

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 *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 Items to be *automatically* Withdrawn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Items to be voted on to be Withdrawn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:

- | | | |
|------|--|------------|
| P 5. | <u>KNOXVILLE CITY COUNCIL (Referred back to MPC by Council)</u>
Amendments to the City of Knoxville zoning ordinance regarding pet services. | 11-A-14-OA |
| 6. | <u>CITY OF KNOXVILLE</u>
Changes to the General Provisions of the Form Based Code to add definitions related to existing structures. | 5-A-15-OA |

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| * 7. | <u>CITY OF KNOXVILLE</u>
Amendment to the City of Knoxville Zoning Ordinance to define Urban Agriculture uses and supplementary regulations. | 5-B-15-OA |
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Alley or Street Closures:

None

Street or Subdivision Name Changes:

- | | | |
|------|--|-------------------|
| * 8. | <u>GEORGE PIPER</u>
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 |
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Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
|------|---|------------------|
| P 9. | <u>LONGMIRE SUBDIVISION</u>
(7-9-15) West side of Tazewell Pk., north of E. Emory Rd., Commission District 8. | 1-SA-11-C |
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Final Subdivisions:

- | | | |
|-------|---|------------------|
| * 10. | <u>RESUBDIVISION OF THE SCOTT HOLTZMAN PROPERTY</u>
East side of Harris Road, west of Wood Road, Commission District 8. | 5-SA-15-F |
| * 11. | <u>FARMINGTON</u>
South side of Bishops Bridge Road at intersection of Sedgewick Drive, Commission District 4. | 5-SB-15-F |
| * 12. | <u>CASCADE VILLAS, PHASE 3B & 3C</u>
Tumbled Stone Way at Gatekeeper Way, Commission District 6. | 5-SC-15-F |
| * 13. | <u>RESUB. OF BOYS CLUB OF AMERICA, INC.</u>
At the intersection of E. Baxter Avenue and Stewart Street, Council District 4. | 5-SD-15-F |
| * 14. | <u>RESUBDIVISION OF THE BRIGHT PROPERTY</u>
Southwest side of McCloud Road, southeast of Fort Sumter Road, Commission District 7. | 5-SE-15-F |
| * 15. | <u>INGLES MARKETS INC. RESUBDIVISION OF PART OF LOT 1</u>
South side of E Emory Road, east of I-75, Council District 5. | 5-SF-15-F |

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

Rezoning and Plan Amendment/Rezoning:

- | | | |
|-------|---|-----------|
| W 22. | <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 |
| 23. | <u>ZAKIRHUSAIN G. SHAIKH</u>
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). | 4-A-15-RZ |
| * 24. | <u>HAL NGO</u>
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). | 5-A-15-RZ |
| * 25. | <u>BRANDON BARRETT</u>
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). | 5-B-15-RZ |

- * **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

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- * **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.

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<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

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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.