

AGENDA

June 11, 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 JUNE 11, 2015 AGENDA
- * 3. APPROVAL OF MAY 14, 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 Items to be *automatically* Withdrawn (Indicated with an underlined **W**)
 Items to be voted on to be Withdrawn (Indicated with a **W**)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:

- 5. **METROPOLITAN PLANNING COMMISSION (Referred back to MPC by City Council)**
Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.

10-B-13-OA

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- P 6. KNOXVILLE CITY COUNCIL (Referred back to MPC by Council) 11-A-14-OA**
(8-13-15) Amendments to the City of Knoxville zoning ordinance regarding pet services.

Alley or Street Closures:

- * **7. CITY OF KNOXVILLE 6-A-15-AC**
Request closure of Unnamed alley between northern right-of-way line of W. Depot Ave. and southern right-of-way line of unnamed alley being contiguous to the northern line of parcel 094EF021, Council District 6.
- * **8. KENN DAVIN 6-B-15-AC**
Request closure of Unnamed alley between Randolph Street and northwest corner of parcel 095AM014, Council District 6.

Street or Subdivision Name Changes:

- 9. DAVID WILLIAMS 6-A-15-SNC**
Change Riley Dr to 'Charles Newman Dr' between Renford Rd. and Hollywood Rd., Council District 2.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- 10. BEALS CREEK - ERIC MOSELEY 4-SB-15-C**
a. Concept Subdivision Plan
Northeast side of Mourfield Rd., southeast of Westland Dr., Commission District 5.
- b. USE ON REVIEW 4-C-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- P 11. CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1 5-SH-15-F**
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.
- P 12. U. T. CHEROKEE FARMS 5-SK-15-F**
Alcoa Highway at Cherokee Farms Way, Council District 1.

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* 13.	<u>HIDDEN MEADOWS, PHASE II, UNIT 3</u> South side of Garrison Drive, east of Gray Hendrix Road, Commission District 6.	6-SA-15-F
* 14.	<u>ELKINS PROPERTY</u> Southwest side of Jim Wolfe Road, southeast of intersection of Clement Road, Commission District 8.	6-SB-15-F
* 15.	<u>BLACK FOREST</u> North side of Black Road, northeast side of N Campbell Station Road, Commission District 6.	6-SC-15-F
* 16.	<u>WILDWOOD GARDENS RESUBDIVISION OF LOTS 7-10</u> Southwest side of Liverpool Lane, east of Remagen Lane, Commission District 9.	6-SD-15-F
* 17.	<u>BRENDA CASSELL PROPERTY</u> North side of Thorn Grove Pike, northeast of Cooper Road, Commission District 8.	6-SE-15-F
* 18.	<u>SANDERS/OHLGREN PROPERTY</u> Intersection of W Jackson Avenue and Broadway, Council District 6.	6-SF-15-F
* 19.	<u>EFFICIENT ENERGY OF TENNESSEE</u> North side of Old Callahan Drive, northwest of Callahan Road, Council District 3.	6-SG-15-F

Rezoning and Plan Amendment/Rezoning:

* 20.	<u>COMFORT HOTEL LLC</u> North side Kingston Pike, east side Montvue Rd., Council District 2. Rezoning from C-4 (Highway and Arterial Commercial) to O-3 (Office Park).	6-A-15-RZ
* 21.	<u>J. DANIEL SMITH (SMITH VENTURES, LLC)</u> East side S. Central St., north side Willow Ave., Council District 6. Rezoning from I-2 (Restricted Manuf. and Warehousing) / D-1 (Downtown Design Over.) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).	6-B-15-RZ
* 22.	<u>STEVEN E AND GEORGE ANNE CLABOUGH</u> South side Middlebrook Pike, east of Liberty St., Council District 3. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-6 (General Commercial Park).	6-C-15-RZ

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* 23. <u>LINDA FLYNN</u> Southeast side E. Governor John Sevier Hwy., northwest side Arthur Harmon Rd., Commission District 9. Rezoning from A (Agricultural) to RA (Low Density Residential).	6-D-15-RZ
* 24. <u>BAYLESS E. BILES III</u> Southeast side W. Beaver Creek Dr., northeast side Martingale Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	6-E-15-RZ
25. <u>HUBER PROPERTIES</u> Northeast side Harvey Rd., north of Mallard Bay Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).	6-F-15-RZ

Uses on Review

* 26. <u>COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III</u> 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.	2-C-15-UR
P 27. <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.	5-A-15-UR
P 28. <u>BRANCH TOWERS</u> (8-13-15) 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.	5-B-15-UR
P 29. <u>BRANCH TOWERS</u> 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.	5-C-15-UR
30. <u>PARTNERS V, LLC</u> Northwest side of Lovell Rd., southeast side of Yarnell Rd., northeast side of Mercury Dr. Proposed use: Commercial development and proposed grading plan in PC (Planned Commercial) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.	5-E-15-UR
* 31. <u>JESSE HURLEY</u> North and south sides of Cascade Meadows Way, west and south sides of Teras Point Way. Proposed use: Reduction of the periphery	6-A-15-UR

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boundary setback from 35' to 15' for specified lots in PR (Planned Residential) District. Commission District 7.

- * **32. DAMON A. FALCONNIER, NCARB** **6-B-15-UR**
 West side of Harriett Tubman St., south of McCalla Av. Proposed use: Child day care center in C-6 (General Commercial Park) District. Council District 6.
- * **33. JOSEPH CANDLISH R** **6-C-15-UR**
 South side of East Glenwood Ave., west of N. Fourth Ave. Proposed use: Bed and Breakfast Inn in R-1A (Low Density Residential) / H-1 (Historic Overlay) District. Council District 4.
- * **34. BRANDON BARRETT** **6-D-15-UR**
 Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd. Proposed use: Zaxby's Restaurant in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- * **35. FLAGSHIP GROUP, INC.** **6-E-15-UR**
 North end of Discovery Ln., southwest side of Pellissippi Parkway. Proposed use: Office and light manufacturing in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- * **36. CYNTHIA DAVIS LISA EPPS** **6-F-15-UR**
 Southeast side of Kim Watt Dr. Proposed use: Child day care center in R-1 (Low Density Residential) District. Council District 6.
- P 37. BRANCH TOWERS** **6-G-15-UR**
 Southwest side of Blow Dr., southeast side of Ferry Rd. Proposed use: 190' Monopole Telecommunications Tower in A (Agricultural) District. Commission District 9.
- * **38. LAND DEVELOPMENT SOLUTIONS** **6-H-15-UR**
 North side of Laurel Ave., east of Twentieth St. Proposed use: Emergency power facility for hospital in O-1 (Office, Medical, and Related Services) District. Council District 1.
- * **39. KNOXVILLE HABITAT FOR HUMANITY** **6-I-15-UR**
 North and south sides of White Chapel Ln., west side of Anniversary Ln. Proposed use: Reduction of previously approved front yard setback from 25' to 15' in RP-1 (Planned Residential) District. Council District 6.

Other Business:

- * **40. Consideration of MPC's FY 2015-2016 Budget.** **5-B-15-OB**

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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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	<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>TANASI GIRL SCOUT COUNCIL, INC. (REVISED)</u> 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).	4-J-14-RZ
U	<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
U	b. One Year Plan Amendment From GC (General Commercial) to HDR (High Density Residential).	7-D-14-PA
U	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 & 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