

# AGENDA

## February 9, 2012

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 FEBRUARY 9, 2012 AGENDA**
- \* 3. **APPROVAL OF JANUARY 12, 2012 MINUTES**
- 4. **POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <b><u>P</u></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 Withdrawn	(Indicated with an underlined 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><u>W</u></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Items to be voted on to be Withdrawn	(Indicated with a 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 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:**

- P 5. KNOXVILLE CITY COUNCIL **1-A-12-OA****  
Amendment to the Knoxville Zoning Ordinance regarding appropriate zoning for crematoria in Knoxville.

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

Agenda Item No.

MPC File No.

- |             |  |                   |
|-------------|--|-------------------|
| <b>T 6.</b> | <b><u>GERDAU</u></b><br>Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5.   | <b>12-A-11-SC</b> |
| <b>T 7.</b> | <b><u>GERDAU</u></b><br>Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5.  | <b>12-B-11-SC</b> |
| <b>* 8.</b> | <b><u>JOHN R. &amp; BRENDA BURCHFIELD</u></b><br>Request closure of Unnamed alley between Southern boundary of 093DE011 (at Fitz Drive, west of Texas Avenue) and northern boundary of 093DE010, Council District 3. | <b>2-A-12-AC</b>  |
| <b>* 9.</b> | <b><u>JOHN R. AND BRENDA BURCHFIELD</u></b><br>Request closure of Fitz Dr between West side of Texas Avenue and western terminus at 093DE012, Council District 3.  | <b>2-A-12-SC</b>  |

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- |              |   |                  |
|--------------|---|------------------|
| <b>T 10.</b> | <b><u>GERDAU AMERISTEEL PROPERTY</u></b><br>Northwest side of Ely Ave., southwest of Bragg St., Council District 5. | <b>2-SA-12-C</b> |
|--------------|---|------------------|

**Final Subdivisions:**

- |              |  |                   |
|--------------|--|-------------------|
| <b>P 11.</b> | <b><u>MILLERTOWN COMMERCIAL CENTER</u></b><br>West of Millertown Pike, south of Loves Creek Rd., Council District 4.                                   | <b>9-SF-11-F</b>  |
| <b>P 12.</b> | <b><u>CARTREF ADDITION RESUBDIVISION OF LOTS 10 &amp; 16 BLOCK A</u></b><br>South side of Sherwood Dr, west of Westland Dr., Council District 2.       | <b>11-SB-11-F</b> |
| <b>* 13.</b> | <b><u>HARDIN VALLEY CROWN CENTER REPLAT OF LOTS 1 &amp; 2</u></b><br>South side of Hardin Valley, west side of Iron Gate Blvd., Commission District 6. | <b>2-SA-12-F</b>  |
| <b>* 14.</b> | <b><u>THE COURTLAND GROUP PROPERTY ON WILLOW</u></b><br>North side of Willow Ave, east of S. Central St., Council District 6.                          | <b>2-SB-12-F</b>  |

<u>Agenda Item No.</u>	MPC File No.
* <b>15. <u>WHISPERING WOODS PHASE I</u></b> South side of Nubbin Ridge Rd, west of Hampson Ln., Commission District 4.	<b>2-SC-12-F</b>
* <b>16. <u>SILVER LEAF PHASE 3</u></b> Southeast side of Skyline Dr, southwest side of James Rd, Council District 6.	<b>2-SD-12-F</b>
* <b>17. <u>MARK HAWKINS PROPERTY</u></b> Southwest intersection of Meadow Creek and W Emory Rd, Commission District 6.	<b>2-SE-12-F</b>
* <b>18. <u>BURNETT PROPERTY</u></b> Corner of Ford Town Rd and Shannon Ln., Commission District 9.	<b>2-SF-12-F</b>
* <b>19. <u>MINNIS FIRST ADDITION TO KNOXVILLE RESUB. OF LOTS 1-10 BLOCK J</u></b> North side of Sevierville Pike, between Compton and Bradford, Council District 1.	<b>2-SG-12-F</b>

**Rezoning and Plan Amendment/Rezoning:**

* <b>20. <u>METROPOLITAN PLANNING COMMISSION</u></b> Northwest and southeast sides New York Ave., northeast side Stonewall St., southwest side Bragg St. Council District 5.	
* <b>a. Central City Sector Plan Amendment</b> From HI (Heavy Industrial) & PPOS (Parks and Public Open Space) to LDR (Low Density Residential).  Northwest and southeast sides New York Ave. and Louisiana Ave., southwest side Sheridan St., northeast side Stonewall St., Council District 5.	<b>1-C-12-SP</b>
* <b>b. One Year Plan Amendment</b> From LI (Light Industrial) & MU (Mixed Uses) [(LI (Light Industrial), LDR (Low Density Residential)] to LDR (Low Density Residential).	<b>1-B-12-PA</b>
* <b>c. Rezoning</b> From I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).	<b>1-G-12-RZ</b>
* <b>21. <u>COURTLAND GROUP, LLC</u></b> North side of Willow Ave., east of S. Central 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).	<b>2-A-12-RZ</b>

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- \* **22. JOHN R. & BRENDA BURCHFIELD** **2-B-12-RZ**  
West side of Texas Ave., north side of Fitz Dr., Council District 3. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to I-3 (General Industrial).
- \* **23. STEVEN A. BUFFALO** **2-C-12-RZ**  
Northwest side Meredith Rd., northeast of Hannahs Park Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

**Uses on Review**

- \* **24. SMITHBUILT** **2-A-12-UR**  
West side of Childress Rd. south of Turning Point Rd. Proposed use: Detached residential subdivision in PR (Planned Residential) District. Commission District 7.
- 25. HATCHER HILL PROPERTIES, LLC TIM HILL** **2-B-12-UR**  
Northwest side of Sutherland Ave., southwest side of N. Concord St. Proposed use: Multi-dwelling apartments in O-1 (Office, Medical, and Related Services) District. Council District 6.
- \* **26. JOHN MARK HURST** **2-C-12-UR**  
Northeast side of Howard Bennett Way, north of W. Emory Rd. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 6.

**Other Business:**

None

**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.
- WILSON RITCHIE **3-F-10-SC**  
Request closure of Lecil Rd between Asheville Highway 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.

Agenda Item No.

MPC File No.

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.

TIPPIT VILLAGE - SITES TO SEE, INC.

a. Concept Subdivision Plan

9-SA-10-C

Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.

b. Use On Review

9-E-10-UR

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

LONGMIRE SUBDIVISION

1-SA-11-C

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

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

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE

8-O-08-RZ

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.

Agenda Item No.

MPC File No.

JAMES L. MCCLAIN

Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

9-A-09-SP

From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

b. Rezoning

9-A-09-RZ

From A (Agricultural) to CB (Business and Manufacturing).

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).

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).