

AGENDA

January 14, 2016

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 JANUARY 14, 2016 AGENDA**
- * 3. APPROVAL OF DECEMBER 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 Items to be voted on to be Withdrawn (Indicated with a **W**)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:

- P 5. METROPOLITAN PLANNING COMMISSION **10-A-15-OA****
 (3-10-16) 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.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

- * **6. KNOX COUNTY ENGINEERING, JIM SNOWDEN** **1-A-16-SNC**
Change unnamed right-of-way to 'Sloane Ln' between Nubbin Ridge Road and terminus of asphalt, Commission District 4.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * **7. CLEAR SPRINGS PLANTATION** **11-SB-15-C**
North and south sides of McCampbell Wells Way, west of Glen Creek Rd., Council District 4.

- 8. WESTLAND OAKS - MESANA INVESTMENTS, LLC**
 - a. Concept Subdivision Plan** **12-SB-15-C**
Southeast side of Westland Dr., northwest side of Nubbin Ridge Rd., Commission District 5.

 - b. USE ON REVIEW** **12-G-15-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- P 9. EMORY OAKS - SCOTT DAVIS**
 - a. Concept Subdivision Plan** **12-SD-15-C**
Northwest side W. Emory Rd., southwest of Chartwell Rd., Commission District 6.

 - b. USE ON REVIEW** **12-F-15-UR**
Proposed use: Detached dwellings in PR (Planned Residential) pending District.

- P 10. HIDDEN VALLEY FARMS - RUFUS H. SMITH**
 - a. Concept Subdivision Plan** **1-SA-16-C**
Southeast side of Lovell Rd., southeast of Thompson Rd., Commission District 6.

 - b. USE ON REVIEW** **1-E-16-UR**
Proposed use: Detached dwellings in PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay) pending District.

- 11. HICKORY CREST (FNA M & M PARTNERS - HICKORY CREEK) - M & M PARTNERS**
 - a. Concept Subdivision Plan** **1-SB-16-C**

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Northwest side of Hickory Creek Rd., east side of Lovelace Rd.,
Commission District 6.

b. USE ON REVIEW

1-G-16-UR

Proposed use: Detached dwellings in PR (Planned Residential)
pending District.

12. HANLEY HALL - SADDLEBROOK PROPERTIES, LLC

a. Concept Subdivision Plan

1-SC-16-C

North & south sides of Tanglewood Dr., west side of Harvey Rd.,
Commission District 5.

b. USE ON REVIEW

1-I-16-UR

Proposed use: Detached dwellings in PR (Pending) District.

Final Subdivisions:

- T 13. FAERBER PROPERTIES 7-SL-15-F**
Southeast side of Westland Drive, south of Pellissippi Parkway,
Commission District 5.
- * **14. FAITH WAY S/D 11-SA-15-F**
Northwest side of W Emory Rd, east of Oak Ridge Highway,
Commission District 6.
- * **15. HOLSTON BEND DRIVE EXTENSION 11-SE-15-F**
At the terminus of Holston Bend Drive, Commission District 8.
- * **16. HATCHER REALTY & O R MILLER RESUBDIVISION OF LOT 1 1-SA-16-F**
North side of Clinton Highway, east side of Black Oak Drive, Council
District 5.
- * **17. J A & R D HUFFAKER PROPERTY 1-SB-16-F**
East side of Campbell Road, north of Drinnen Road, Commission
District 8.
- * **18. POLESTAR DEVELOPMENT, LLC PROPERTY 1-SC-16-F**
At the intersection of Western Avenue and Mckamey Road, Council
District 3.
- * **19. BOULDER POINT, PHASE 2, RESUB. OF LOTS 58-59 & LAURA W CLIFTON 1-SD-16-F**
South side of Boulder Point Lane at southern intersection of Poplar
Grove Lane, Commission District 6.
- * **20. LECONTE VIEW INDUSTRIAL PARK RESUB. OF LOTS 4, 5R, & 7 1-SE-16-F**
North side of Old Rutledge Pike, East side of Transport Way,
Commission District 8.

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* 21. <u>DEZEARN & THOMAS PROPERTY</u> North side of E Emory Road, southwest of Foster Road, Commission District 8.	1-SF-16-F
* 22. <u>DOLLAR GENERAL GRASSY VALLEY</u> At the northwest intersection of Washington Pike and Murphy Road, Council District 4.	1-SG-16-F
* 23. <u>RUSHLAND PARK, PHASE IV, UNIT 1</u> Southwest side of Rushland Park Blvd., north of Millertown Pike, Commission District 8.	1-SH-16-F
P 24. <u>BRANDYWINE AT CAMPBELL STATION ROAD</u> North side of Campbell Station Road, east of Fretz Road, Commission District 6.	1-SI-16-F
* 25. <u>BON VIEW ADDITION TO KNOXVILLE, RESUB. OF LOTS 418-422 & 474-480</u> At the southeastern intersection of W Emerald Avenue and Elm Street, Council District 5.	1-SJ-16-F
* 26. <u>WEST HILLS ANIMAL HOSPITAL PLLC</u> West side of Piney Grove Church Road, north of Middlebrook Pike, Council District 3.	1-SK-16-F
* 27. <u>DAMERONS ADDITION RESUB. OF LOTS 28-32 & P/O 027</u> At the southwest intersection of Jennings Avenue and Stone Street, Commission District 6.	1-SL-16-F
* 28. <u>EDWARDS PLACE UNIT 3</u> At the current terminus of Edwards Place Blvd, east of Thompson School Road, Commission District 8.	1-SM-16-F

Rezoning and Plan Amendment/Rezoning:

- 29. JAMES STERNBERG (REVISED)**
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), MU-CC (Mixed Use - Community Commercial) with SP (Stream Protection) & HP (Hillside Protection) to GC (General Commercial) with SP (Stream Protection) & HP (Hillside Protection).
 - b. Rezoning** **10-B-15-RZ**
From A (Agricultural), TC (Town Center), TC (Town Center) / HZ (Historic Overlay) & F (Floodway) to CA (General Business), CA (General Business) / HZ (Historic Overlay) & F (Floodway).

- * **30. ESTATE OF BERNIECE PEARDON**
 East side Byington Beaver Ridge Rd., south of Shady Oak Ln.,
 Commission District 6.
a. Northwest County Sector Plan Amendment **1-A-16-SP**
 From LDR (Low Density Residential) to O (Office).
- * **b. Rezoning** **1-A-16-RZ**
 From RA (Low Density Residential) to OB (Office, Medical, and Related
 Services).
- * **31. PARTNERS V, LLC** **1-B-16-RZ**
 South side Yarnell Rd., west of Lovell Rd., Commission District 6.
 Rezoning from PC (Planned Commercial) / TO (Technology Overlay)
 and PR (Planned Residential) / (Technology Overlay) to PR (Planned
 Residential) / (Technology Overlay) and PC (Planned Commercial) / TO
 (Technology Overlay).
- * **32. BRIAN HANN** **1-C-16-RZ**
 Northwest side E. Jackson Ave., northeast side Morgan St., Council
 District 6. Rezoning from I-2 (Restricted Manufacturing and
 Warehousing) / D-1 (Downtown Design Overlay) to C-2 (Central
 Business District) / D-1 (Downtown Design Overlay).
- * **33. LINFIELD, HUNTER & JUNIUS, INC. JONATHAN CATANZANO** **1-D-16-RZ**
 East side N. Gallaher View Rd., south side Middlebrook Pike, Council
 District 2. Rezoning from R-1E (Low Density Exclusive Residential) to
 RP-1 (Planned Residential).
- * **34. LANE AND KELLY LOHMAN** **1-E-16-RZ**
 Southwest side Heiskell Rd., southeast of Country Walk Dr.,
 Commission District 7. Rezoning from A (Agricultural) to PR (Planned
 Residential).
- P 35. CITY OF KNOXVILLE MAYOR MADELINE ROGERO** **1-F-16-RZ**
 West side State St., south side W. Summit Hill Dr., Council District 6.
 Rezoning from C-2 (Central Business District) / D-1 (Downtown Design
 Overlay) to C-2 (Central Business District) / H-1 (Historic Overlay) and
 Design Guidelines.

Uses on Review

- P 36. 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.

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* 37.	<u>ANDREW STEWART MELLISA STEWART</u> South side of E. Emory Rd., west of Mayes Chapel Rd. Proposed use: Two duplexes on individual lots. in RA (Low Density Residential) - pending District. Commission District 7.	12-A-15-UR
* 38.	<u>CROSS COMPANY BY FLAGSHIP GROUP INC.</u> Northwest end of Discovery Ln., east side of Corridor Park Blvd. Proposed use: Revised stormwater plans in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.	1-A-16-UR
* 39.	<u>CEDAR BLUFF COMPANY</u> South side of Kingston Pike, West side of S. Cedar Bluff Rd. Proposed use: Addition to existing shopping center in SC (Shopping Center) District. Commission District 3.	1-B-16-UR
* 40.	<u>JAK FOODS</u> East side of N. Cedar Bluff Rd., south of N Peters Rd. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 2.	1-C-16-UR
* 41.	<u>WORLEY BUILDERS, INC. RON WORLEY</u> East side of Bob Kirby Rd., north of Dutchtown Rd. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 3.	1-D-16-UR
* 42.	<u>AMY BUNCH</u> South side of Sam Lee Rd., west of Solway Rd. Proposed use: Single family dwelling in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.	1-F-16-UR
* 43.	<u>GIFFIN SENIOR COMMUNITY PARTNERS LLC DAVID COCKRILL</u> East side of Beech St., south of Lenland Ave. Proposed use: Senior Residential Community (assisted living) in R-2 (General Residential) District. Commission District 1.	1-H-16-UR
P 44.	<u>JH STORAGE, LLC</u> North side of Middlebrook Pike and west side Joe Hinton Rd. Proposed use: Climate controlled storage facility in CA (General Business) District. Commission District 3.	1-J-16-UR
45.	<u>TOWERCOM VI, LLC</u> Southeast end of Fork Station Way, northeast side of Norris Freeway Proposed use: 155' Commercial Telecommunications Tower in SC (Shopping Center) District. Commission District 7.	1-K-16-UR
* 46.	<u>SITE, INCORPORATED</u> Northwest side of Westland Dr., northeast side of Pellissippi Pkwy (I-140) Proposed use: Parking lot expansion in RP-1 (Planned Residential) District. Council District 2.	1-L-16-UR

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* **47. JAKE THOMAS**

1-M-16-UR

South side of Kingston Pike, west of Moss Grove Blvd. Proposed use:
Retail in PC-1 (Retail and Office Park) (k) District. Council District 2.

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.

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.

b. Use On Review

4-D-09-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

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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.

b. USE ON REVIEW 7-H-15-UR

Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

Intersection of I-40 and McMillan Rd., Commission District 8.

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9

12-SJ-13-F

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.

CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1

5-SH-15-F

Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.

HOOD PROPERTY

7-SR-15-F

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

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.

CREEKHEAD CROSSING UNIT 2

10-SE-15-F

Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.

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).

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).

b. One Year Plan Amendment 7-C-15-PA

From P (Public Institution) to GC (General Commercial).

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c. Rezoning From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).	7-G-15-RZ
<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
b. Rezoning From A (Agricultural) to CA (General Business).	10-Q-15-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).	
<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.	
<u>WORLEY BUILDERS, INC.</u> 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.	