

# AGENDA

## August 14, 2014

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 AUGUST 14, 2014 AGENDA**
- \* 3. APPROVAL OF JULY 10, 2014 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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

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:**

- P 5. 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.
- T 6. KNOXVILLE CITY COUNCIL (REVISED) **12-B-13-OA****  
 Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.

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**7. METROPOLITAN PLANNING COMMISSION**

**4-A-14-OA**

Amendments to the City of Knoxville zoning ordinance regarding definitions, appropriate zone districts and development standards for day care facilities.

**Alley or Street Closures:**

\* **8. HAND PARTNERSHIP, L.P. (REVISED)**

**7-A-14-AC**

Request closure of Unnamed alley between Metler Street and western boundary of parcel 081GB016, Council District 5.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

\* **9. METROPOLITAN PLANNING COMMISSION**

**7-F-14-SP**

Central City Sector Plan Update 2014.

**Concepts/Uses on Review:**

\* **10. EBENEZER - VOLUNTEER DEVELOPMENT**

**6-SB-14-C**

**a. Concept Subdivision Plan**

West side of Ebenezer Rd., north of Highbridge Dr., Commission District 5.

\* **b. USE ON REVIEW**

**6-E-14-UR**

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

\* **11. WESTLAND - VOLUNTEER DEVELOPMENT**

**6-SC-14-C**

**a. Concept Subdivision Plan**

South side of Westland Dr., west of Coile Ln., Commission District 5.

\* **b. USE ON REVIEW**

**6-F-14-UR**

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

\* **12. SONOMA PARK - SONOMA PARK**

**8-SA-14-C**

**a. Concept Subdivision Plan**

South side of Valley View Dr., west side of Knox Ln., Council District 4.

\* **b. USE ON REVIEW**

**8-D-14-UR**

Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.

\* **13. THE GLEN AT HARDIN VALLEY - BENCHMARK ASSOCIATES, INC.**

**8-SB-14-C**

**a. Concept Subdivision Plan**

Northwest side of Hardin Valley Rd., northeast and southwest side of Brooke Willow Blvd., Commission District 6.

- \* **b. USE ON REVIEW** **8-G-14-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 14. CARL PERRY CONSTRUCTION, LLC - CARL PERRY CONSTRUCTION, LLC**
  - a. Concept Subdivision Plan** **8-SC-14-C**  
Northeast side of Pleasant Ridge Rd., west of Moss Creek Rd., Council District 3.
  - b. USE ON REVIEW** **8-H-14-UR**  
Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) District.
- \* **15. LETSINGER RIDGE - ERIC MOSELEY**
  - a. Concept Subdivision Plan** **8-SD-14-C**  
Southeast side of Snyder Rd., northeast of Hunters Green Rd., Commission District 6.
  - \* **b. USE ON REVIEW** **8-K-14-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
- P 16. HENSLEY ESTATES - EAGLE BEND DEVELOPMENT**
  - a. Concept Subdivision Plan** **8-SE-14-C**  
Southeast side of Coward Mill Rd., northeast of Pellissippi Pkwy., Commission District 6.
  - b. USE ON REVIEW** **8-J-14-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay) District.
- 17. THE RESERVE @ WEST HILLS** **8-SF-14-C**  
East side of Vanosdale Rd., south side of Sheffield Dr., Council District 2.

**Final Subdivisions:**

- P 18. RIVER'S EDGE APARTMENTS** **7-SC-14-F**  
South Side of Island Home Ave, west of Spence Place, Council District 1.
- \* **19. GLENSTONE II RESUBDIVISION OF LOT 23** **8-SA-14-F**  
North side of W Emory Road, southwest of Clinton Highway, Commission District 6.

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* <b>20. <u>J M FORDS RESUBDIVISION OF LOT 1</u></b> West side of Blount Avenue, south of Redwine Street, Council District 1.	<b>8-SB-14-F</b>
* <b>21. <u>WHITES PARK PLACE RESUBDIVISION OF LOT 18R1</u></b> At the intersection of Twenty Second Street and Cumberland Avenue, Council District 1.	<b>8-SC-14-F</b>
* <b>22. <u>FINAL PLAT OF THE WALTER H RULE PROPERTY</u></b> Southwest side of Martin Mill Pike, southeast of McCammon Road, Commission District 9.	<b>8-SD-14-F</b>
* <b>23. <u>PACE PROPERTY II</u></b> At the intersection of Ball Road and Bakertown Road, Commission District 6.	<b>8-SE-14-F</b>
* <b>24. <u>RIDGEFIELD ADDITION RESUBDIVISION OF LOTS 20-21</u></b> At the intersection of Ridgefield Road and Merchant Drive, Council District 5.	<b>8-SF-14-F</b>
* <b>25. <u>THE MARKETS AT CHOTO RESUBDIVISION OF LOT 5</u></b> The intersection of Choto Road and S. Northshore Drive, Commission District 5.	<b>8-SG-14-F</b>
* <b>26. <u>TIPPIT VILLAGE, UNIT 2, LOTS 66-67 AND RESUB. OF LOTS 68-69</u></b> South side of Rose Cottage Way at Gisele Way, north side of Andes Road, Commission District 6.	<b>8-SH-14-F</b>
* <b>27. <u>LKM PROPERTIES, LP WESTERN AVENUE AT SANDERSON ROAD</u></b> At the intersection of Sanderson Road and Western Avenue, Council District 3.	<b>8-SI-14-F</b>
* <b>28. <u>EMMETT P VAUGHN, JR RESUBDIVISION OF LOT 11R-1</u></b> At the terminus of Pinellas Drive, northeast of Fairfield Road, Council District 2.	<b>8-SJ-14-F</b>
* <b>29. <u>LINWOOD ADDITIONS 1 &amp; 2 RESUBDIVISION OF LOTS 1R, 5R, 11-13, &amp; 14R</u></b> At the intersection of Coram Street and Radford Place, Council District 5.	<b>8-SK-14-F</b>
* <b>30. <u>WILLOW BAY</u></b> North side of Quarry Road, northwest of E Emory Road, Commission District 7.	<b>8-SL-14-F</b>

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- \* **31. MAITLAND WOODS, UNIT 6, RESUBDIVISION OF LOTS 4-5 & 151R** **8-SM-14-F**  
 At the terminus of Ancient Oak Lane, northeast of Airtree Lane, Commission District 3.
- \* **32. BALL & GREENFIELD PROPERTY** **8-SN-14-F**  
 West side of Diggs Road, south of Lovelace Road, Commission District 6.

**Rezoning and Plan Amendment/Rezoning:**

- 33. HAND PARTNERSHIP, L.P. (REVISED)**  
 South side Atlantic Ave., north side Radford Pl., west side Metler St. Council District 5.
  - a. Central City Sector Plan Amendment** **7-B-14-SP**  
 From LDR (Low Density Residential) to LI (Light Industrial).
  - b. One Year Plan Amendment** **7-A-14-PA**  
 From LDR (Low Density Residential) to LI (Light Industrial).
  - c. Rezoning** **7-B-14-RZ**  
 From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to I-3 (General Industrial) / IH-1 (Infill Housing Overlay).
- 34. CARL H. LANSDEN**  
 Northwest side Asheville Hwy., west side Nokomis Rd. Council District 4.
  - a. East City Sector Plan Amendment** **7-C-14-SP**  
 From LDR (Low Density Residential) to C (Commercial).
  - b. One Year Plan Amendment** **7-B-14-PA**  
 From LDR (Low Density Residential) to GC (General Commercial).
  - c. Rezoning** **7-C-14-RZ**  
 From R-1 (Low Density Residential) to C-3 (General Commercial).
- P 35. 908 DEVELOPMENT GROUP**  
 Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40. Council District 6.
  - a. Central City Sector Plan Amendment** **7-E-14-SP**  
 From C (Commercial) to HDR (High Density Residential).
  - b. One Year Plan Amendment** **7-D-14-PA**  
 From GC (General Commercial) to HDR (High Density Residential).
  - c. Rezoning** **7-F-14-RZ**  
 From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).

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- 36. WITHDRAWN PRIOR TO PUBLICATION** **8-A-14-RZ**
- \* **37. JEFFERY MORRIS** **8-B-14-RZ**  
 South side Highland View Rd., west side Shade Weaver Rd.,  
 Commission District 7. Rezoning from PR (Planned Residential) to A  
 (Agricultural).
- \* **38. RUFUS H. SMITH** **8-A-14-SP**  
 North side E. Beaver Creek Dr., west of Dry Gap Pike, Commission  
 District 7.  
**a. North County Sector Plan Amendment**  
 From GC (General Commercial) to LDR (Low Density Residential).
- \* **b. Rezoning** **8-C-14-RZ**  
 From A (Agricultural) & CA (General Business) to PR (Planned  
 Residential).
- \* **39. JERRY & PEGGY CARDWELL** **8-D-14-RZ**  
 North end of Berkford Rd., north of Hannah Brook Rd., Commission  
 District 7. Rezoning from PR (Planned Residential) and CA (General  
 Business)/F (Floodway) to A (Agricultural) and F (Floodway).
- \* **40. CHRIS SPILLER** **8-E-14-RZ**  
 Northwest side Piney Grove Church Rd., west of Helmbolt Rd., Council  
 District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low  
 Density Residential).
- \* **41. FAITH AND DOUGLAS MCDANIEL** **8-F-14-RZ**  
 North side E. Glenwood Ave., east of N. Broadway, Council District 4.  
 Rezoning from R-2 (General Residential) to R-2 (General Residential) /  
 H-1 (Historic Overlay) with design guidelines.

**Uses on Review**

- T **42. MR. PAUL MURPHY** **7-E-14-UR**  
 South side of Kingston Pike, east of Kingston Court. Proposed use:  
 Apartments and Residential Condominiums in R-1 (Low Density  
 Residential) District. Council District 2.
- \* **43. DANNY AMANNS** **8-A-14-UR**  
 Southwest side of Primus Rd., northwest side of Murray Dr.  
 Proposed use: Self Storage Facility in CA (General Business) District.  
 Commission District 7.
- \* **44. SCOTT LEE GOEBEL** **8-B-14-UR**  
 West side of Lovell Rd., northwest side of Snyder Rd. Proposed use:  
 Apartment Development and Commercial Center in PR (Planned

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Residential)/TO (Technology Overlay) and PR (Planned Residential) District. Commission District 6.

- P 45. CHURCH OF THE GOOD SHEPHERD**  
 West side of Jacksboro Pike, south of Grove Cir. Proposed use: Existing Church and Site Modifications in R-1 (Low Density Residential) District. Council District 4.

8-C-14-UR
- \* 46. AMERICAN FAMILY CARE**  
 North side of Kingston Pike, west side of N. Cedar Bluff Rd. Proposed use: Health Care Facility in PC-1 (Retail and Office Park) District. Council District 2.

8-E-14-UR
- \* 47. CHUCK WARD**  
 East side of Kalmia Rd., south of Papermill Rd. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 2.

8-F-14-UR
- \* 48. NEW VISION FELLOWSHIP CHURCH**  
 Northeast side of Midpark Rd., north of Middlebrook Pike. Proposed use: Child Day Care Center at Existing Church in C-6 (General Commercial Park) District. Council District 3.

8-I-14-UR
- \* 49. OLD CITY PROPERTIES, LLC**  
 South side of W Jackson Ave. between Gay St. and Broadway. Proposed use: Micro Distillery in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6.

8-L-14-UR
- \* 50. JOHNSON ARCHITECTURE, INC.**  
 Northwest side of Cedar Ln., southwest side of Montrose Rd. Proposed use: Approval for Existing School and Proposed Addition in R-1 (Low Density Residential) District. Council District 4.

8-M-14-UR

**Other Business:**

- \* 51. Consideration of Amendment No. 2 to MPC's FY 2014-2015 Budget.**

8-A-14-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.

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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. Con  
 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.

LONGMIRE SUBDIVISION 1-SA-11-C  
 West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1 2-SO-09-F  
 Intersection of I-40 and McMillan Rd., Commission District 8.

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9 12-SJ-13-F  
 North side of West Gallaher Ferry Dr, west of Hardin Valley Rd,  
 Commission District 6.

RESUBDIVISION OF GEORGE HOSKINS PROPERTY 4-SE-14-F  
 North side of N. Ruggles Ferry Pike, on a private right of way known as  
 Rugby Lane, Commission District 8.

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).

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).

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)  
 District. Council District 2.