-SM-13-F**
Southeast side of Kingston Pike, north side of Homberg Drive, Council District 2.
- * **27. MARBLE CITY ADDITION RESUBDIVISION OF PARTS OF LOTS 1 & 2** **9-SN-13-F**
South side of Hoitt Avenue at N. Cherry Street intersection, Council District 4.

Rezoning and Plan Amendment/Rezoning:

- 28. 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).
 - b. Rezoning** **9-A-09-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- 29. HUBER PROPERTIES / CLEAR WATER 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).
- W 30. JACOB DUNAWAY**
East side Ebenezer Rd., east of Highbridge Dr., Commission District 4.
 - a. Southwest County Sector Plan Amendment** **8-A-13-SP**
From LDR (Low Density Residential) to C (Commercial).
 - b. Rezoning** **8-B-13-RZ**
From A (Agricultural) to CA (General Business).
- 31. HUBER PROPERTIES / CLEAR WATER PARTNERS LLC** **9-A-13-RZ**
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).
- * **32. RICK RAMSEY** **9-B-13-RZ**
Northeast side Andes Rd., southeast side Cureton Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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- * **33. TERRY ROMANS** **9-C-13-RZ**
East side Sullivan Rd., east of Conway Cir., Council District 3. Rezoning from R-1 (Low Density Residential) & F-1 (Floodway) to A-1 (General Agricultural) & F-1 (Floodway).

- * **34. BARBARA WELLS** **9-D-13-RZ**
Northwest side Pelleaux Rd., southwest of Norris Fwy., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

- 35. WITHDRAWN PRIOR TO PUBLICATION** **9-E-13-RZ**

- * **36. ROBERT G. CAMPBELL & ASSOCIATES** **9-F-13-RZ**
Northwest side Kimberlin Heights Rd., southwest of Boling Ln., Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

- * **37. METROPOLITAN PLANNING COMMISSION** **9-G-13-RZ**
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 District.

Uses on Review

- P 38. 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 39. 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.

- 40. D&M HOLDINGS, LLC** **8-C-13-UR**
Northeast corner of the intersection of N. Cedar Bluff Rd. and Kingston Pike. Proposed use: CVS Pharmacy in PC-1 (Retail and Office Park) District. Council District 2.

- 41. DANIEL LEVY, AIA** **8-F-13-UR**
Southwest side of Tooles Bend Rd., southeast side of S. Northshore Dr. Proposed use: Assisted Living Facility in PR (Planned Residential) District. Commission District 4.

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- * **42. GEM CAPITAL**
 West side of Seventeenth St., south side of White Ave. Proposed use: Apartments in C-7 (Pedestrian Commercial) & C-7 pending District. Council District 1.

9-A-13-UR
- 43. 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
- * **44. EAST TENNESSEE CHILDREN'S HOSPITAL ASSOCIATION, INC.**
 South side of White Ave., southwest side of Twentieth St. Proposed use: Hospital expansion in O-1 (Office, Medical, and Related Services) District. Council District 1.

9-C-13-UR
- * **45. JOHNSON ARCHITECTURE,, INC.**
 East side of N. Cedar Bluff Rd., north side of Fox Lonas Rd. Proposed use: Addition to existing church buildings in RP-1 Planned Residential) District. Council District 2.

9-D-13-UR
- * **46. BROWDER METALS, LLC**
 Northeast end of Valgro Rd., east of Sevierville Pike. Proposed use: Metal Recycling Operation in EC (Employment Center) District. Commission District 9.

9-F-13-UR
- * **47. SHIRLEY ROSS**
 Southeast side of Stanley Rd., southwest of Clinton Hwy. Proposed use: Day Care home (seven children) in PR (Planned Residential) District. Commission District 6.

9-G-13-UR
- * **48. MCCAMY CONSTRUCTION**
 East side of Wellington Chase Ln., west side of Arbor Gate Ln., east of Thompson Rd. Proposed use: Reduce 35' peripheral setback to 25' on Lots 13 - 18 and 30 - 33 in PR (Planned Residential) District. Commission District 6.

9-H-13-UR
- * **49. W & W PROPERTIES**
 North side of Cascade Meadows Wy., west & south sides of Teras Point Way., southwest of Brown Gap Rd. Proposed use: Reduction of the peripheral boundary setback for lots 3, 5, 19 & 25 from 35 ft. to 15 ft. in PR (Planned Residential) District. Commission District 7.

9-I-13-UR
- * **50. HARB-WHITE PROPERTIES, LLC**
 Southwest side of Bridgewater Rd., southeast side of Comstock Rd. Proposed use: Multipurpose building in PC-1 (Retail and Office Park) pending District. Council District 2.

9-J-13-UR

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Other Business:

- * **51. METROPOLITAN PLANNING COMMISSION**
Consideration of 2013 – 2014 MPC Work Program.

9-A-13-OB

Adjournment

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

<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	6-A-10-SAP
<u>METROPOLITAN PLANNING COMMISSION</u> Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	7-C-10-SP
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
<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> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	1-SA-11-C

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<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