

# AGENDA

## February 13, 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 FEBRUARY 13, 2014 AGENDA**
- \* 3. APPROVAL OF JANUARY 9, 2014 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 Items to be *automatically* Withdrawn (Indicated with an underlined **W**)  
 Items to be voted on to be Withdrawn (Indicated with a **W**)  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. 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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| <b>6.</b> <b><u>KNOXVILLE CITY COUNCIL</u></b><br>Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for drop off donation centers.                             | <b>2-A-14-OA</b> |
| * <b>7.</b> <b><u>CITY OF KNOXVILLE LAW DEPARTMENT</u></b><br>Amendments to the City of Knoxville Zoning Ordinance regarding the removal of certificates of appropriateness for demolition within the D-1 (Downtown Design Overlay) District. | <b>2-B-14-OA</b> |

**Alley or Street Closures:**

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|--|------------------|
| * <b>8.</b> <b><u>CITY OF KNOXVILLE</u></b><br>Request closure of Unnamed alley between Phillips Avenue and northern terminus at Tennessee River, Council District 1.  | <b>2-A-14-AC</b> |
| <b>9.</b> <b><u>MICHAEL BRADY INC.</u></b><br>Request closure of Unnamed alley between northeast corner of parcel 093DH043 and southeast corner of 093DH045 and northwest corner of parcel 093DH043 and dead end at former May St. (closed), Council District 3. | <b>2-B-14-AC</b> |
| <b>10.</b> <b><u>CLAUDE ROGER RILEY JR.</u></b><br>Request closure of Unnamed street between Post Oak Lane and northern terminus, Council District 1.  | <b>2-A-14-SC</b> |

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- |  |                  |
|--|------------------|
| <b>P 11.</b> <b><u>MONTEREY OAKS</u></b><br>Northwest end of Monterey Rd., northwest of Globe Dr., Council District 3.                           | <b>1-SB-14-C</b> |
| * <b>12.</b> <b><u>WASHINGTON STATION</u></b><br>Northeast side of Washington Pk., northwest side of Edmundson Ln., Council District 4.          | <b>2-SA-14-C</b> |
| <b>P 13.</b> <b><u>CENTURY PARK AT PELLISSIPPI</u></b><br>Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd., Council District 2. | <b>2-SB-14-C</b> |

**Final Subdivisions:**

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|----------|--|-------------------|
| <b>P</b> | <b>14. <u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u></b><br>North side of West Gallaher Ferry Drive, west of Hardin Valley Road,<br>Commission District 6. | <b>12-SJ-13-F</b> |
| *        | <b>15. <u>FINAL PLAT OF THE YOUNG PROPERTY</u></b><br>North side of Pelleaux Road northwest of E Emory Road, Commission<br>District 7.                                 | <b>1-SC-14-F</b>  |
| *        | <b>16. <u>FALCON POINTE UNIT 6</u></b><br>At the terminus of the recorded right of way of Sailpointe Lane,<br>Commission District 5.                                   | <b>1-SF-14-F</b>  |
| *        | <b>17. <u>WASHINGTON STATION</u></b><br>Northeast side of Washington Pike, northwest side of Edmundson Ln.,<br>Council District 4.                                     | <b>2-SA-14-F</b>  |
|          | <b>18. <u>SHAWNEE WOODS ADDITION RESUB. OF LOTS 60-61</u></b><br>Southeast side of Hiawatha Dr, west of Scenic Dr., Council District 2.                                | <b>2-SB-14-F</b>  |
| *        | <b>19. <u>RAMSEY PROPERTY</u></b><br>East side of Andes Rd at the intersection of Cureton Rd., Commission<br>District 6.   | <b>2-SC-14-F</b>  |
| *        | <b>20. <u>MCNALLY'S ADDITION REPLAT OF LOT 6R</u></b><br>Southeast of University Ave, north of Western Ave., Council District 6.                                       | <b>2-SD-14-F</b>  |
| *        | <b>21. <u>MOSES FAIRVIEW ADDITION REPLAT OF LOT 1R</u></b><br>Northwest of University Ave, northeast of College St., Council District 6.                               | <b>2-SE-14-F</b>  |
| *        | <b>22. <u>THE HERITAGE AT ROEFIELD</u></b><br>Southeast of intersection of Westland Dr and Woodsboro Rd.,<br>Commission District 5.                                    | <b>2-SF-14-F</b>  |
| <b>P</b> | <b>23. <u>FOX CREEK UNIT 2</u></b><br>Off Fox Rd south of Kingston Pike, Council District 2.   | <b>2-SG-14-F</b>  |
| *        | <b>24. <u>UT CHEROKEE FARMS PHASE I</u></b><br>West side of Alcoa Highway between the Buck Karns Bridge and exit to<br>UT Medical Center, Council District 1.          | <b>2-SH-13-F</b>  |
| *        | <b>25. <u>THE SECOND BAPTIST CHURCH PROPERTY</u></b><br>Southwest side of N. Broadway at intersection of Edgewood Ave.,<br>Council District 5.                         | <b>2-SI-14-F</b>  |

**Rezoning and Plan Amendment/Rezoning:**

Agenda Item No.

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- 26. LEN JOHNSON** **12-G-13-RZ**  
 North side Chapman Hwy., southeast side E. Ford Valley Rd., Council District 1. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- P 27. H.E. CHRISTENBERRY** **1-F-14-RZ**  
 South side Kingston Pike, east of Kingston Ct., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- \* 28. RALPH SMITH** **2-A-14-RZ**  
 Northeast side Blacks Ferry Rd., southeast of Cate Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- \* 29. JOSEPH W. REED** **2-B-14-RZ**  
 Northwest side S. Northshore Dr., northeast of Woodridge Dr., Council District 2. Rezoning from O-1 (Office, Medical, and Related Services) to RP-1 (Planned Residential).
- \* 30. RALPH SMITH PLS** **2-C-14-RZ**  
 Northwest side W. Depot Ave., southwest side N. Central St., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) & C-3 (General Commercial) to C-2 (Central Business District).
- \* 31. KNOX COUNTY GOVERNMENT** **2-D-14-RZ**  
 Northeast side N. Central St., northwest side E. Fifth Ave., southwest side Lamar St., southeast side E. Fourth Ave., Council District 4. Rezoning from C-3 (General Commercial) / H-1 (Historic Overlay) to C-2 (Central Business District) / H-1 (Historic Overlay).
- \* 32. JOHN E. FULLER** **2-E-14-RZ**  
 Northeast side Blacks Ferry Rd., northwest of W. Emory Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 33. ANNE ELIZABETH KEY**  
 Northwest side Maryville Pike, south of Rudder Rd., Commission District 9.

  - a. South County Sector Plan Amendment** **2-A-14-SP**  
 From LDR (Low Density Residential) to NC (Neighborhood Commercial).
  - b. Rezoning** **2-F-14-RZ**  
 From RB (General Residential) to CN (Neighborhood Commercial).

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- \* **34. GORDON TREECE** **2-G-14-RZ**  
North and west sides Griffith Rd., west of Hill Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- \* **35. KNOXVILLE CITY COUNCIL** **2-H-14-RZ**  
East side Chapman Hwy., south of Mimosa Ave., Council District 1. Rezoning from SW-6 (Henley Gateway) to SW-6 (Henley Gateway) / H-1 (Historic Overlay) and design guidelines.

**Uses on Review**

- P 36. FLOURNOY DEVELOPMENT** **5-H-13-UR**  
(4/10/14) 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.
- P 37. 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.
- \* **38. 908 DEVELOPMENT** **1-E-14-UR**  
North side of Forest Av., east side of S. Twenty First St. Proposed use: Parking lot in RP-3 (Planned Residential) pending District. Council District 1.
- 39. AT&T WIRELESS** **1-L-14-UR**  
Southeast side of Babelay Rd., east of Harris Rd. Proposed use: 195' monopole commercial telecommunications tower in A (Agricultural) District. Commission District 8.
- 40. AT&T WIRELESS** **1-M-14-UR**  
East side of Cash Rd., north side of Asheville Hwy. Proposed use: 230' lattice commercial telecommunications tower in A (Agricultural) District. Commission District 8.
- \* **41. HARDEE'S RESTAURANTS, LLC** **2-A-14-UR**  
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.
- 42. WEBB-CHRISTOPHER SCHOOL OF LEARNING KRISTIN CHRISTOPHER** **2-B-14-UR**  
Northwest side of Ball Rd., southwest side of Zion Ln. Proposed use: Child Day Care Center for 40 children in RA (Low Density Residential) District. Commission District 6.

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- \* **43. ANDREW GODWIN, ARCHITECT** **2-C-14-UR**  
North side of Sycamore Dr., north of West Industrial Pkwy.  
Proposed use: Addition to an existing business (laboratory) in I-1  
(Planned Industrial Park) District. Council District 3.
- \* **44. JOHN DEERE LANDSCAPES** **2-D-14-UR**  
Southeast side of Lovell Rd., northeast side of Hickey Rd. Proposed  
use: Landscape nursery & irrigation supply in A (Agricultural)  
District. Commission District 6.
- \* **45. HALLS ANIMAL HOSPITAL** **2-E-14-UR**  
Northwest side of Maynardville Pk., northeast of E. Emory Rd.  
Proposed use: Veterinary clinic/hospital in CA (General Business)  
District. Commission District 7.

**Other Business:**

- \* **46. Consideration of Amendments to the Downtown Design Guidelines regarding the removal of guidelines related to the demolition and removal of buildings, building features and non-contributing buildings.** **2-A-14-OB**

**Adjournment**

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

- 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.
- 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

<u>Agenda Item No.</u>	MPC File No.
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	
<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
<b>U</b> <b><u>TIPPIT VILLAGE - SITES TO SEE, INC.</u></b>	
<b>a. Concept Subdivision Plan</b> Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.	<b>9-SA-10-C</b>
<b>U</b> <b>b. Use On Review</b> Proposed use: Detached dwellings in PR (Planned Residential) District.	<b>9-E-10-UR</b>
<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
<b>U</b> <b><u>JAMES L. MCCLAIN</u></b> Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.	
<b>a. Northwest County Sector Plan Amendment</b> From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).	<b>9-A-09-SP</b>
<b>U</b> <b>b. Rezoning</b> From A (Agricultural) to CB (Business and Manufacturing).	<b>9-A-09-RZ</b>
<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
<b>U</b> <b><u>METROPOLITAN PLANNING COMMISSION (REVISED)</u></b> 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).	<b>4-H-13-RZ</b>
<u>BUFFAT MILL ESTATES - CLAYTON BANK &amp; 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