

# AGENDA

## May 14, 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 MAY 14, 2015 AGENDA**
- \* 3. **APPROVAL OF APRIL 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 <b>P</b> )
Items to be voted on to be Postponed	(Indicated with a <b>P</b> )
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <b>W</b> )
Items to be voted on to be Withdrawn	(Indicated with a <b>W</b> )
Items to be voted on to be Tabled	(Indicated with a <b>T</b> )
Items to be voted on to be Untabled	(Indicated with a <b>U</b> )
Items to be heard on Consent requiring a vote	(Indicated with <b>*</b> )

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:**

- |             |  |                   |
|-------------|--|-------------------|
| <b>P 5.</b> | <b><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.</b>   | <b><u>CITY OF KNOXVILLE</u></b><br>Changes to the General Provisions of the Form Based Code to add definitions related to existing structures.         | <b>5-A-15-OA</b>  |

**7. CITY OF KNOXVILLE**

**5-B-15-OA**

Amendment to the City of Knoxville Zoning Ordinance to define Urban Agriculture uses and supplementary regulations.

**Alley or Street Closures:**

None

**Street or Subdivision Name Changes:**

\* **8. GEORGE PIPER**

**5-A-15-SNC**

Change Town View Dr to 'Lula Powell Dr' between E. Summit Hill Dr. and E. Summit Hill Dr., Council District 6.

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

**P 9. LONGMIRE SUBDIVISION**

**1-SA-11-C**

(7-9-15) West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

**Final Subdivisions:**

\* **10. RESUBDIVISION OF THE SCOTT HOLTZMAN PROPERTY**

**5-SA-15-F**

East side of Harris Road, west of Wood Road, Commission District 8.

\* **11. FARMINGTON**

**5-SB-15-F**

South side of Bishops Bridge Road at intersection of Sedgewick Drive, Commission District 4.

\* **12. CASCADE VILLAS, PHASE 3B & 3C**

**5-SC-15-F**

Tumbled Stone Way at Gatekeeper Way, Commission District 6.

\* **13. RESUB. OF BOYS CLUB OF AMERICA, INC.**

**5-SD-15-F**

At the intersection of E. Baxter Avenue and Stewart Street, Council District 4.

\* **14. RESUBDIVISION OF THE BRIGHT PROPERTY**

**5-SE-15-F**

Southwest side of McCloud Road, southeast of Fort Sumter Road, Commission District 7.

\* **15. INGLES MARKETS INC. RESUBDIVISION OF PART OF LOT 1**

**5-SF-15-F**

South side of E Emory Road, east of I-75, Council District 5.

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- |       |   |                  |
|-------|---|------------------|
| * 16. | <b><u>WEST LONSDALE ADDITION</u></b><br>At the intersection of Western Avenue and Sanderson Road, Council District 5.                                       | <b>5-SG-15-F</b> |
| P 17. | <b><u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u></b><br>Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.  | <b>5-SH-15-F</b> |
| * 18. | <b><u>UNIVERSITY ADDITION TO KNOXVILLE RESUB. OF LOT 50 &amp; P/O 51</u></b><br>West side of Armstrong Avenue, south of Kenyon Street, Council District 3.  | <b>5-SI-15-F</b> |
| * 19. | <b><u>BRANDYWINE AT TURKEY CREEK RESUB. OF LOTS 27-30</u></b><br>West side of Woodhollow Lane, southwest of N Campbell Station Road, Commission District 6. | <b>5-SJ-15-F</b> |
| P 20. | <b><u>U. T. CHEROKEE FARMS</u></b><br>Alcoa Highway at Cherokee Farms Way, Council District 1.  | <b>5-SK-15-F</b> |
| * 21. | <b><u>WESTLAND PLACE</u></b><br>Northeast intersection of Morrell Road and Westland Drive, Council District 2.  | <b>5-SL-15-F</b> |

**Rezoning and Plan Amendment/Rezoning:**

- |       |   |                  |
|-------|---|------------------|
| W 22. | <b><u>SCHAAD PROPERTIES</u></b><br>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).  | <b>3-D-15-RZ</b> |
| 23.   | <b><u>ZAKIRHUSAIN G. SHAIKH</u></b><br>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). | <b>4-A-15-RZ</b> |
| * 24. | <b><u>HAL NGO</u></b><br>South side Shangri-La Dr., southwest of Ault Rd., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to I-3 (General Industrial).  | <b>5-A-15-RZ</b> |
| * 25. | <b><u>BRANDON BARRETT</u></b><br>Southeast side Hardin Valley Rd., southwest of Valley Vista Rd., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay).                           | <b>5-B-15-RZ</b> |

- \* **26. CHRISTOPHER D. BUSH**  
 Northwest side Forrester Rd., southeast of Cunningham Rd.,  
 Commission District 7. Rezoning from A (Agricultural) to RA (Low  
 Density Residential).

**5-C-15-RZ**
- \* **27. J. ED CAMPBELL**  
 North side Greystone Summit Dr., southwest side Solway Rd.,  
 Commission District 6.  
**a. Northwest County Sector Plan Amendment**  
 From TP (Technology Park) to O (Office).

**5-A-15-SP**
- \* **b. Rezoning**  
 From BP (Business and Technology) / TO (Technology Overlay) to OB  
 (Office, Medical, and Related Services) / TO (Technology Overlay).

**5-D-15-RZ**
- 28. FIRST KNOX REALTY LLC**  
 East side Snyder Rd., north side Outlet Dr., Commission District 6.  
**a. Northwest County Sector Plan Amendment**  
 From MDR (Medium Density Residential) to HDR (High Density  
 Residential).

**5-B-15-SP**
- b. Rezoning**  
 From PR (Planned Residential) @ up to 12 du/ac to PR (Planned  
 Residential) @ up to 18 du/ac.

**5-E-15-RZ**

## Uses on Review

- P 29. COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III**  
 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 30. BRACKFIELD - ASSOCIATES, GP**  
 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 31. BRANCH TOWERS**  
 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 32. BRANCH TOWERS**  
 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**

- \* **33. USPG PORTFOLIO FIVE, LLC** **5-D-15-UR**  
Northeast side of Norris Frwy., southeast side of E. Emory Rd.  
Proposed use: Revised development plan in SC (Shopping Center)  
District. Commission District 7.
- P 34. PARTNERS V, LLC** **5-E-15-UR**  
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.

### **Other Business:**

- \* **35. Consideration of City of Knoxville FY 2016-2021 Capital Improvements Program.** **5-A-15-OB**
- P 36. Consideration of MPC's FY 2015-2016 Budget.** **5-B-15-OB**
- \* **37. Consideration of Amendment to MPC's Administrative Rules and Procedures revising the fee schedule related to Form Code Development.** **5-C-15-OB**
- \* **38. Consideration of the purchase of replacement laptop and desktop computers under Knox County Purchasing's Dell bid** **5-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.

Agenda Item No.

MPC File No.

<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>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>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	7-E-14-SP

Agenda Item No.

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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

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.