

AGENDA

November 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 NOVEMBER 12, 2015 AGENDA**
- * 3. APPROVAL OF OCTOBER 8, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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. METROPOLITAN PLANNING COMMISSION 10-A-15-OA**
(1-14-16) Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.
- 6. METROPOLITAN PLANNING COMMISSION 11-A-15-OA**
Amendment to the City of Knoxville zoning ordinance defining Craft Industries and identifying districts where permitted.

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Alley or Street Closures:

- * **7. JEFF CARR** **11-A-15-AC**
Request closure of unnamed alley between Forest Ave and easternmost corner of parcel 094LL001, Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- T 8. VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC**
 - a. Concept Subdivision Plan** **7-SC-15-C**
Northeast side of Harvey Rd., south side of Raby Way, Commission District 5.
 - T b. USE ON REVIEW** **7-H-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- * **9. PALMER SUBDIVISION** **10-SE-15-C**
Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.
- 10. DUTCHTOWN SUBDIVISION - GREEN RIVER HOLDINGS, LLC**
 - a. Concept Subdivision Plan** **10-SF-15-C**
North side of Dutchtown Rd, south side of Bob Gray Rd., Commission District 3.
 - b. USE ON REVIEW** **10-E-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 11. MERCURY DRIVE SUBDIVISION - HOMESTEAD LAND HOLDINGS, LLC**
 - a. Concept Subdivision Plan** **11-SA-15-C**
Northeast side of Mercury Dr., southeast side of Yarnell Rd., Commission District 6.
 - b. USE ON REVIEW** **11-G-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) / TO (Technology Overlay) District.

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- P 12. CLEAR SPRINGS PLANTATION** **11-SB-15-C**
North and south sides of McCampbell Wells Way, west of Glen Creek Rd., Council District 4.
- * **13. STEELE ROAD SUBDIVISION - RUSTY BITTLE** **11-SC-15-C**
a. Concept Subdivision Plan
Southeast side of Hardin Valley Rd., south end of Steele Rd., Commission District 6.
- * **b. USE ON REVIEW** **11-H-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- P 14. WILLOW POINTE PHASE II** **10-SO-15-F**
Southeast side of Buttermilk Road, southwest of Graybeal Road, Commission District 6.
- P 15. FAITH WAY S/D** **11-SA-15-F**
Northwest side of W Emory Road, east of Oak Ridge Highway, Commission District 6.
- * **16. DUTCHTOWN VIEW RESUBDIVISION OF LOTS 2-4** **11-SB-15-F**
East side of Bob Kirby Road, north of Dutchtown Road, Commission District 3.
- * **17. BON VIEW ADDITION RESUBDIVISION OF LOTS 18-20** **11-SC-15-F**
At the southwest intersection of Beaumont Avenue and W Baxter Avenue, Council District 6.
- * **18. H S AND ROXIE STOOKSBURY ESTATE RESUB OF LOT 2R-2** **11-SD-15-F**
Southeast side of Childress Road, east of Mullins Lane, Commission District 7.
- T 19. HOLSTON BEND DRIVE EXTENSION** **11-SE-15-F**
At the terminus of Holston Bend Drive, Commission District 8.
- 20. KENNETH AND JEANETTE BENNETT PROPERTY** **11-SF-15-F**
North side of a private un-named JPE, north of Sunrise Road and northwest of Millertown Pike, Commission District 8.
- * **21. ELIZABETH D RAINES PROPERTY RESUBDIVISION OF LOT 1** **11-SG-15-F**
Southwest side of Gibbs Road, north of E Emory Road, Commission District 8.

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P 22. <u>EFFICIENT ENERGY OF TENNESSEE & CALLAHAN BUSINESS PARK RESUB OF LOT 1</u> At the intersection of Old Callahan Drive and Callahan Drive, Council District 3.	11-SH-15-F
* 23. <u>LETSINGER RIDGE</u> South side of Snyder Road, west of Lovell Road, Commission District 6.	11-SI-15-F
* 24. <u>RUGGLES FERRY, PHASE 2</u> West side of Burris Road, south of N Ruggles Ferry Road, Commission District 8.	11-SJ-15-F
* 25. <u>SHERRILL HILL RESUBDIVISION OF LOTS 1R2R1 & 1R3R1</u> South side of Kingston Pike west of Moss Grove Blvd., Council District 2.	11-SK-15-F
* 26. <u>FREP KNOXVILLE</u> Park Village Road north of Cross Park Drive, Council District 2.	11-SL-15-F
* 27. <u>THE MARKETS AT CHOTO, RESUBDIVISION OF LOTS 5R 7 1R1R3</u> North side of Choto Road, east of S Northshore Drive, Commission District 6.	11-SM-15-F
* 28. <u>DEANE HILL S/D REPLAT OF LOTS 4R & 4R1</u> Gleason Drive at Wellsley Park Road, Council District 2.	11-SN-15-F

Rezoning and Plan Amendment/Rezoning:

T 29. <u>GUSTO DEVELOPMENT, LLC</u> Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	10-F-15-SP
T b. Rezoning From A (Agricultural) to CA (General Business).	10-Q-15-RZ
* 30. <u>MICHAEL CAMPBELL</u> North side Beaver Ridge Rd., east of Windcrest Rd., Commission District 6. Rezoning from A (Agricultural) to RAE (Exclusive Residential).	11-A-15-RZ
* 31. <u>ANDREW STEWART AND MELISSA STEWART CARVER</u> South side E. Emory Rd., west of Mayes Chapel Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).	11-B-15-RZ

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32. <u>SCOTT DAVIS</u> Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).	11-C-15-RZ
* 33. <u>EAGLE BEND REALTY</u> Northeast side Schaeffer Rd., northwest of Harrison Springs Ln., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).	11-D-15-RZ
Withdrawn Prior to Publication	11-A-15-SP 11-E-15-RZ
W 34. <u>KNOX COUNTY</u> Northeast side Middlebrook Pike, southeast of Ball Camp Pike, Commission District 6.	
a. Northwest County Sector Plan Amendment From PPOS (Parks and Public Open Space) to C (Commercial).	11-B-15-SP
W b. Rezoning From A (Agricultural) to CA (General Business).	11-F-15-RZ
* 35. <u>LONGBOAT LAND COMPANY, LLC</u> North side Parkside Dr., east of Wakefield Rd., Council District 2. Rezoning from C-3 (General Commercial) to C-6 (General Commercial Park).	11-G-15-RZ
* 36. <u>PELLISSIPPI INVESTORS, LLC</u> North side Hardin Valley Rd., east of Cherahala Blvd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to TP (Technology Park).	11-C-15-SP
* b. Rezoning From PR (Planned Residential) / TO (Technology Overlay) to BP (Business and Technology) / TO (Technology Overlay).	11-H-15-RZ
37. <u>M & M PARTNERS</u> Northeast side Lovelace Rd., northwest side Hickory Creek Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).	11-D-15-SP
b. Rezoning From A (Agricultural) to PR (Planned Residential).	11-I-15-RZ

Agenda Item No.

MPC File No.

38. THE DEVELOPMENT CORPORATION OF KNOX COUNTY

North and south sides Thorn Grove Pike, east and west sides Midway Rd., Commission District 8.

a. East County Sector Plan Amendment

From LDR (Low Density Residential) & O (Office) to BP (Business Park) - Type 1.

11-E-15-SP

b. Rezoning

From A (Agricultural) & CA (General Business) to EC (Employment Center).

11-J-15-RZ

Uses on Review

P 39. ED CAMPBELL

West side of Iron Gate Blvd., south of Hardin Valley Rd. Proposed use: Self-service storage facility in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

8-B-15-UR

P 40. MERCHANTS RETAIL PARTNERS

Northeast side of Cherahala Blvd., north of Hardin Valley Rd. Proposed use: Self-service storage facility in CA (General Business) / TO (Technology Overlay) District. Commission District 6.

9-D-15-UR

*** 41. BETSY BRENT**

West side of Piney Grove Church Rd., north of Middlebrook Pk. Proposed use: Veterinary clinic in O-1 (Office, Medical, and Related Services) pending District. Council District 3.

11-A-15-UR

Withdrawn Prior To Publication

11-B-15-UR

*** 42. HERIBERTO HERNANDEZ**

East side of Washington Pike, south side of South Mall Rd. Proposed use: Eating and drinking establishment in C-1 (Neighborhood Commercial) District. Council District 4.

11-C-15-UR

W 43. RUTH M. WHITE

Northeast side of Lucinda Dr., southeast of Essary Dr. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 4.

11-D-15-UR

44. GEORGE EWART

South side of Sutherland Ave., west of Lebanon St. Proposed use: Restaurant in C-1 (Neighborhood Commercial) District. Council District 2.

11-E-15-UR

*** 45. AGGREGATES USA, LLC**

North side of E. Raccoon Valley Rd., east of Interstate 75. Proposed use: Mining expansion in I (Industrial) (pending) and A (Agricultural) District. Commission District 7.

11-F-15-UR

Other Business:

- 46. Consideration of Nomination of Officers for Calendar Year 2016. 11-A-15-OB**
- * 47. Consideration of extension of Concept Plan for Edwards Place for two years until November 2017 (11-SA-13-C). 11-B-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.
- 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.
- 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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
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>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
<u>HOOD PROPERTY</u> North side of Rhea Road, southwest of Spangler Road, Commission District 9.	7-SR-15-F
<u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u> At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.	9-SA-15-F
<u>CREEKHEAD CROSSING UNIT 2</u> Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.	10-SE-15-F
<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>FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH</u> North side Westland Dr., east side I-140, Council District 2.	
a. Southwest County Sector Plan Amendment From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).	7-D-15-SP
b. One Year Plan Amendment From P (Public Institution) to GC (General Commercial).	7-C-15-PA
c. Rezoning From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).	7-G-15-RZ

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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.

WORLEY BUILDERS, INC.

10-C-15-UR

Southeast side of Creekhead Dr., directly southeast of Whitman Dr.
Proposed use: Detached residences on individual lots in RP-1
(Planned Residential) District. Council District 3.