

# AGENDA

## April 9, 2015

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 APRIL 9, 2015 AGENDA**
- \* 3. **APPROVAL OF MARCH 12, 2015 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Items to be *automatically* Withdrawn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Items to be voted on to be Withdrawn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, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.*

### **Ordinance Amendments:**

- |   |  |                   |
|---|--|-------------------|
| P | <b>5. <u>KNOXVILLE CITY COUNCIL (Referred back to MPC by Council)</u></b><br>Amendments to the City of Knoxville zoning ordinance regarding pet services.  | <b>11-A-14-OA</b> |
| * | <b>6. <u>COUNTY COMMISSION</u></b><br>Consider approval of a recommendation to the Knox County Commission for adoption of an ordinance amending the Knox County Code, Appendix A- Zoning, Article 3, Sections 3.51.01 through 3.51.05, related to off-street parking lot layout, construction and maintenance. | <b>4-A-15-OA</b>  |

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**7. KNOXVILLE CITY COUNCIL**

**4-B-15-OA**

Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, Chapter 6, "Buildings and Building Regulations", Article II, Section 6-32 by adding subsection 105.5.5 related to delay and issuance of permits issuance for historically significant structures.

**8. KNOXVILLE CITY COUNCIL**

**4-C-15-OA**

Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, known and cited as the "Zoning Ordinance of the City of Knoxville, Tennessee," amending Article III, "Definitions," Article IV, Section 5.1, "H-1 historic overlay district," Article IV, Section 5.2, "NC-1 neighborhood conservation overlay district," and Article V, "Supplementary regulations applying to a specific, to several, or to all districts," related to TN Code Ann. § 7-51-1201.

**Alley or Street Closures:**

None

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

**9. METROPOLITAN PLANNING COMMISSION**

**4-C-15-SP**

Northwest City Sector Plan Amendment. Council Districts 2, 3, 5, & 6 & Commission 6 & 7.

**Concepts/Uses on Review:**

**P 10. LONGMIRE SUBDIVISION**

**1-SA-11-C**

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

**\* 11. HENSLEY ESTATES - COUNTRY HOMES SITE DEVELOPMENT, LLC**

**4-SA-15-C**

**a. Concept Subdivision Plan**

South side of Coward Mill Rd., east of Pellissippi Pkwy., Commission District 6.

**\* b. USE ON REVIEW**

**4-A-15-UR**

Proposed use: Detached residential subdivision in PR (Planned Residential) & TO (Technology Overlay) District.

**P 12. BEALS CREEK - ERIC MOSELEY**

**4-SB-15-C**

**a. Concept Subdivision Plan**

Northeast side of Mourfield Rd., southeast of Westland Dr., Commission District 5.

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|--------------|--|------------------|
| <b>P</b>     | <b>b. USE ON REVIEW</b><br>Proposed use: Detached residential subdivision in PR (Planned Residential) District.  | <b>4-C-15-UR</b> |
| <b>* 13.</b> | <b><u>HARDIN VALLEY RIDGE - EJM PROPERTIES</u></b><br><b>a. Concept Subdivision Plan</b><br>Southwest side of Dogwood Rd., south of Solway Rd., Commission District 6. | <b>4-SC-15-C</b> |
| <b>*</b>     | <b>b. USE ON REVIEW</b><br>Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.  | <b>4-D-15-UR</b> |

**Final Subdivisions:**

- |              |  |                  |
|--------------|--|------------------|
| <b>14.</b>   | <b><u>EFFICIENT ENERGY OF TENNESSEE</u></b><br>North side of Old Callahan Dr at Callahan Dr, Commission District 7.                            | <b>4-SA-15-F</b> |
| <b>* 15.</b> | <b><u>MASCOT S/D RESUB. OF LOT 21 AND 21R</u></b><br>At the intersection of Tipple Dr and Number Two Dr, Commission District 8.                | <b>4-SB-15-G</b> |
| <b>16.</b>   | <b><u>WITHDRAWN PRIOR TO PUBLICATION</u></b>   | <b>4-SC-15-F</b> |
| <b>* 17.</b> | <b><u>BEAU MONDE PHASE 2 RESUB. OF LOTS 10-17</u></b><br>Southwest side of Clingmans Dome Dr, northwest of Thunderhead Rd, Council District 6. | <b>4-SD-15-F</b> |
| <b>* 18.</b> | <b><u>CHARLES &amp; LINDA COX PROPERTY</u></b><br>At the intersection of W Beaver Creek Dr and Martingale Dr, Commission District 6.           | <b>4-SE-15-F</b> |
| <b>* 19.</b> | <b><u>CREEKSIDE MANOR, PHASE I</u></b><br>South side of Hickory Creek Rd, southwest of Hardin Valley Rd, Commission District 6.                | <b>4-SF-15-F</b> |
| <b>* 20.</b> | <b><u>RON &amp; REBA KENNEDY PROPERTY</u></b><br>Northeast side of Cooper St, northwest of W Fifth Ave, Council District 6.                    | <b>4-SG-15-F</b> |
| <b>* 21.</b> | <b><u>B H SPRANKLE ADDITION RESUB. OF PARTS OF LOTS 5 &amp; 6</u></b><br>North side of Homberg Dr, east of S Mohican St., Council District 2.  | <b>4-SH-15-F</b> |
| <b>* 22.</b> | <b><u>JMB INVESTMENTS N BROADWAY &amp; EDGEWOOD</u></b><br>Northeast side of Broadway at southeast side of Edgewood. Council District 4.       | <b>4-SI-15-F</b> |

**Rezoning and Plan Amendment/Rezoning:**

- T 23. TANASI GIRL SCOUT COUNCIL, INC. (REVISED) 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).
- W 24. PATRICK MCINTURFF**  
East side N. Broadway, south side East Glenwood Ave., Council District 4.  
**a. One Year Plan Amendment 1-B-15-PA**  
From GC (General Commercial) to CBD (Central Business District).
- W b. Rezoning 1-B-15-RZ**  
From C-3 (General Commercial) to C-2 (Central Business District).
- 25. BARBARA HOOPER**  
Northwest side Wilson Rd., southwest of Gap Rd., Council District 5.  
**a. Northwest City Sector Plan Amendment 2-C-15-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- b. Rezoning 2-D-15-RZ**  
From RP-1 (Planned Residential) @ up to 5 du/ac to RP-1 (Planned Residential) @ up to 16 du/ac.
- P 26. SCHAAD PROPERTIES 3-D-15-RZ**  
North side Kingston Pike, west of Downtown West Blvd., Council District 2. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- WITHDRAWN PRIOR TO PUBLICATION 4-A-15-SP**
- P 27. ZAKIRHUSAIN G. SHAIKH 4-A-15-RZ**  
Northeast side Foxvue Rd., east of Fox Rd., Council District 2 and Commission District 3. Rezoning from A (Agricultural) & OS-1 (Open Space Preservation) to RA (Low Density Residential) & R-1 (Low Density Residential).
- \* 28. HARRISON CONSTRUCTION**  
North side Rutledge Pike, east and west sides Spring Hill Rd., Council District 4.  
**a. East City Sector Plan Amendment 4-B-15-SP**  
From LI (Light Industrial) to HI (Heavy Industrial).
- \* b. Rezoning 4-B-15-RZ**  
From I-3 (General Industrial) to I-4 (Heavy Industrial).

## Uses on Review

- |   |            |  |                   |
|---|------------|--|-------------------|
| * | <b>29.</b> | <b><u>UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION</u></b>  | <b>12-A-14-UR</b> |
|   |            | West side of Alcoa Hwy., north of Cherokee Trail. Proposed use: Proposed Cherokee Farm Innovation Campus Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.   |                   |
| P | <b>30.</b> | <b><u>COLONEL J. D. EDDLEMON &amp; HENRY J. BRIGHT, III</u></b>  | <b>2-C-15-UR</b>  |
|   |            | Northeast side of Schaeffer Rd., north of Lovell Rd. Proposed use: Office and research and development in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.  |                   |
| W | <b>31.</b> | <b><u>THE MULCH COMPANY KNOXVILLE, LLC</u></b>   | <b>3-D-15-UR</b>  |
|   |            | Southeast side of S. Northshore Dr., just north of Bickerstaff Blvd. Proposed use: Commercial mulching operation in A (Agricultural) District. Commission District 4.  |                   |
| * | <b>32.</b> | <b><u>MEAD MONTESSORI SCHOOL - ELLA JONES</u></b>  | <b>4-B-15-UR</b>  |
|   |            | South side of Bafford Pl., south of Island Home Ave. Proposed use: School enrollment expansion in RP-1 (Planned Residential) & H-1 (Historic Overlay) District. Council District 1.  |                   |
| * | <b>33.</b> | <b><u>BOB ALCORN ARCHITECT</u></b>   | <b>4-E-15-UR</b>  |
|   |            | Northwest side of Kingston Pike, southwest side of West Kings Way, east of Ebenezer Rd. Proposed use: Covered patio with outdoor seating in PC-2 (Retail and Distribution Park) District. Council District 2.  |                   |
| * | <b>34.</b> | <b><u>JOHNSON ARCHITECTURE, INC.</u></b>   | <b>4-F-15-UR</b>  |
|   |            | Southwest side of Cogdill Rd., northwest side of Lexington Dr., north and south side of Petsafe Way. Proposed use: Building additions and parking lot expansion in PC (Planned Commercial) / TO (Technology Overlay) & CB (Business and Manufacturing) / TO District. Commission District 6. |                   |
| * | <b>35.</b> | <b><u>TDK CONSTRUCTION COMPANY, INC.</u></b>   | <b>4-G-15-UR</b>  |
|   |            | Southeast side of W. Emory Rd., southwest of Central Avenue Pike. Proposed use: Multi-dwelling development in PR (Planned Residential) District up to 19 du/acre. Commission District 7.   |                   |
|   | <b>36.</b> | <b><u>JMB INVESTMENT COMPANY, LLC</u></b>  | <b>4-H-15-UR</b>  |
|   |            | East side of Circle Oak Dr., north side of W. Governor John Sevier Hwy. Proposed use: Dollar General Store in PC (Planned Commercial) District. Commission District 9.   |                   |

## Other Business:

- W 37. Consideration of a similar use determination that retail, sporting goods, foodservice, event venue, recreation, photography studio and gift shop can be permitted in the SC-3 (Regional Shopping Center) zoning district. 4-A-15-OB**
- \* 38. Consideration of Historic Preservation Annual Report 2014. 4-B-15-OB**
- \* 39. Consideration of restated Bylaws of the Knoxville-Knox County Metropolitan Planning Commission. 4-C-15-OB**
- \* 40. Consideration of one year extension of concept plan for Fox Creek Subdivision, Phase II, on Fox Cove Road through August 2016 - 7-SA-11-C. Council District 2. 4-D-15-OB**

## 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.
- TREVOR HILL 11-A-14-SC  
Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1.
- WILSON RITCHIE 3-F-10-SC  
Request closure of Lecil Rd between Asheville Hwy. 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 11-SJ-08-C  
a. Concept Subdivision Plan  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.

<u>Agenda Item No.</u>	MPC File No.
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>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 From C (Commercial) to HDR (High Density Residential).	7-E-14-SP
b. One Year Plan Amendment From GC (General Commercial) to HDR (High Density Residential).	7-D-14-PA
c. Rezoning From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).	7-F-14-RZ
<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
<u>SOUTHLAND ENGINEERING</u> 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