

AGENDA

October 14, 2010

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 14, 2010 AGENDA**
- * 3. APPROVAL OF SEPTEMBER 9, 2010 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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 that has been requested for postponement, please contact Buz Johnson of the MPC staff at 215-2500. For information on any other agenda items, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

- * 5. KNOXVILLE CITY COUNCIL** **10-A-10-OA**
Amendment to the City of Knoxville Zoning Ordinance allowing the keeping of domesticated chickens in all residential zone districts pursuant to City of Knoxville Ordinance No. O-116-2010.

Alley or Street Closures:

NONE

Street or Subdivision Name Changes:

- 6. **RICK EMMETT FOR KNOXVILLE PUBLIC PROPERTY NAMING COMMITTEE (Revised)** **10-A-10-SNC**
Change Hutchinson Avenue to 'Bill Williams Way' between Edgewood Avenue and Rosemond Drive, Council District 4.

Plans, Studies, Reports:

- 7. **METROPOLITAN PLANNING COMMISSION** **12-A-09-SAP**
Hillside and Ridgetop Conservation Plan.
- P 8. **METROPOLITAN PLANNING COMMISSION** **6-A-10-SAP**
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.
- P 9. **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.

Concepts/Uses on Review:

- T 10. **TIPPIT VILLAGE - SITES TO SEE, INC.** **9-SA-10-C**
 - a. **Concept Subdivision Plan**
Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.
 - T **b. Use On Review** **9-E-10-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.
- * 11. **BISHOP RIDGE** **10-SA-10-C**
North side of Bishop Knoll Ln, northeast side of Bishop Rd, Commission District 7.

Final Subdivisions:

- * 12. **ROBERT D. FOREMAN PROPERTY** **11-SD-09-F**
East side of Ellison Lane north of Wrights Ferry Rd., Commission District 4.
- * 13. **SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3** **5-SB-10-F**
West side of Whirlwind Way, south of Mascot Rd., Commission District 8.

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| P | 14. <u>STEVE & ELIZABETH CARDWELL PROPERTY</u>
Nickle Rd, 1100' northwest of Pleasant Ridge Rd, Council District 3. | 10-SA-10-F |
| * | 15. <u>ROSE MARIE FIRST ADDITION LOT 2</u>
North side of Dutch Valley Dr, east of Plummer Rd, Council District 5. | 10-SB-10-F |
| * | 16. <u>KENNETH S AND KIMBERLEY CLABOUGH PROPERTY</u>
At the terminus of Bowers Rd, south of Flint Gap, Commission District 8. | 10-SC-10-F |
| * | 17. <u>PEBBLESTONE VILLAS RESUBDIVISION OF LOT 1</u>
West side of Murphy Rd., south of Tazewell Pike, Commission District 7. | 10-SD-10-F |
| * | 18. <u>HURD AND BRADEN PROPERTY</u>
At the terminus of Messer Lane, northeast of Weaver Rd., Commission District 6. | 10-SE-10-F |
| * | 19. <u>HOLLIDAY PROPERTY RESUBDIVISION OF LOT 2</u>
North side of Ebenezer Oaks Ln, northeast of Ebenezer Rd, Commission District 4. | 10-SF-10-F |
| * | 20. <u>FAR VIEW HILLS BLOCK E RESUBDIVISION OF LOTS 2, 3, AND 4R</u>
West side of Nocona Dr, north of Farland Dr, Council District 2. | 10-SG-10-F |
| * | 21. <u>BISHOP RIDGE RESUBDIVISION OF LOT 1R-1R</u>
North side of Bishop Knoll Lane, northeast side of Bishop Rd, Commission District 7. | 10-SH-10-F |
| * | 22. <u>MANORHOUSE RETIREMENT FACILITY</u>
At the intersection of S Northshore Dr and Branton Blvd., Council District 2. | 10-SI-10-F |

Rezoning and Plan Amendment/Rezoning:

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| T | 23. <u>CLAYTON BANK & TRUST</u>
Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential). | 3-B-10-RZ |
| * | 24. <u>TN VALLEY SURVEYING, INC. (Revised)</u>
East side Branch Ln., north of N. Ruggles Ferry Pike, Commission District 8. Rezoning from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential). | 9-E-10-RZ |

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- 25. CAD PROPERTIES**
Northwest side Tazewell Pike, northeast of Smithwood Rd., Council District 4.
- a. North City Sector Plan Amendment** **10-A-10-SP**
From MDR (Medium Density Residential) to O (Office).
- b. One Year Plan Amendment** **10-A-10-PA**
From MDR (Medium Density Residential) to O (Office).
- c. Rezoning** **10-A-10-RZ**
From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- * **26. ROBERT G. CAMPBELL AND ASSOCIATES** **10-B-10-RZ**
Southeast side E. Emory Rd., southwest of Emory Pointe Ln., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **27. DAVID BAILEY** **10-C-10-RZ**
East side Chapman Hwy., south of Sevierville Pike, Commission District 8. Rezoning from CA (General Business) and A (Agricultural) to CB (Business and Manufacturing).
- P 28. TENNESSEE LAND INVESTMENT PROPERTIES, LLC**
- Northwest side Pelham Rd., east of Rutledge Pike, Council District 6.
- a. East City Sector Plan Amendment** **10-B-10-SP**
From MDR (Medium Density Residential) to LI (Light Industrial).
- P b. One Year Plan Amendment** **10-C-10-PA**
From MDR (Medium Density Residential) to LI (Light Industrial).
- P c. Rezoning** **10-D-10-RZ**
From R-2 (General Residential) to I-3 (General Industrial).
- * **29. MPC AND CITY OF KNOXVILLE COMMUNITY DEVELOPMENT**
- Northwest side Branner St., southeast side W. Quincy Ave., Council District 5.
- a. One Year Plan Amendment - MPC** **10-B-10-PA**
From HI (Heavy Industrial) to MDR (Medium Density Residential).
- * **b. Rezoning – City of Knoxville Community Development** **10-E-10-RZ**
From I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay) to R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay).

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- 30. MATISSE CAPITAL, LLC**
 Southwest side King St., northwest side W. Fifth Ave., Council District 6.
- W a. One Year Plan Amendment** **10-E-10-PA**
 From GC (General Commercial) to CBD (Central Business District).
- * b. Rezoning** **10-F-10-RZ**
 From C-3 (General Commercial) to C-2 (Central Business District).
- 31. MPC AND NORTHSHORE MARKET INVESTORS, LLC**
 North side S. Northshore Dr., southwest side I-140, Council District 2.
- a. One Year Plan Amendment - MPC** **10-F-10-PA**
 From MU (Mixed Use) (TND-1 -Traditional Neighborhood Development) to GC (General Commercial).
- b. Rezoning – Northshore Market Investors, LLC** **10-G-10-RZ**
 From TC-1 (Town Center) to PC-1 (Retail and Office Park).

Uses on Review:

- * 32. THE KROGER COMPANY** **7-D-10-UR**
 North side of Kingston Pk., west side of N. Cedar Bluff Rd. Proposed use: Retail development in PC-1 (Retail and Office Park) pending District. Council District 2.
- * 33. SMITHBILT, LLC** **10-A-10-UR**
 Northwest side of Belle Terra Rd, south of Robinson Rd. Proposed use: Duplex units in RP-1 (Planned Residential) District. Council District 3.
- 34. CHARLES BRETT RICHARDSON** **10-B-10-UR**
 North side of S. Northshore Dr, west of Thunderhead Rd. Proposed use: Liquor Store in TC-1(Town Center) District. Council District 2.
- * 35. JOHN S. DRUMMER** **10-C-10-UR**
 North side of Western Ave, west of Palmetto Rd. Proposed use: Gas - N- Go Fueling Center in SC-1 (Neighborhood Shopping Center) District. Council District 3.
- * 36. RAY WALKER - WALKER TRUCKING CONTRACTORS, INC. (Revised)** **10-D-10-UR**
 North side of Rutledge Pike, east of Rosewood Rd. Proposed use: Mining and mineral extraction (soil removal) and crushed stone storage and distribution facility in PC (Planned Commercial) District. Commission District 8.

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- * **37. RACHEL LAYTON** **10-E-10-UR**
East side of Woodpointe Dr., north of Rhododendron Dr. Proposed use: Child Day Care Center in PR (Planned Residential) District. Commission District 3.

- * **38. LAND DEVELOPMENT SOLUTIONS** **10-F-10-UR**
Southeast side of Horseshoe Bend Lane, northeast side of Pellissippi Parkway. Proposed use: Church and Parking Lot Expansion in BP (Business and Technology) & TO (Technology Overlay) District. Commission District 6.

- P 39. T-MOBILE SOUTH LLC** **10-G-10-UR**
North side of Dante Road, west of Dry Gap Pike. Proposed use: 220' Lattice Telecommunications Tower in CB (Business and Manufacturing) District. Commission District 7.

Other Business:

- * **40. Consideration of Use determination for higher education business classes in the SC-3 (Regional Shopping Center) Zoning District.** **10-A-10-OB**

- * **41. Consideration of extension of the concept plan for Loves Knoll until September 2012 - File No. 9-SA-08-C.** **10-B-10-OB**

Adjournment

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

- METROPOLITAN PLANNING COMMISSION **8-A-08-OA**
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Secti4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.

- KNOX COUNTY SCHOOLS **1-C-08-SC**
Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

- WILSON RITCHIE **3-F-10-SC**
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

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BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

a. Concept Subdivision Plan 1-SG-08-C
Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.

b. Use On Review 1-J-08-UR
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

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.

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18

8-SB-08-F
South side of Woodlawn Pike, east of Southwood Drive, Council District 1.

DAVIN AND STURM RESUBDIVISION OF LOT 1R2

10-SQ-08-F
South side of Kingston Pike, south of Walker Springs, Council District 2.

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4

11-SO-08-F
South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.

LECONTE VISTA

11-SP-08-F
Kelly Lane near intersection of Kodak Road, Commission District 8.

HART PROPERTY

12-SH-08-F
East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.

<u>Agenda Item No.</u>	MPC File No.
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Road, Commission District 8.	2-SO-09-F
<u>WYRICK PROPERTY</u> East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.	8-SC-09-F
U <u>BRANDYWINE AT TURKEY CREEK PHASE I</u> West side of Fretz Road, south of Campbell Station Road, Commission District 6.	8-SP-10-F
<u>OLIVER A. SMITH</u> Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5.	
a. Southwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	6-H-06-SP
b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).	6-S-06-RZ
<u>PROPERTIES DIVERSIFIED, INC.</u> Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.	
a. North County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	8-B-08-SP
b. Rezoning From RB (General Residential) to CB (Business and Manufacturing).	8-E-08-RZ
<u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u> Area generally described from White Avenue to Lake Avenue between CSX Railroad Corridor and Seventeenth Street (See Map), Council District 1. Rezoning from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.	8-O-08-RZ
<u>JAMES L. MCCLAIN</u> Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.	
a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).	9-A-09-SP
b. Rezoning From A (Agricultural) to CB (Business and Manufacturing).	9-A-09-RZ
<u>LISA HOSKINS</u> Northwest side of Merchant Dr., northeast side of Scenicwood Rd. Proposed use: Afterschool day care facility and family life center in	4-F-08-UR

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R-1 (Low Density Residential) & R-2 (General Residential) District.
Council District 5.

MIKE ELLIOTT

2-A-10-UR

West side of Arthur St., north side of McGhee Av. Proposed use:
Restaurant in C-1 (Neighborhood Commercial) & H-1 (Historic
Overlay) District. Council District 6.

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).