

AGENDA

October 8, 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 OCTOBER 8, 2015 AGENDA**
- * 3. APPROVAL OF SEPTEMBER 10, 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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:

- 5. KNOXVILLE CITY COUNCIL (Referred back by City Council) **11-A-14-OA**
Amendments to the City of Knoxville zoning ordinance regarding pet services.**
- P 6. METROPOLITAN PLANNING COMMISSION **10-A-15-OA**
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.**

Alley or Street Closures:

- * **7. SAM FURROW** **10-A-15-SC**
Request closure of Simmons Rd between Lexington Drive and southern terminus at I-40/75 right-of-way, Council District 2.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **8. LONGMIRE SUBDIVISION** **1-SA-11-C**
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- * **9. DUTCHTOWN ROAD OFFICE WAREHOUSE** **9-SB-15-C**
Northwest side of Dutchtown Rd., southwest side of Simmons Rd., Commission District 6.
- * **10. ELY PARK, PHASE II - RUFUS H. SMITH**
 - a. Concept Subdivision Plan** **10-SA-15-C**
Southeast side of Millertown Pike, east of Ellistown Rd., Commission District 8.
 - * **b. USE ON REVIEW** **10-A-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- * **11. HAMILTON FARM - RICK WILKINSON**
 - a. Concept Subdivision Plan** **10-SB-15-C**
South side of Bob Gray Rd., east of Gray Eagle Ln., Commission District 6.
 - * **b. USE ON REVIEW** **10-B-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- * **12. BAKERTOWN CROSSING - WORLEY BUILDERS INC.**
 - a. Concept Subdivision Plan** **10-SC-15-C**
Southwest side of Bakertown Rd., southeast side of Ball Camp Pike., Commission District 6.
 - * **b. USE ON REVIEW** **10-F-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

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- 13. CAMBRIDGE SHORES SUBDIVISION (FKA: EMORY COVE) - D. K. DEVELOPMNT** **10-SD-15-C**
a. Concept Subdivision Plan
 West side of S Northshore Dr., north of Bluegrass Rd., Commission District 5.

b. USE ON REVIEW **10-G-15-UR**
 Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 14. PALMER SUBDIVISION** **10-SE-15-C**
 Southeast side of Hardin Valley Rd., west of Valley Vista Rd., Commission District 6.
- P 15. DUTCHTOWN SUBDIVISION - GREEN RIVER HOLDINGS, LLC** **10-SF-15-C**
a. Concept Subdivision Plan
 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.
- * 16. WILLOWS POINTE SUBDIVISION (FKA: TWIN WILLOWS SUBDIVISION)** **10-SG-15-C**
 Southeast side of Buttermilk Rd., west of Graybeal Rd., Commission District 6.

Final Subdivisions:

- * 17. BRANDYWINE AT TURKEY CREEK, UNIT 3** **9-SE-15-F**
 At the terminus of Woodhollow Lane, west of Fretz Road, Commission District 6.
- * 18. HELEN L LOY ESTATE PROPERTY** **10-SA-15-F**
 At the terminus of Zola Lane, south of George Williams Road, Commission District 5.
- * 19. CHESNEY HILLS RESUBDIVISION OF LOTS 53, 57, 58, & 59** **10-SB-15-F**
 North side of Winding Hill Lane, west of Chesney Hills Lane, Commission District 6.
- * 20. VILLA ESTATES AT LYONS VIEW** **10-SC-15-F**
 Southeast side of Lyons View Pike, southwest of Kingston Pike, Council District 2.
- * 21. GERSHENSON & HORNE RESUBDIVISION OF LOT 1R** **10-SD-15-F**

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- At the east intersection of Old Callahan Drive and Pleasant Ridge Road, Council District 3.
- T 22. CREEKHEAD CROSSING UNIT 2 10-SE-15-F**
 Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.
- 23. WOOD FAMILY SUBDIVISION 10-SF-15-F**
 West side of Greenwell Drive, north of High Mesa Drive, Commission District 7.
- * 24. HOUSER ROAD PROPERTY RESUBDIVISION OF LOT 1 10-SG-15-F**
 Northeast side of Houser Road, southeast of Cove Island Road, Commission District 4.
- * 25. CASCADE VILLAS, PHASE 3D 10-SH-15-F**
 North side of Tumbled Stone Way, north side of Beacon Light Way, Commission District 6.
- * 26. MORRELL PARTNERS, LP PROPERTY ON MORRELL ROAD AT KINGSTON PIKE 10-SI-15-F**
 At the intersection of Morrell Road and Kingston Pike, Council District 2.
- * 27. R. M. MOORE PROPERTY RESUBDIVISION OF LOT 1 10-SJ-15-F**
 At the intersection of Westland Drive and Clover Hill Lane, Commission District 5.
- * 28. JAMES R MITCHELL PROPERTY 10-SK-15-F**
 East side of Bell Road, north of E Emory Road, Commission District 8.
- * 29. NUBBIN WOODS 10-SL-15-F**
 Northwest side of Nubbin Ridge Road, northeast of Dunaire Drive, Commission District 5.
- * 30. BUNCH PROPERTY 10-SM-15-F**
 South side of Asheville Highway, west of Molly Bright Road, Commission District 8.
- * 31. CEE BEE LLC PROPERTY 10-SN-15-F**
 Northwest side of E Raccoon Valley Drive, northeast of I-75, Commission District 7.
- P 32. WILLOW POINTE PHASE II 10-SO-15-F**
 Southeast side of Buttermilk Road, southwest of Graybeal Road, Commission District 6.

Rezoning and Plan Amendment/Rezoning:

- T 33. FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH**
 North side Westland Dr., east side I-140, Council District 2.

 - a. Southwest County Sector Plan Amendment** **7-D-15-SP**
 From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
 - T b. One Year Plan Amendment** **7-C-15-PA**
 From P (Public Institution) to GC (General Commercial).
 - T c. Rezoning** **7-G-15-RZ**
 From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).

- 34. SMITH-LINDSEY DEVELOPMENT (REVISED)**
 South side Gibbs Dr., east side N. Broadway, Council District 4.

 - a. North City Sector Plan Amendment** **7-E-15-SP**
 From LDR (Low Density Residential) to NC (Neighborhood Commercial) and O (Office).
 - b. One Year Plan Amendment** **7-D-15-PA**
 From LDR (Low Density Residential) to NC (Neighborhood Commercial) and O (Office).
 - c. Rezoning** **7-H-15-RZ**
 From R-1 (Low Density Residential) to C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services).

- * 35. AGGREGATES USA (I-75 QUARRY). LLC**
 Northwest side E. Raccoon Valley Dr., northeast of I-75, Commission District 7.

 - a. North County Sector Plan Amendment** **10-A-15-SP**
 From MU-SD (Mixed Use Special District) (MU-Co5) and Agricultural to HIM (Mining).
 - * b. Rezoning** **10-A-15-RZ**
 From OB (Office, Medical, and Related Services), RB (General Residential) and A (Agricultural) to I (Industrial).

- 36. JAMES STERNBERG**
 Southeast side W. Emory Rd., southwest of Central Avenue Pike, Commission District 7.

 - a. North County Sector Plan Amendment** **10-B-15-SP**
 From LDR (Low Density Residential) & SP (Stream Protection) to MU-CC (Community Commercial) & SP (Stream Protection).

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	b. Rezoning From A (Agricultural) and TC (Town Center) & F (Floodway) to CA (General Business) & F (Floodway).	10-B-15-RZ
* 37.	<u>MARJORIE SHEPHERD</u> South side W. Beaver Creek Dr., south of Old Black Ferry Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).	10-C-15-RZ
* 38.	<u>BETSY BRENT</u> West side Piney Grove Church Rd., north of Middlebrook Pike, Council District 3. a. One Year Plan Amendment From NC (Neighborhood Commercial) to O (Office).	10-A-15-PA
*	b. Rezoning From C-1 (Neighborhood Commercial) to O-1 (Office, Medical, and Related Services).	10-D-15-RZ
* 39.	<u>SKM HOLDINGS, LLC</u> South side Washington Ave., west side Mitchell St., east of N. Sixth Ave., Council District 6. Rezoning from I-3 (General Industrial) to C-6 (General Commercial Park).	10-E-15-RZ
* 40.	<u>YORK ACQUISITIONS, LLC</u> East side N. Concord St., south of Sutherland Ave., Council District 6. a. Central City Sector Plan Amendment From MDR/O (Medium Density Residential and Office) and Stream Protection to HDR (High Density Residential) and Stream Protection.	10-C-15-SP
*	b. One Year Plan Amendment From MDR/O (Medium Density Residential/Office) to HDR (High Density Residential).	10-B-15-PA
*	c. Rezoning From I-2 (Restricted Manufacturing and Warehousing) to RP-2 (Planned Residential).	10-F-15-RZ
* 41.	<u>RYAN LEVENSON</u> North end Debusk Ln., north of Victoria Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).	10-G-15-RZ
* 42.	<u>EAST KNOX FREE MEDICAL CLINIC</u> Southwest side Oakland St., southeast of Martin Luther King Jr. Ave., Council District 6. a. East City Sector Plan Amendment From TDR (Traditional Neighborhood Residential) to O (Office).	10-D-15-SP

<u>Agenda Item No.</u>	MPC File No.
* b. One Year Plan Amendment From TDR (Traditional Neighborhood Residential) to O (Office).	10-C-15-PA
* c. Rezoning From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).	10-H-15-RZ
* 43. <u>MICHAEL A. DUNAWAY</u> Southwest side Smithland Ln., northwest of Ball Rd., Commission District 6. Rezoning from A (Agricultural) & I (Industrial) to RA (Low Density Residential).	10-I-15-RZ
* 44. <u>STEVENS ESTATE</u> North side Oak Ridge Hwy., east of Karns Valley Dr., Commission District 6. Rezoning from OA (Office Park) & F (Floodway) to A (Agricultural) & F (Floodway).	10-J-15-RZ
* 45. <u>WORLEY BUILDERS, INC.</u> Southeast side Black Rd., southwest of Snyder School Rd., Commission District 5.	
a. Northwest County Sector Plan Amendment From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).	10-E-15-SP
* b. Rezoning From A (Agricultural) to PR (Planned Residential).	10-K-15-RZ
Number not assigned	10-L-15-RZ
* 46. <u>CITY OF KNOXVILLE</u> Northwest and southeast sides Repass Dr., northeast of Candora Rd., Council District 1. Rezoning from No Zone to RP-1 (Planned Residential).	10-M-15-RZ
* 47. <u>H.E. BITTLE III</u> South side Hardin Valley Rd., west of Valley Vista Rd., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).	10-N-15-RZ
48. <u>BELLE INVESTMENT COMPANY, INC.</u> East side Neubert Springs Rd., north side W. Governor John Sevier Hwy, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).	10-O-15-RZ
* 49. <u>ROBERT BYRNE</u> Northwest side McKamey Rd., north of Amherst Rd., Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).	10-P-15-RZ

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- P 50. GUSTO DEVELOPMENT, LLC**
Southeast side Ball Camp Pike, northeast of Middlebrook Pike,
Commission District 6.
a. Northwest County Sector Plan Amendment **10-F-15-SP**
From LDR (Low Density Residential) to C (Commercial).
- P b. Rezoning** **10-Q-15-RZ**
From A (Agricultural) to CA (General Business).

Uses on Review

- P 51. ED CAMPBELL** **8-B-15-UR**
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.
- P 52. MERCHANTS RETAIL PARTNERS** **9-D-15-UR**
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.
- T 53. 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.
- * 54. DAVID TRANTANELLA** **10-D-15-UR**
Northeast end of Bella Capri Ln., south of Casa Bella Dr. Proposed use:
Reduction of the 35' peripheral setback to 25' in PR (Planned
Residential) District. Commission District 8.

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.
- 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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<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>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>Agenda Item No.</u>	<u>MPC File No.</u>
<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>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>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