

# AGENDA

## September 10, 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 SEPTEMBER 10, 2015 AGENDA**
- \* 3. APPROVAL OF AUGUST 13, 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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:**

- \* 5. CITY OF KNOXVILLE PLANS REVIEW AND INSPECTIONS DEPARTMENT**  
Amendment to the City of Knoxville Zoning Ordinance at Article 8, Section 14, regarding directory signs

**9-A-15-OA**

### **Alley or Street Closures:**

Agenda Item No.

MPC File No.

- \* **6. ROBERT G. CAMPBELL & ASSOCIATES** **9-A-15-SC**  
Request closure of Old Callahan Dr between northwest corner of parcel 067EA012 and southeast corner of parcel 067EA012, Council District 3.

**Street or Subdivision Name Changes:**

- \* **7. THOMAS C. BEELER** **9-A-15-SDNC**  
Change The Glen at Hardin Valley North to Hardin Valley Vista, Commission District 6.

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- P 8. LONGMIRE SUBDIVISION** **1-SA-11-C**  
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- \* **9. HARDIN VALLEY SUBDIVISION - SHADY GLEN, LLC** **7-SA-15-C**
  - a. Concept Subdivision Plan**  
South side of Hardin Valley Rd., southern end of Westcott Blvd., Commission District 6.
  - \* **b. USE ON REVIEW** **7-C-15-UR**  
Proposed use: Detached residential subdivision and apartments in PR (Planned Residential) District.
- 10. BRANDYWINE AT TURKEY CREEK, PHASE 3 - CAMPBELL STATION ROAD PARTNERS** **7-SB-15-C**
  - a. Concept Subdivision Plan**  
West end of Woodhollow Ln., west of Fretz Rd. and north of Hatmaker Ln, Commission District 6.
  - b. USE ON REVIEW** **7-D-15-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- \* **11. HOLSTON BEND DRIVE EXTENSION** **9-SA-15-C**  
Northeast end of Holston Bend Dr., east of Eastbridge Dr., Commission District 8.
- P 12. DUTCHTOWN ROAD OFFICE WAREHOUSE** **9-SB-15-C**  
Northwest side of Dutchtown Rd., southwest side of Simmons Rd., Commission District 6.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p><b>13. <u>MIMRICK</u></b> North side of W. Ford Valley Road, northeast side of Neubert Springs Road., Council District 1.</p>	<b>9-SC-15-C</b>
<p><b>W 14. <u>RESUBDIVISION OF CONRAD-BYRD PROPERTIES &amp; UNPLATTED PROPERTY - CAPITAL BANK</u></b> <b>a. Concept Subdivision Plan</b> South side of Charlie Haun Drive, west side of Washington Pike, Council District 4.</p>	<b>9-SD-15-C</b>
<p><b>W b. USE ON REVIEW</b> Proposed use: Commercial subdivision in PC-1 (Retail and Office Park) District.</p>	<b>9-G-15-UR</b>
<p><b>* 15. <u>SAFE HARBOR DEVELOPMENT - SAFE HARBOR DEVELOPMENT</u></b> <b>a. Concept Subdivision Plan</b> South &amp; east side of Sam Lee Rd., west of Solway Rd., Commission District 6.</p>	<b>9-SE-15-C</b>
<p><b>* b. USE ON REVIEW</b> Proposed use: Detached residential subdivision in PR (Planned Residential) OB (Office, Medical and Related Services) &amp; TO (Technology Overlay) District.</p>	<b>9-H-15-UR</b>

**Final Subdivisions:**

<p><b>T 16. <u>CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1</u></b> Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.</p>	<b>5-SH-15-F</b>
<p><b>P 17. <u>FAERBER PROPERTIES</u></b> 1-14-16 Southeast side of Westland Drive, south of Pellissippi Parkway, Commission District 5.</p>	<b>7-SL-15-F</b>
<p><b>18. <u>HAROLD D. AND RUTH A. MYNATT PROPERTY</u></b> South side of Tell Mynatt Road, southwest of Bell Road, Commission District 7.</p>	<b>8-SE-15-F</b>
<p><b>* 19. <u>KCDC CENTER CITY REDEVELOPMENT RESUBDIVISION OF LOT 292</u></b> North side of West Vine Avenue, at northern intersection of Locust Street, Council District 6.</p>	<b>8-SH-15-F</b>
<p><b>T 20. <u>FINAL PLAT OF THE JERRY SHARP PROPERTY</u></b> At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.</p>	<b>9-SA-15-F</b>

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* <b>21. <u>MILLER &amp; WEBB ADDITION TO KNOXVILLE, RESUB. OF LOT 8R &amp; P/O LOTS 5R, 6R, &amp; 10R</u></b> At the southwest intersection of Arrowhead Trail and Sylvan Lane, Council District 2.	<b>9-SB-15-F</b>
* <b>22. <u>SUTTON PLACE RESUBDIVISION OF LOTS 17-19</u></b> At the terminus of Stone Pony Lane, southeast side of Deane Hill Drive, Council District 2.	<b>9-SC-15-F</b>
* <b>23. <u>APAC TENNESSEE INC. PROPERTY ON SPRING HILL ROAD</u></b> At the southwest intersection of Spring Hill Road and Maplehill Road, Commission District 4.	<b>9-SD-15-F</b>
<b>P 24. <u>BRANDYWINE AT TURKEY CREEK, UNIT 3</u></b> At the terminus of Woodhollow Lane, west of Fretz Road, Commission District 6.	<b>9-SE-15-F</b>
* <b>25. <u>DOUGLAS BRETT HONEYCUTT PROPERTY</u></b> South side of Sevier Avenue, east of Dixie Street, Council District 1.	<b>9-SF-15-F</b>
* <b>26. <u>JASON ROBERTS PROPERTY</u></b> Southwest side of Russell Road, north of Kodak Road, Commission District 8.	<b>9-SG-15-F</b>
* <b>27. <u>MAPLE GLEN RESUBDIVISION OF LOTS 20-22 &amp; 24</u></b> South side of Maples Glen Lane, east side of Nubbin Ridge Road, Commission District 4.	<b>9-SH-15-F</b>
* <b>28. <u>THOMAS &amp; ANITA DRINNEN PROPERTY</u></b> At the terminus of Mountaincrest Drive, north of Ridgemont Drive, Commission District 2.	<b>9-SI-15-F</b>
<b>29. <u>STAUB, VAN GILDER AND HENDERSON'S ADDITION TO KNOXVILLE</u></b> North intersection of N. Broadway and N. Central Street, southwest side of Lamar Street, Council District 4.	<b>9-SJ-15-F</b>
* <b>30. <u>FOUNTAIN PLACE BUSINESS PARK</u></b> North side of Cogdill Road, west of Pellissippi Parkway, Commission District 6.	<b>9-SK-15-F</b>
* <b>31. <u>THE KROGER COMPANY RESUBDIVISION OF TRACT 2 &amp; PART OF TRACT 1</u></b> South side of E. Emory Road at the south intersection of Blueberry Road, Council District 5.	<b>9-SL-15-F</b>

**Rezoning and Plan Amendment/Rezoning:**

- W 32.**

**SHADY GLEN LLC**  
Northwest side Lovell Rd., northeast of Bombay Ln., Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

**8-I-15-RZ**
- \* 33.**

**U.S. REALTY INVESTMENT CORPORATION**  
Northwest side Oak Ridge Hwy., northeast of Karns Crossing Ln., Commission District 6. Rezoning from RA (Low Density Residential) to CA (General Business).

**9-A-15-RZ**
- 34.**

**THE COURTLAND GROUP, LLC**  
Southwest side Ogden St., southeast side W. Magnolia Ave., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

**9-B-15-RZ**
- \* 35.**

**JOHN KING**  
Southeast side Bob Kirby Rd., southwest of Middlebrook Pike, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

**9-C-15-RZ**
- 36.**

**ERIC MOSELEY**  
South side Bob Gray Rd., north side Dutchtown Rd., west of Bob Kirby Rd., Commission District 3. Rezoning from BP (Business and Technology) and A (Agricultural) to PR (Planned Residential).

**9-D-15-RZ**
- \* 37.**

**JOHN C. TEXADA**  
Southeast side Emory Pl., northeast side King St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

**9-E-15-RZ**

**Uses on Review**

- W 38.**

**BRANCH TOWERS**  
Southwest side of Blow Dr., southeast side of Ferry Rd. Proposed use: 190' Monopole Telecommunications Tower in A (Agricultural) District. Commission District 9.

**6-G-15-UR**
- 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**
- W 40.**

**BECKY MASSEY SERTOMA CENTER**  
North side of McDonald Dr. east side of Avonmouth Rd. Proposed use: Duplex in EN-1 (Established Neighborhood) District. Council District 6.

**8-E-15-UR**

Agenda Item No.

MPC File No.

- \* **41. KIMBERLY ROCKER** **9-A-15-UR**  
Southwest side of Tillery Rd., south of Britton Dr. Proposed use: Child Day care center for up to 30 children in R-1 (Low Density Residential) District. Council District 5.
- \* **42. MARK BIALIK, GBS ENGINEERING** **9-B-15-UR**  
Southeast side of Hardin Valley Rd., northeast side of Greenland Way. Proposed use: Bank in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- 43. MERCHANTS RETAIL PARTNERS** **9-C-15-UR**  
South side of Ailor Avenue, East side of N 17th Street, West side of Red Cross Street, and North of I-40. Proposed use: Climate control storage, 3-story in C-4 (Highway and Arterial Commercial) District. Council District 6.
- P 44. 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.
- W 45. BEN GARLINGTON** **9-E-15-UR**  
East side of Washburn Rd., east of Apex Dr. Proposed use: Church in R-2 (General Residential) District. Council District 6.
- \* **46. URBAN ENGINEERING, INC.** **9-F-15-UR**  
Southwest side of S. Peters Road, North of George Williams Road Proposed use: Child day care center in OB (Office, Medical, and Related Services) District. Commission District 3.
- \* **47. SCHULZ BREWING COMPANY** **9-I-15-UR**  
Southeast side of Bernard Ave., southwest of N Central St. Proposed use: Brewery - revised development plan in C-2 (Central Business District) District. Council District 4.
- \* **48. RANDOLPH ARCHITECTURE** **9-J-15-UR**  
East side of Valley Vista Rd., southeast side of Virginia Pine Way. Proposed use: Child day care center expansion in PC (Planned Commercial) (k) / TO (Technology Overlay) District. Commission District 6.
- \* **49. SUNDAY TEL** **9-K-15-UR**  
Northwest side of Maryville Pk., east of Edington Rd. Proposed use: Restaurant in C-1 (Neighborhood Commercial) & I-4 (Heavy Industrial) District. Council District 1.

**Other Business:**

Agenda Item No.

MPC File No.

**W 50. Consideration of similar use determination for metals manufacturing/warehousing.**

**9-A-15-OB**

**Adjournment**

**Tabled Items** (Actions to untable items are heard under Agenda Item 4)

<p><u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.</p>	<p>12-B-13-OA</p>
<p><u>TREVOR HILL</u> 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.</p>	<p>11-A-14-SC</p>
<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Hwy. and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><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.</p>	<p>7-C-10-SP</p>
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) &amp; F (Floodway) District.</p>	<p>11-SJ-08-C</p>
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-SC-09-C</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u></p>	<p>12-SJ-13-F</p>

Agenda Item No.

MPC File No.

North side of West Gallaher Ferry Dr, west of Hardin Valley Rd,  
Commission District 6.

RESUBDIVISION OF GEORGE HOSKINS PROPERTY

4-SE-14-F

North side of N. Ruggles Ferry Pike, on a private right of way known as  
Rugby Lane, Commission District 8.

HOOD PROPERTY

7-SR-15-F

North side of Rhea Road, southwest of Spangler Road, Commission  
District 9.

**U & W**

**CITY OF KNOXVILLE**

**7-D-10-RZ**

South side Joe Lewis Rd., east of Maryville Pike, Council District 1.  
Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

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.