

AGENDA

August 13, 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 AUGUST 13, 2015 AGENDA**
- * 3. APPROVAL OF JULY 9, 2015 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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

This meeting and all communications between members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code Ann § 8-44-101, et seq.

Ordinance Amendments:

- P 5. KNOXVILLE CITY COUNCIL **11-A-14-OA****
(10-8-15) Amendments to the City of Knoxville zoning ordinance regarding pet services.

Alley or Street Closures:

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 6.	<u>REED'S ENTERPRISES</u> Request closure of Unnamed alley between W. Caldwell Avenue and W. Quincy Avenue, Council District 5.	8-A-15-AC
* 7.	<u>MICHAEL BRADY, INC. JOHN PATTESON</u> Request closure of Unnamed alley between northwest corner of Lot 6, Block 16, Geyland Heights Subdivision and southeast corner of Lot 20, Block 15, Geyland Heights Subdivision, Council District 1.	8-B-15-AC
* 8.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Unnamed alley between Cumberland Avenue and White Avenue, Council District 1.	8-C-15-AC
* 9.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Unnamed alley between Thirteenth Street and western terminus, Council District 1.	8-D-15-AC
* 10.	<u>MICHAEL BRADY INC. JOHN PATTESON</u> Request closure of Log Haven Dr between Candora Road and eastern terminus, Council District 1.	8-A-15-SC
* 11.	<u>MICHAEL BRADY INC. JOHN PATTESON</u> Request closure of Cherokee Cove Rd between Log Haven Road and northern terminus, Council District 1.	8-B-15-SC
* 12.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Chi Phi Ave between Lake Avenue and Terrace Avenue, Council District 1.	8-C-15-SC
* 13.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Melrose Ave between Melrose Place and Volunteer Boulevard, Council District 1.	8-D-15-SC
* 14.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Melrose Place between Lake Avenue and Melrose Avenue, Council District 1.	8-E-15-SC
* 15.	<u>UNIVERSITY OF TENNESSEE</u> Request closure of Volunteer Blvd between Todd Helton Drive and Cumberland Avenue, Council District 1 and 2.	8-F-15-SC
* 16.	<u>NMI RESIDENTIAL INVESTMENTS LLC</u> Request closure of Horizon Drive between southwest corner of Lot 212 and end of cul-de-sac at lot 243, Council District 2.	8-G-15-SC

Street or Subdivision Name Changes:

Agenda Item No.

MPC File No.

- W 17. MICHAEL BRADY INC. JOHN PATTESON**
Change Log Haven Dr to 'Loghaven Dr' between Candora Road and eastern terminus, Council District 1.

8-A-15-SNC

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- P 18. LONGMIRE SUBDIVISION** **1-SA-11-C**
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- P 19. HARDIN VALLEY SUBDIVISION - SHADY GLEN, LLC** **7-SA-15-C**
a. Concept Subdivision Plan
South side of Hardin Valley Rd., southern end of Westcott Blvd., Commission District 6.
- P b. USE ON REVIEW** **7-C-15-UR**
Proposed use: Detached residential subdivision and apartments in PR (Planned Residential) District.
- P 20. VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC** **7-SC-15-C**
(11-12-15) **a. Concept Subdivision Plan**
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.
- p b. USE ON REVIEW** **7-H-15-UR**
(11-12-15) Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- * 21. CHOTO MEADOWS - HUBER PROPERTIES, LLC** **8-SA-15-C**
a. Concept Subdivision Plan
North side of Choto Rd., south of Choto Mills Ln., Commission District 5.
- * b. USE ON REVIEW** **8-H-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

Final Subdivisions:

- * 22. U. T. CHEROKEE FARMS** **5-SK-15-F**
Alcoa Highway at Cherokee Farms Way, Council District 1.
- * 23. HATTIE'S PLACE** **7-SG-15-F**
North side of Ball Camp Pike at the intersection of Fitzgerald Road, Commission District 6.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p>24. <u>UNIVERSITY ADDITION TO KNOXVILLE RESUBDIVISION OF P/O LOTS 68-70, 69R</u> W. Glenwood Ave at Armstrong Ave., Council District 4.</p>	8-SA-15-F
<p>* 25. <u>VINCENT RODRIGUEZ PROPERTY</u> Northeast side of Bud McMillan Road, southeast of Washington Pike, Commission District 8.</p>	8-SB-15-F
<p>* 26. <u>FOUNTAIN CITY CO. ADDITION RESUBDIVISION OF LOTS 3-4</u> South side Pruden Dr., east of Gresham Rd, Commission District 4.</p>	8-SC-15-F
<p>* 27. <u>BLACK OAK HEIGHTS RESUBDIVISION OF LOTS 122-124 & P/O 121</u> Southwest side of Second Lane, southeast of Black Oak Drive, Council District 5.</p>	8-SD-15-F
<p>P 28. <u>HAROLD D. AND RUTH A. MYNATT PROPERTY</u> South side of Tell Mynatt Road, southwest of Bell Road, Commission District 7.</p>	8-SE-15-F
<p>* 29. <u>CREEKSIDE MANOR</u> South of Hickory Creek Rd. and east of W Gallaher Ferry Rd, Commission District 6.</p>	8-SF-15-F
<p>* 30. <u>HATTIES PLACE</u> East side of Fitzgerald Road, north of Ball Camp Pike, Commission District 6.</p>	8-SG-15-F
<p>P 31. <u>KCDC CENTER CITY REDEVELOPMENT RESUBDIVISION OF LOT 292</u> North side of West Vine Avenue, at northern intersection of Locust Street, Council District 6.</p>	8-SH-15-F
<p>32. <u>FINAL PLAT OF THE S/D OF THE 1501 AVENUE LLC PROPERTY</u> At the northwest intersection of James Agee Street and White Avenue, Council District 1.</p>	8-SI-15-F
<p>* 33. <u>LOTS 4, 10 & PART OF 8A PROPERTY OF L&N RAILROAD</u> South side Middlebrook Pike, east of Weisgarber, Council District 2.</p>	8-SJ-15-F
<p>* 34. <u>RESUB OF LOT 1 OF ROBERT REID S/D</u> East of Fox Rd, north side of Foxview Rd, Council District 2.</p>	8-SK-15-F
<p>* 35. <u>SMITH VENTURES LLC PROPERTY</u> Northeast intersection of S. Central Street and Willow Avenue, Council District 2.</p>	8-SL-15-F

<u>Agenda Item No.</u>	MPC File No.
<p>* 36. <u>RIVERFRONT WILLOW STREET REDEVELOPMENT PROJECT RESUBDIVISION OF LOT 6 & P/O LOT 5</u> Northwest side of Willow Avenue, south side of Campbell Avenue, Council District 6.</p>	8-SM-15-F
<p>* 37. <u>MOUNTAIN VIEW ADDITION RESUBDIVISION 169 AND PART OF 168</u> Northwest side of E Scott Avenue, northeast of Cornella Street, Council District 4.</p>	8-SN-15-F
<p>* 38. <u>PEDIGO & TAYLOR PROPERTY RESUBDIVISION OF LOT 1</u> At the southwest intersection of Forestal Dr and Felix Rd, Council District 4.</p>	8-SO-15-F
<p>* 39. <u>BEALS CREEK</u> Northeast side of Mourfield Rd, south of Westland Dr, Commission District 5.</p>	8-SP-15-F
<p>* 40. <u>SNEED, KING & CO. ADDITION RESUBDIVISION OF LOTS 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, & 79</u> North side of W Depot Avenue between Williams Street and Ogden Street, Council District 6.</p>	8-SQ-15-F

Rezoning and Plan Amendment/Rezoning:

<p>41. <u>KNOX COUNTY COMMISSION/ FIRST KNOX REALTY LLC</u> East side Snyder Rd., north side Outlet Dr., Commission District 6.</p> <p>a. Northwest County Sector Plan Amendment From MDR (Medium Density Residential) to HDR (High Density Residential).</p> <p>b. Rezoning From PR (Planned Residential) @ up to 12 du/ac to PR (Planned Residential) @ up to 18 du/ac.</p>	<p>8-C-15-SP</p> <p>5-E-15-RZ</p>
<p>* 42. <u>LA CORONA FINE PROPERTIES</u> North side Commerce Ave., west of S. Central St., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).</p>	8-A-15-RZ
<p>* 43. <u>700 BROADWAY GP</u> East side N. Broadway, northeast side N. Central St., southwest side Lamar St., Council District 4. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).</p>	8-B-15-RZ

Agenda Item No.

MPC File No.

- * **44. BRYAN E. CHASE** **8-C-15-RZ**
 Northwest side Pelleaux Rd., southwest of Norris Fwy., Commission District 7. Rezoning from RA (Low Density Residential) to A (Agricultural).
- 45. NORTHSIDE CHURCH OF CHRIST**
 Southwest side Bishop Rd., northwest of E. Emory Rd., Commission District 7.

 - a. North County Sector Plan Amendment** **8-A-15-SP**
 From LDR (Low Density Residential) to GC (General Commercial).
 - b. Rezoning** **8-D-15-RZ**
 From A (Agricultural) to PC (Planned Commercial).
- * **46. WILLIAM AND BRENDA BIDWELL** **8-E-15-RZ**
 Northwest side Francis Rd., southwest of Socony Ln., Council District 3. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- 47. HERBERT TOLLIVER, JR.**
 Northwest side E. Raccoon Valley Dr., east of I-75, Commission District 7.

 - a. North County Sector Plan Amendment** **8-B-15-SP**
 From MU-SD (Mixed Use Special District) (MU-CO5) to MU-SD (Mixed Use Special District) (MU-CO5) with Heavy Industrial.
 - b. Rezoning** **8-F-15-RZ**
 From CA (General Business) to I (Industrial).
- 48 DAVID HENSLEY**
 East side Maynardville Pike, north of Brown Gap Rd., Commission District 7.

 - a. North County Sector Plan Amendment** **8-D-15-SP**
 From MDR (Medium Density Residential) to GC (General Commercial).
 - b. Rezoning** **8-G-15-RZ**
 From RB (General Residential) to CA (General Business).
- * **49. DAVID PRESLEY**
 North side Hardin Valley Rd., east of Hardin Farms Ln., Commission District 6.

 - a. Northwest County Sector Plan Amendment** **8-E-15-SP**
 From TP (Technology Park) to GC (General Commercial).
 - * **b. Rezoning** **8-H-15-RZ**
 From A (Agricultural) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).

<u>Agenda Item No.</u>	MPC File No.
<p>P 50. <u>SHADY GLEN LLC</u> Northwest side Lovell Rd., northeast of Bombay Ln., Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).</p>	8-I-15-RZ
<p>* 51. <u>SHADY GLEN LLC</u> South side Hardin Valley Rd. , west of Westcott Blvd., Commission District 6. Rezoning from PR (Planned Residential) at up to 4 du/ac to PR (Planned Residential) at up to 6 du/ac.</p>	8-J-15-RZ
<p>52. <u>RON WORLEY</u> Southeast side Ball Camp Pike, southwest side Bakertown Rd., Commission District 6. Rezoning from I (Industrial) & A (Agricultural) to PR (Planned Residential).</p>	8-K-15-RZ
<p>* 53. <u>RICK WILKINSON</u> South side Bob Gray Rd., east of Gray Eagle Ln., Commission District 6. Rezoning from RA (Low Density Residential) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).</p>	8-L-15-RZ
<p>* 54. <u>THOMAS CARPENTER</u> West side Tazewell Pike, southeast side Twin Oak Ln., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	8-M-15-RZ

Uses on Review

<p>W 55. <u>BRACKFIELD - ASSOCIATES, GP</u> Southwest side of Tice Ln., southeast side of Neal Dr. Proposed use: Self storage facility in PC (Planned Commercial) District. Commission District 7.</p>	5-A-15-UR
<p>56. <u>BRANCH TOWERS</u> Northwest side of Ridgecrest Dr., east of Hollyhock Ln. Proposed use: 150' Monopole Telecommunication Tower in R-1 (Low Density Residential) District. Council District 4.</p>	5-B-15-UR
<p>57. <u>WORLEY BUILDERS, INC.</u> East side of Bob Kirby Rd., north of Dutchtown Rd. Proposed use: Duplexes in RA (Low Density Residential) District. Commission District 3.</p>	8-A-15-UR
<p>P 58. <u>ED CAMPBELL</u> West side of Iron Gate Blvd., south of Hardin Valley Rd. Proposed use: Self-service storage facility in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.</p>	8-B-15-UR

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 59.	<u>JIM MCMICHAEL SIGNS</u> East side of Falling Waters Rd., north of S. Northshore Dr. Proposed use: Wall mounted sign in PC (Planned Commercial) District. Commission District 4.	8-C-15-UR
60.	<u>LKM PROPERTIES, LP</u> Southwest side of Clinton Hwy., southeast side of W. Emory Rd. Proposed use: Access driveway and a sign in SC (Shopping Center), SC/F (Shopping Center / Floodway, F (Floodway) & CA (General Business) District. Commission District 6.	8-D-15-UR
P 61.	<u>BECKY MASSEY SERTOMA CENTER</u> North side of McDonald Dr. east side of Avonmouth Rd. Proposed use: Duplex in EN-1 (Established Neighborhood) District. Council District 6.	8-E-15-UR
* 62.	<u>HADEN REID</u> West side of Tazewell Pike, north of Fairview Rd. Proposed use: Child day care center expansion in CA (General Business) District. Commission District 8.	8-F-15-UR
* 63.	<u>HISTORIC SHERRILL HOUSE</u> South side of Kingston Pike, west of Moss Grove Blvd. Proposed use: Changes to approved development plans in PC-1 (Retail and Office Park) / H-1 (Historic Overlay) (k) & PC-1 (k) District. Council District 2.	8-G-15-UR

Other Business:

* 64.	Consideration of extension of concept plan for Stanfill Subdivision for two years until August 2017 - 8-SC-13-C.	8-A-15-OB
* 65.	Consideration of Report to City Council on alternative financial services and related zoning options.	8-B-15-OB

Adjournment

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

<u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	12-B-13-OA
<u>TREVOR HILL</u> 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.	11-A-14-SC

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	6-A-10-SAP
<u>METROPOLITAN PLANNING COMMISSION</u> Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	7-C-10-SP
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
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>HOOD PROPERTY</u> North side of Rhea Road, southwest of Spangler Road, Commission District 9.	7-SR-15-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

Agenda Item No.

MPC File No.

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).

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.