

# AGENDA

## October 9, 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 OCTOBER 9, 2014 AGENDA**
- \* 3. **APPROVAL OF SEPTEMBER 11, 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>P</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 Withdrawn	(Indicated with an underlined 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>W</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Items to be voted on to be Withdrawn	(Indicated with a 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, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.*

### **Ordinance Amendments:**

- 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:**

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\* **6. CITY OF KNOXVILLE**

**10-A-14-AC**

Request closure of unnamed alley (portion- 12' by 40') between south property line of parcel 081JA008 and north property line of parcel 081JA024, Council District 5.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

**P 7. THE COURTYARD AT TOOLES BEND - RACKLEY ENGINEERING**

**10-SA-14-C**

**a. Concept Subdivision Plan**

North side of Badgett Rd., east side of Tooles Bend Rd., Commission District 4.

**P b. USE ON REVIEW**

**10-A-14-UR**

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

\* **8. NUBBIN WOODS**

**10-SB-14-C**

Northwest side of Nubbin Ridge Rd., north of Dunnaire Dr., Commission District 5.

**Final Subdivisions:**

\* **9. RIVER'S EDGE APARTMENTS**

**7-SC-14-F**

South Side of Island Home Ave, west of Spence Place, Council District 1.

\* **10. CURETON PARK**

**10-SA-14-F**

West side of Cureton Road, south side of Ball Camp Pike, Commission District 6.

\* **11. HERITAGE PARK**

**10-SB-14-F**

South side of Valley View Road, west side of Knox Lane, Council District 4.

\* **12. ELEANOR KAY HOOKS PROPERTY**

**10-SC-14-F**

Northwest side of Lovell Road, just north of Hickey Road intersection, Commission District 6.

\* **13. READY MIX USA - KNOXVILLE**

**10-SD-14-F**

West side of W Blount Avenue, south east of Chapman Highway, Council District 1.

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- \* **14. EASTBRIDGE BUSINESS PARK RESUBDIVISION OF LOT 1RR2** **10-SE-14-F**  
 East side of Eastbridge Blvd., north of Mascot Road, Commission District 8.
- \* **15. THUNDERCHASE FARMS** **10-SF-14-F**  
 South side of W Beaver Creek Drive at the intersection of Old Blacks Ferry Lane, Commission District 6.
- \* **16. MONTEREY OAKS** **10-SG-14-F**  
 Northeast side of Wilkerson Road, north of Lamp Drive, Council District 3.
- \* **17. LONSDALE LAND CO. ADDITION RESUBDIVISION OF BLOCK 23** **10-SH-14-F**  
 Northwest side of Connecticut Avenue, between Burnside Street and Bragg Street, Council District 5.
- \* **18. GREEN & LITTLE PROPERTY - COILE LANE** **10-SI-14-F**  
 Southeast side of Westland Drive, southwest side of Coile Lane, Commission District 5.
- P 19. WESTLAND GARDENS** **10-SJ-14-F**  
 South side of Westland Drive, west of Coile Lane, Commission District 5.
- P 20. THE GLEN AT HARDIN VALLEY, PHASE I** **10-SK-14-F**  
 Northwest intersection of Hardin Valley Road & Brooke Willow Blvd., Commission District 6.

**Rezoning and Plan Amendment/Rezoning:**

- T 21. TANASI GIRL SCOUT COUNCIL, INC. (Referred back by City Council)** **4-J-14-RZ**  
 Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).
- P 22. GEORGE HAMILTON**  
 Northwest side Garden Dr., southwest of Jacksboro Pike, Council District 4.

  - a. North City Sector Plan Amendment** **10-A-14-SP**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
  - P b. One Year Plan Amendment** **10-A-14-PA**  
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

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**P**      **c. Rezoning**      **10-A-14-RZ**  
From R-1A (Low Density Residential) to R-2 (General Residential).

**23. CINDY BRADLEY**  
Northwest side Cedar Ln., northeast of Rowan Rd., Council District 5.  
**a. North City Sector Plan Amendment**      **10-B-14-SP**  
From CI (Civic/Institutional) to O (Office).

**b. One Year Plan Amendment**      **10-B-14-PA**  
From LDR (Low Density Residential) to O (Office).

**c. Rezoning**      **10-B-14-RZ**  
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

\* **24. HATCHER-HILL PROPERTIES, LLC**      **10-C-14-RZ**  
Southeast side W. Fifth Ave., southwest side Williams St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

**W 25. DR. ANDREW MACCONNELL AND BERGITH FLOM**  
North side Hardin Valley Rd., east of Hardin Farms Ln., Commission District 6.  
**a. Northwest County Sector Plan Amendment**      **10-C-14-SP**  
From TP (Technology Park) to O (Office).

**W**      **b. Rezoning**      **10-D-14-RZ**  
From A (Agricultural) / TO (Technology Overlay) to OA (Office Park) / TO (Technology Overlay).

\* **26. PARKER FAMILY INVESTMENT**      **10-E-14-RZ**  
Northwest end Parkerhill Ln., north of N. Parkridge Dr., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).

\* **27. RANDOLPH ARCHITECTURE**      **10-F-14-RZ**  
Southeast side Bernard Ave., southwest of N. Central St., Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

## Uses on Review

\* **28. DANIEL PARKER**      **10-B-14-UR**  
South side of Loop Rd., west of Olive Rd. and east of Concord Rd. Proposed use: Duplexes in RA (Low Density Residential) / HZ (Historic Overlay) District. Commission District 5.

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- P 29. SCHAAD COMMERCIAL INVESTMENTS** **10-C-14-UR**  
South side of Amherst Rd., west side of Piney Grove Church Rd.  
Proposed use: Commercial - Dollar General Store in RP-1 (Planned Residential) District. Council District 3.
- \* **30. EMERALD CHARTER SCHOOLS, INC.** **10-D-14-UR**  
East side of Carrick St. southeast side of Deadrick Ave. Proposed use:  
School (K-8 grades) in O-1 (Office, Medical, and Related Services) &  
H-1 (Historic Overly) District. Council District 6.
- \* **31. KNOX COUNTY ASSOCIATION OF BAPTISTS** **10-E-14-UR**  
South side of W. Scott Ave., east side of Reed St. Proposed use:  
Church Facility Expansion in R-1A (Low Density Residential) District.  
Council District 6.
- 32. CHERI ROOP** **10-F-14-UR**  
Southeast side of Old Maynardville Pike, southwest of Quarry Rd.  
Proposed use: Expansion of Boarding and Grooming Services and  
Addition of Self Service Dog Wash in A (Agricultural) & F (Floodway)  
District. Commission District 7.

**Other Business:**

None

**Adjournment**

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

- 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.
- 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

<u>Agenda Item No.</u>	<u>MPC File No.</u>
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>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>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-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>908 DEVELOPMENT GROUP</u>	
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).	
 <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

Agenda Item No.

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SOUTHLAND ENGINEERING

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.

7-A-13-UR

MR. PAUL MURPHY

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.

7-E-14-UR