

AGENDA

March 12, 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 MARCH 12, 2015 AGENDA
- * 3. APPROVAL OF FEBRUARY 12, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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.

Ordinance Amendments:

None

Alley or Street Closures:

- | | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| T | 5. <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 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Street or Subdivision Name Changes:

Agenda Item No.

MPC File No.

None

Plans, Studies, Reports:

- * 6. **METROPOLITAN PLANNING COMMISSION** 3-A-15-OYP
2015 Update to the Knoxville One Year Plan.

Concepts/Uses on Review:

- P 7. **LONGMIRE SUBDIVISION** 1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- W 8. **ELY PARK - FIRST NATIONAL BANK OF ONEIDA**
(Concept Only)
- a. **Concept Subdivision Plan** 3-SA-15-C
South side of Millertown Pk., east of Ellistown Rd., Commission District 8.
- * b. **USE ON REVIEW** 3-I-15-UR
Proposed use: Requesting removal of a condition regarding sidewalks/trails in the subdivision in PR (Planned Residential) District.
- * 9. **LYONS CROSSING - FINAL PHASE - MESANA INVESTMENTS** 3-SB-15-C
- a. **Concept Subdivision Plan**
Northwest side of S. Northshore Dr., southwest side of Knightsbridge Dr., Commission District 4.
- * b. **USE ON REVIEW** 3-E-15-UR
Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.
10. **MASSEY CREEK - HMM DEVELOPMENT, INC.** 3-SC-15-C
- a. **Concept Subdivision Plan**
North side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd., Commission District 6.
- b. **USE ON REVIEW** 3-G-15-UR
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- * 11. **CABOT RIDGE - GLENNARD HARRINGTON** 3-SD-15-C
- a. **Concept Subdivision Plan**
North side of Rockford Ln., south side of Ridgepath Ln., Commission District 5.
- * b. **USE ON REVIEW** 3-H-15-UR
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- * **12. CAMPBELL PARK - CAMPBELL STATION PARTNERS**
a. Concept Subdivision Plan **3-SE-15-C**
 North side of Campbell Station Rd., northeast of Fretz Rd., Commission District 6.
- * **b. USE ON REVIEW** **3-K-15-UR**
 Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- * **13. WESTLAND GARDENS** **10-SJ-14-F**
 South side of Westland Dr., west of Coile Lane, Commission District 5.
- 14. THE GLEN AT HARDIN VALLEY, PHASE I** **10-SK-14-F**
 Northwest intersection of Hardin Valley Rd. & Brooke Willow Blvd., Commission District 6.
- * **15. JOHN H. ELLIS ESTATE** **3-SA-15-F**
 Southeast side of Strawberry Plains Pk., north side of Ellis Ln., Commission District 8.
- * **16. EUPLE KECK SUBDIVISION** **3-SB-15-F**
 North Morris Rd., east of Greenwell Rd. at Western Rd., Commission District 7.
- * **17. PROPERTY OF JOHNNY F LEACH RESUB. OF LOT 2 AND ADDITIONAL ACREAGE** **3-SC-15-F**
 Southwest side of High School Rd., northwest of Glenoaks Dr, Council District 5.
- * **18. HARPER PROPERTIES, LP PERIMETER PARK ROAD** **3-SD-15-F**
 West side of Perimeter Park Rd., north of Kingston Pk., Commission District 3.
- * **19. STRATFORD PARK, UNIT 4** **3-SE-15-F**
 Northeast end of Knightsboro Rd., north of Lampwick Ln., Council District 5.
- * **20. ZACHARY'S POINT RESUBDIVISION OF LOTS 1-6 & 31-39** **3-SF-15-F**
 South side of Pelleaux Rd., southwest of Norris Freeway, Commission District 6.
- * **21. REGIONS BANK ON KINGSTON PIKE** **3-SG-15-F**
 South side of Kingston PK. At the intersection of S. Northshore Dr., Council District 2.

Agenda Item No.

MPC File No.

- | | | |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| * 22. | <u>LOOP ROAD VILLAS</u>
South side of Loop Rd. east of Concord R., Commission District 5. | 3-SH-15-F |
| * 23. | <u>BAKERTOWN STATION</u>
Northeast side of Bakertown Station, southeast side of Ball Camp Pk, Commission District 3. | 3-SI-15-F |
| * 24. | <u>JOHN GARNER PROPERTY RESUBDIVISION</u>
At the northeast intersection of Riverside Dr. and Crestview St., Council District 6. | 3-SJ-15-F |
| * 25. | <u>COWAN'S ADDITION RESUBDIVISION OF LOT 107R AND PARCEL 017</u>
Highland Ave. at Nineteenth St. and Laurel Ave., Council District 1. | 3-SK-15-F |

Rezoning and Plan Amendment/Rezoning:

- | | | |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 26. | <u>BARBARA HOOPER</u>
Northwest side Wilson Rd., southwest of Gap Rd., Council District 5.
a. Northwest City Sector Plan Amendment
From LDR (Low Density Residential) to MDR (Medium Density Residential).

b. Rezoning
From RP-1 (Planned Residential) @ up to 5 du/ac to RP-1 (Planned Residential) @ up to 16 du/ac. |

2-C-15-SP

2-D-15-RZ |
| * 27. | <u>BRENT FARWICK</u>
Northeast side Luttrell St., southeast of Third Ave., Council District 4. Rezoning from C-3 (General Commercial) / H-1 (Historic Overlay) to R-1A (Low Density Residential) / H-1 (Historic Overlay). |

3-A-15-RZ |
| * 28. | <u>MARSHALL BRANTLEY FERRELL</u>
East side Fox Rd., south of Donovan Ln., Commission District 3. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services). |

3-B-15-RZ |
| 29. | <u>EJM PROPERTIES</u>
West side Dogwood Rd., south of Solway Rd., Commission District 6. Rezoning from PR (Planned Residential) @ 1-3 du/ac to PR (Planned Residential) @ up to 3.9 du/ac. |

3-C-15-RZ |
| P 30. | <u>SCHAAD PROPERTIES</u>
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). |

3-D-15-RZ |

Uses on Review

- | | | |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| * 31. | <u>THE KROGER COMPANY</u> | 11-E-14-UR |
| | Southeast side of E. Emory Rd., just west of the I-75 interchange. Proposed use: Kroger store with a fuel center and retail shops in PC-1 (Retail and Office Park) & F-1 (Floodway) District. Council District 5. | |
| P 32. | <u>UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION</u> | 12-A-14-UR |
| | 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. | |
| W 33. | <u>JOHN L. SANDERS</u> | 1-H-15-UR |
| | South side of Jersey Ave., west side of Lindsay Pl. Proposed use: Parking lot in O-1 (Office, Medical, and Related Services) District. Council District 2. | |
| * 34. | <u>FARIS EID</u> | 1-M-15-UR |
| | South side of E. Baxter Ave., north side of Caswell Ave. Proposed use: Boys and Girls Club expansion in R-2 (General Residential) District. Council District 4. | |
| P 35. | <u>COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III</u> | 2-C-15-UR |
| | 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. | |
| * 36. | <u>RON BURRESS</u> | 3-A-15-UR |
| | Northwest side of W. Oldham Ave., southwest side of Sunrise St. Proposed use: Church - new gymnasium in R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical, and Related Services) District. Council District 6. | |
| * 37. | <u>PRECISION CRAFTERS</u> | 3-B-15-UR |
| | North side of Spring Park Rd., west side of Sinclair Rd. Proposed use: Revise development plan to reduce the required rear yard setback for 743 & 747 Spring Park Rd. in RP-1 (Planned Residential) District. Council District 4. | |
| * 38. | <u>DARRELL & TERESA HURLEY</u> | 3-C-15-UR |
| | Northwest terminus of Mission Springs Ln., north side of Ruby June Ln. Proposed use: Detached residence in PR (Planned Residential) District. Commission District 8. | |

Agenda Item No.

MPC File No.

- P 39. THE MULCH COMPANY KNOXVILLE, LLC 3-D-15-UR**
Southeast side of S. Northshore Dr., just north of Bickerstaff Blvd.
Proposed use: Commercial mulching operation in A (Agricultural)
District. Commission District 4.
- * 40. MARY SETZER 3-F-15-UR**
North side of Chickamauga Ave., west of Huron St. Proposed use:
Home office for a loan originator in R-2 (General Residential) / IH-1
(Infill Housing Overlay) District. Council District 5.
- * 41. HARBWHITE PROPERTIES 3-J-15-UR**
Southwest side of Bridgewater Rd, north side of Walbrook Dr and I-
40/I-75. Proposed use: Parking lot expansion in PC-1 (Retail and
Office Park) District. Council District 2.

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 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**
- a. Concept Subdivision Plan 11-SJ-08-C
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.

Agenda Item No.

MPC File No.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT

- 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.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

Intersection of I-40 and McMillan Rd., Commission District 8. 2-SO-09-F

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9

North side of West Gallaher Ferry Dr, west of Hardin Valley Rd,
Commission District 6. 12-SJ-13-F

RESUBDIVISION OF GEORGE HOSKINS PROPERTY

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

CITY OF KNOXVILLE

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

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).
- 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).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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

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