

AGENDA

July 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 JULY 9, 2015 AGENDA**
- * 3. APPROVAL OF JUNE 11, 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 Items to be *automatically* Withdrawn (Indicated with an underlined **W**)
 Items to be voted on to be Withdrawn (Indicated with a **W**)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.

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:

None

Alley or Street Closures:

- * 5. W. FRANK SMITH**
Request closure of Unnamed alley between Citico Street and western terminus, Council District 6.

7-A-15-AC

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- * **6. W. FRANK SMITH**
Request closure of Unnamed alley between northwest corner of parcel 094JJ026 and southwest corner of parcel 094JJ030, Council District 6.

7-B-15-AC

Street or Subdivision Name Changes:

- 7. GEORGE PIPER**
Change Town View Dr to 'Lula Powell Dr' between E. Summit Hill Dr. and E. Summit Hill Dr., Council District 6.

5-A-15-SNC

Plans, Studies, Reports:

- 8. COUNTY COMMISSION**
2015 Northwest City Sector Plan Update.

7-F-15-SP

Concepts/Uses on Review:

- P 9. LONGMIRE SUBDIVISION**
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

1-SA-11-C

- P 10. HARDIN VALLEY SUBDIVISION - SHADY GLEN, LLC**
 - a. Concept Subdivision Plan**
South side of Hardin Valley Rd., southern end of Westcott Blvd., Commission District 6.

7-SA-15-C

- P b. USE ON REVIEW**
Proposed use: Detached residential subdivision and apartments in PR (Planned Residential) District.

7-C-15-UR

- * **11. BRANDYWINE AT TURKEY CREEK, PHASE 3 - CAMPBELL STATION ROAD PARTNERS**
 - a. Concept Subdivision Plan**
West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln, Commission District 6.

7-SB-15-C

- * **b. USE ON REVIEW**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

7-D-15-UR

- P 12. VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC**
 - a. Concept Subdivision Plan**
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.

7-SC-15-C

- P b. USE ON REVIEW**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

7-H-15-UR

Final Subdivisions:

- | | | |
|--------------|---|------------------|
| P 13. | <u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u> | 5-SH-15-F |
| (9-10-15) | Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6. | |
| P 14. | <u>U. T. CHEROKEE FARMS</u> | 5-SK-15-F |
| | Alcoa Highway at Cherokee Farms Way, Council District 1. | |
| * | <u>HARVEY HILLS</u> | 7-SA-15-F |
| | East side of Harris Road, north of Milroy Lane, Commission District 8. | |
| * | <u>RADIO SYSTEMS SUBDIVISION</u> | 7-SB-15-F |
| | At the northwest intersection of Cogdill Road and Lexington Drive, Commission District 6. | |
| * | <u>WATSON PROPERTY</u> | 7-SC-15-F |
| | East side of Breeden Lane, north of Tipton Station Road, Commission District 9. | |
| * | <u>JONES KOHLMIER RESUBDIVISION OF LOTS 1 & 2 AND ADDITIONAL PROPERTY OF JONES</u> | 7-SD-15-F |
| | Terminus of Kohlmier Road, southeast of Needham Lane, Council District 5. | |
| * | <u>J A HIGGINS PLACE RESUB. OF LOTS 22-28 AND ADDITIONAL ACREAGE</u> | 7-SE-15-F |
| | Southwest side of Chapman Highway, northwest of W Young High Pike, Council District 1. | |
| * | <u>STONEBROOK, UNIT 1, RESUBDIVISION OF LOTS 1 & P/O LOT 1R1</u> | 7-SF-15-F |
| | North side of Stonebrook Drive, east of Robinson Road, Commission District 3. | |
| P 21. | <u>HATTIE'S PLACE</u> | 7-SG-15-F |
| | North side of Ball Camp Pike at the intersection of Fitzgerald Road, Commission District 6. | |
| * | <u>GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY RESUB. OF LOT 2 AND PART OF LOT 4</u> | 7-SH-15-F |
| | At the southeastern intersection of N Broadway and Gibbs Drive, Council District 4. | |
| * | <u>BLUEGRASS BEND</u> | 7-SI-15-F |
| | West side of Ebenezer Road, north of S. Northshore Drive, Commission District 5. | |

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* 24. <u>HAMPSON COURT SUBDIVISION</u> Northwest side of Nubbin Ridge Road, southwest of Morrell Road, Commission District 4.	7-SJ-15-F
* 25. <u>LONSDALE ADDITION RESUBDIVISION OF LOTS 7 & 8</u> At the intersection of Ohio Avenue and Stonewall Street, Council District 5.	7-SK-15-F
P 26. <u>FAERBER PROPERTIES</u> (9-10-15) Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.	7-SL-15-F
* 27. <u>SNEED, KING, & COMPANY ADDITION RESUB. OF LOTS 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, & 79</u> Northwest side of W Depot Avenue, at the southwest intersection of Ogden Street, Council District 6.	7-SM-15-F
* 28. <u>ARCADIA PHASE 1A</u> South side of Rogers Island Road, west side of Chandler Road, Commission District 5.	7-SN-15-F
* 29. <u>ARCADIA - PHASE 1B</u> Southeast of Rogers Island Road, west of Chandler Road, Commission District 5.	7-SO-15-F
* 30. <u>DOLLAR GENERAL STORES SEVEN SPRINGS COMMERCIAL</u> At the southwestern quad of the intersection of Amherst Road and Piney Grove Church Road, Council District 3.	7-SP-15-F
* 31. <u>DIXIE HIGHWAY ADDITION RESUB. OF LOTS 1R & 5-9 AND PORTION OF CLOSED RIGHT OF WAY</u> South side of Kingston Pike, north side of Homberg Drive, Council District 2.	7-SQ-15-F
T 32. <u>HOOD PROPERTY</u> North side of Rhea Road, southwest of Spangler Road, Commission District 9.	7-SR-15-F
* 33. <u>DAMRONS ADDITION</u> At the intersection of Baxter Avenue and Lee Street, Council District 4.	7-SS-15-F
* 34. <u>PROPERTY OF DAN G HALL RESUBDIVISION</u> Southeastern side of West Ford Valley Road at the intersection of Moore Road, Council District 1.	7-ST-15-F
* 35. <u>BOB'S PACKAGE STORE</u> East side of N. Winston Rd, north of Kingston Pike, Council District 2.	7-SU-15-F

Rezoning and Plan Amendment/Rezoning:

- W 36. 908 DEVELOPMENT GROUP**
 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).
 - W b. One Year Plan Amendment** **7-D-14-PA**
 From GC (General Commercial) to HDR (High Density Residential).
 - W c. Rezoning** **7-F-14-RZ**
 From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).
- * 37. JOHN FAWAZ** **7-A-15-RZ**
 North side Sutherland Ave., west side Harry St., Council District 6.
 Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- * 38. LYNN E. KECK**

 - Southeast side Tillery Dr., southwest side Bounds Rd., Council District 5.

 - a. Northwest City Sector Plan Amendment** **7-A-15-SP**
 From C (Commercial) to MDR (Medium Density Residential).
 - * b. One Year Plan Amendment** **7-A-15-PA**
 From GC (General Commercial) to MDR (Medium Density Residential).
 - * c. Rezoning** **7-B-15-RZ**
 From C-3 (General Commercial) to R-2 (General Residential).
- * 39. ROBERT AND LINDA PARKER**

 - South side Kingston Pike, east of Argonne Rd., Council District 2.

 - a. One Year Plan Amendment** **7-B-15-PA**
 From LDR (Low Density Residential) to O (Office).
 - * b. Rezoning** **7-C-15-RZ**
 From R-1E (Low Density Exclusive Residential) to O-3 (Office Park).
- 40. BELLE INVESTMENT COMPANY, INC.**

 - Northwest side E. Emory Rd., northeast of Morris Rd., Commission District 7.

 - a. North County Sector Plan Amendment** **7-B-15-SP**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).

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- b. Rezoning** **7-D-15-RZ**
 From A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) at 12 du/ac.
- * **41. JMB INVESTMENT CO., LLC** **7-E-15-RZ**
 Northwest side E. Raccoon Valley Dr., northeast of I-75, Commission District 7. Rezoning from I (Industrial) to CA (General Business).
- 42. HUBER PROPERTIES, LLC**
 North side Choto Rd., southeast of S. Northshore Dr., Commission District 5.

 - a. Southwest County Sector Plan Amendment** **7-C-15-SP**
 From NC (Neighborhood Commercial) to LDR (Low Density Residential).
 - b. Rezoning** **7-F-15-RZ**
 From A (Agricultural) and CN (Neighborhood Commercial) to PR (Planned Residential).
- P 43. FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH**
 (10-8-15) North side Westland Dr., east side I-140, Council District 2.

 - a. Southwest County Sector Plan Amendment** **7-D-15-SP**
 From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
 - b. One Year Plan Amendment** **7-C-15-PA**
 (10-8-15) From P (Public Institution) to GC (General Commercial).
 - c. Rezoning** **7-G-15-RZ**
 (10-8-15) From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).
- 44. SMITH-LINDSEY DEVELOPMENT**
 South side Gibbs Dr., east side N. Broadway, Council District 4.

 - a. North City Sector Plan Amendment** **7-E-15-SP**
 From LDR (Low Density Residential) to GC (General Commercial).
 - b. One Year Plan Amendment** **7-D-15-PA**
 From LDR (Low Density Residential) to GC (General Commercial).
 - c. Rezoning** **7-H-15-RZ**
 From R-1 (Low Density Residential) to C-3 (General Commercial).
- * **45. STUART ANDERSON** **7-I-15-RZ**
 West side Letterman Rd., north of Walden Dr., Council District 2. Rezoning from I-3 (General Industrial) to O-1 (Office, Medical, and Related Services).

Uses on Review

- P 46. BRACKFIELD - ASSOCIATES, GP 5-A-15-UR**
Southwest side of Tice Ln., southeast side of Neal Dr. Proposed use: Self storage facility in PC (Planned Commercial) District. Commission District 7.
- 47. BRANCH TOWERS 5-C-15-UR**
Southeast side of Bluegrass Rd., northeast side of Garland Rd. Proposed use: 194' Monopole Telecommunications Tower in RA (Low Density Residential) District. Commission District 5.
- P 48. BRANCH TOWERS 6-G-15-UR**
(9-10-15) Southwest side of Blow Dr., southeast side of Ferry Rd. Proposed use: 190' Monopole Telecommunications Tower in A (Agricultural) District. Commission District 9.
- * 49. DAN BREWER 7-A-15-UR**
North side of Hardin Valley Rd., east of Cherahala Blvd. Proposed use: Dentist office expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.
- * 50. ROBERT G. CAMPBELL & ASSOCIATES 7-B-15-UR**
Northeast side of Bernstein Ln., southeast side of Greenwell Dr. Proposed use: Reduction of periphery boundary setback from 35' to 30' in PR (Planned Residential) District. Commission District 7.
- * 51. ORNL FEDERAL CREDIT UNION 7-E-15-UR**
North side of S. Northshore Dr., west side of Town Center Blvd. Proposed use: Commercial development in a TC-1 District (ORNL Federal Credit Union) in TC-1 (Town Center) District. Council District 2.
- * 52. DAVID SMALLWOOD 7-F-15-UR**
North side of Hardin Valley Rd., west of Ball Camp Pk. Proposed use: Expansion of existing animal hospital/clinic in PC (Planned Commercial) & F (Floodway) District. Commission District 6.
- W 53. WHITE OAK CROSSING LIMITED PARTNERSHIP 7-G-15-UR**
Southwest side of Chapman Hwy., east side of W. Dick Ford Ln. Proposed use: Apartments in PR (Planned Residential), A (Agricultural), CA (General Business) & SC (Shopping Center) District. Commission District 9.

Other Business:

None

Adjournment

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

<p><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.</p>	<p>12-B-13-OA</p>
<p><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.</p>	<p>11-A-14-SC</p>
<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><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.</p>	<p>7-C-10-SP</p>
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	<p>11-SJ-08-C 11-H-08-UR</p>
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-SC-09-C 4-D-09-UR</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.</p>	<p>12-SJ-13-F</p>

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

CITY OF KNOXVILLE 7-D-10-RZ
South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

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.