

AGENDA

May 8, 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 MAY 8, 2014 AGENDA**
- * 3. **APPROVAL OF APRIL 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 <u>P</u>)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a W)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:

- 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.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

- * **6. LEISURE POOLS** **5-A-14-SNC**
Change Federal Road and Sea Ray Drive to 'Leisure Island Way' between Federal Road (end of public right-of-way) and Terminus (approx. 1900 feet), Commission District 8.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **7. MONTEREY OAKS** **1-SB-14-C**
Northwest end of Monterey Rd., northwest of Globe Dr., Council District 3.
- * **8. CENTURY PARK AT PELLISSIPPI** **2-SB-14-C**
Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd., Council District 2.
- W 9. THE LEGENDS OF WESTLAND** **3-SD-14-C**
North side of Westland Dr., east side of Morrell Rd., Council District 2.

Final Subdivisions:

- T 10. 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.
- P 11. FINAL PLAT OF THE JALAL BOURDARGA PROPERTY** **4-SG-14-F**
Southeast intersection of W. Woodland Ave and Davanna St, Council District 4.
- 12. JOHNSTONE PROPERTY** **5-SA-14-F**
South side of Keller Bend Rd, on the east side of Allee De Papillon a private JPE, Commission District 4.
- * **13. SAVA PROPERTY** **5-SB-14-F**
Northeast side of Mill Rd, northwest of Old Millertown Pike, Commission District 8.
- * **14. BOJANGLES - WESTERN AVENUE** **5-SC-14-F**
North side of Western Ave, east of Sanderson Rd, Council District 3.
- P 15. BROOME & KEHNE SUBDIVISION** **5-SD-14-F**
Southwest side of Williams Rd, northwest of Hardin Valley Rd, Commission District 6.

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* 16. <u>GORDON AND SHANNON TREECE PROPERTY</u> Northwest side of Griffith Rd, west of Hill Rd, Commission District 7.	5-SE-14-F
P 17. <u>FINAL PLAT FOR KELLY MILAM</u> South side of Osprey Point Lane, east of S. Northshore Dr, Commission District 4.	5-SF-14-F

Rezoning and Plan Amendment/Rezoning:

18. <u>AMERICAN CAMPUS COMMUNITIVE</u> South side Forest Ave., east and west sides S. Twenty First St. Council District 1.	
a. Central City Sector Plan Amendment From MDR (Medium Density Residential) and O (Office) to HDR (High Density Residential).	4-B-14-SP
b. One Year Plan Amendment From O (Office) to HDR (High Density Residential).	4-B-14-PA
c. Rezoning From C-1 (Neighborhood Commercial), O-2 (Civic and Institutional) & I-2 (Restricted Manufacturing and Warehousing) to RP-3 (Planned Residential).	4-F-14-RZ
P 19. <u>TANASI GIRL SCOUT COUNCIL, INC.</u> Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).	4-J-14-RZ
* 20. <u>J. ALLEN MORGAN</u> Northeast side Shipetown Rd., southeast side Rutledge Pike, Commission District 8. Rezoning from A (Agricultural) to CN (Neighborhood Commercial).	5-A-14-RZ
* 21. <u>BRIGHTLAND, LLC</u> Southwest side Middlebrook Pike, southeast of Lovell Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) & STPA (Stream Protection Area) to O (Office) & STPA (Stream Protection Area).	5-A-14-SP
* b. Rezoning From RA (Low Density Residential) to OB (Office, Medical, and Related Services).	5-B-14-RZ
22. <u>PHILIP GARRETT</u> East side Schaeffer Rd., south of Hardin Valley Rd., west of Thompson Rd., Commission District 6. Rezoning from BP (Business and	5-C-14-RZ

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- Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).
- * **23. ANGELA ELIZABETH WILLIS AND ALLISON P. CORNELL**
 West side Tazewell Pike, south of E. Emory Rd., Commission District 8.
a. Northeast County Sector Plan Amendment **5-B-14-SP**
 From O (Office) to C (Commercial).
 - * **b. Rezoning** **5-D-14-RZ**
 From A (Agricultural) to CA (General Business).
 - 24. SCOTT LEE GOEBEL**
 North side Snyder Rd., west side Lovell Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **5-C-14-SP**
 From LDR (Low Density Residential) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).
b. Rezoning **5-E-14-RZ**
 From A (Agricultural) & A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) & PR (Planned Residential) / TO (Technology Overlay).
 - * **25. JHD, LLC** **5-F-14-RZ**
 Northwest and southeast sides W. Jackson Ave., west of Central St., Council District 6. Rezoning from I-3 (General Industrial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
 - 26. ASSOCIATION FOR THE PRESERVATION OF TENNESSEE ANTIQUITIES / RAMSEY HOUSE**
 North side Thorn Grove Pike, east side E. Governor John Sevier Hwy., Commission District 8.
a. East County Sector Plan Amendment **5-D-14-SP**
 From OS (Other Open Space) to C (Commercial).
b. Rezoning **5-G-14-RZ**
 From A (Agricultural) / HZ (Historic Overlay) to CA (General Business).
 - 27. VOLUNTEER DEVELOPMENT** **5-H-14-RZ**
 Southeast side Westland Dr., southwest of Coile Ln., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
 - 28. VOLUNTEER DEVELOPMENT** **5-I-14-RZ**
 West side Ebenezer Rd., north of Highbridge Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
 - * **29. CITY OF KNOXVILLE COMMUNITY DEVELOPMENT**
 Southeast side New York Ave., northeast side Burnside St., Council District 5.

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- a. Central City Sector Plan Amendment** **5-E-14-SP**
From LDR (Low Density Residential) to O (Office).
- * **b. Rezoning** **5-J-14-RZ**
From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay).
- * **30. CITY OF KNOXVILLE** **5-K-14-RZ**
Southwest side Central Avenue Pike, northwest of Murray Dr., Council District 5. Rezoning from No Zone to C-4 (Highway and Arterial Commercial).
- * **31. CITY OF KNOXVILLE** **5-L-14-RZ**
Southeast side Kingston Pike, northeast of Ebenezer Rd., Council District 2. Rezoning from No Zone to C-4 (Highway and Arterial Commercial).
- * **32. CITY OF KNOXVILLE** **5-M-14-RZ**
East side Brakebill Rd., northwest of Strawberry Plains Pike, Council District 4. Rezoning from No Zone to C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park).
- * **33. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION** **5-N-14-RZ**
Southwest side McConnell St., northwest side Bethel Ave., Council District 6. Rezoning from R-1 (Low Density Residential) and C-3 (General Commercial) to R-2 (General Residential).

Uses on Review

- P 34. 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) (RP-2, Planned Residential pending) District. Council District 2.
- T 35. 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.
- * **36. CHRIS F. VOLLMAR** **5-A-14-UR**
Southwest side of Luwana Rd., southeast side of Valley View Dr. Proposed use: Tax preparation service in R-1 (Low Density Residential) District. Council District 4.

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- * **37. THE HISTORIC SHERRILL HOUSE GENERAL PARTNERSHIP** **5-B-14-UR**
South side of Kingston Pike, west of Moss Grove Blvd. Proposed use: Office in PC-1 (Retail and Office Park) / H-1 (Historic Overlay) District. Council District 2.

- 38. NEW CINGULAR WIRELESS, LLC** **5-C-14-UR**
Southside of Asheville Hwy, west of Whittaker Rd. Proposed use: 141' Monopole Commercial Telecommunications Tower in A (Agricultural) District. Commission District 8.

Other Business:

- * **39. Consideration of City of Knoxville FY 2015 - 2020 Capital Improvements Program.** **4-B-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.

- 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.

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