

# 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 Items to be voted on to be Withdrawn (Indicated with a **W**)  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.

Agenda Item No.

MPC File No.

- 13. CAMBRIDGE SHORES SUBDIVISION (FKA: EMORY COVE) - D. K. DEVELOPMNT**

  - a. Concept Subdivision Plan** **10-SD-15-C**  
 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**

  - 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.
- \* 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**

Agenda Item No.

MPC File No.

- 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).

<u>Agenda Item No.</u>		MPC File No.
	<b>b. Rezoning</b> From A (Agricultural) and TC (Town Center) & F (Floodway) to CA (General Business) & F (Floodway).	<b>10-B-15-RZ</b>
* <b>37.</b>	<b><u>MARJORIE SHEPHERD</u></b> South side W. Beaver Creek Dr., south of Old Black Ferry Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).	<b>10-C-15-RZ</b>
* <b>38.</b>	<b><u>BETSY BRENT</u></b> West side Piney Grove Church Rd., north of Middlebrook Pike, Council District 3. <b>a. One Year Plan Amendment</b> From NC (Neighborhood Commercial) to O (Office).	<b>10-A-15-PA</b>
*	<b>b. Rezoning</b> From C-1 (Neighborhood Commercial) to O-1 (Office, Medical, and Related Services).	<b>10-D-15-RZ</b>
* <b>39.</b>	<b><u>SKM HOLDINGS, LLC</u></b> 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).	<b>10-E-15-RZ</b>
* <b>40.</b>	<b><u>YORK ACQUISITIONS, LLC</u></b> East side N. Concord St., south of Sutherland Ave., Council District 6. <b>a. Central City Sector Plan Amendment</b> From MDR/O (Medium Density Residential and Office) and Stream Protection to HDR (High Density Residential) and Stream Protection.	<b>10-C-15-SP</b>
*	<b>b. One Year Plan Amendment</b> From MDR/O (Medium Density Residential/Office) to HDR (High Density Residential).	<b>10-B-15-PA</b>
*	<b>c. Rezoning</b> From I-2 (Restricted Manufacturing and Warehousing) to RP-2 (Planned Residential).	<b>10-F-15-RZ</b>
* <b>41.</b>	<b><u>RYAN LEVENSON</u></b> North end Debusk Ln., north of Victoria Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).	<b>10-G-15-RZ</b>
* <b>42.</b>	<b><u>EAST KNOX FREE MEDICAL CLINIC</u></b> Southwest side Oakland St., southeast of Martin Luther King Jr. Ave., Council District 6. <b>a. East City Sector Plan Amendment</b> From TDR (Traditional Neighborhood Residential) to O (Office).	<b>10-D-15-SP</b>

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

Agenda Item No.

MPC File No.

- 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

Agenda Item No.

MPC File No.

FINAL PLAT OF THE JERRY SHARP PROPERTY

9-SA-15-F

At the terminus of Goldfinch Avenue and the east side of Ellis Street,  
Council District 1.

TANASI GIRL SCOUT COUNCIL, INC. (REVISED)

4-J-14-RZ

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).

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.