

AGENDA

July 12, 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 JULY 12, 2012 AGENDA**
- * 3. APPROVAL OF JUNE 14, 2012 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

None

Alley or Street Closures:

- * 5. CENTRAL UNITED METHODIST CHURCH** **7-A-12-AC**
Request closure of Unnamed alley between Lamar Street and northwest boundary of parcel 094DL008, Council District 4.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **6. METROPOLITAN PLANNING COMMISSION** **6-A-12-SP**
North County Sector Plan Update. Commission Districts 6, 7, & 8 and Council Districts 3 & 5.

Concepts/Uses on Review):

- * **7. VILLAGE AT BEARDEN, PHASE II - WORLEY BUILDERS, INC.** **7-SA-12-C**
 - a. Concept Subdivision Plan**
South side of Bearden View Ln. west side of Francis Rd., Council District 3.
 - * **b. USE ON REVIEW** **7-D-12-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) & RP-1 pending District.

Final Subdivisions:

- W 8. CORRYTON ACRES RESUBDIVISION OF LOTS 1 & 19** **6-SB-12-F**
Southeast side of E Emory Rd, northeast side of Casselberry Rd, Commission District 8.
- * **9. HONEYROCK** **7-SA-12-F**
Martin Luther King Blvd. at the intersection of Asheville Hwy., Council District 6.
- * **10. EBENEZER UNITED METHODIST CHURCH** **7-SB-12-F**
West side of Ebenezer, north side of Westland Drive, Commission District 5.
- * **11. MARIETTA ADDITION P/O LOT 38 AND ACREAGE** **7-SC-12-F**
Southeast side of Leflore Avenue, northeast of Divide Street, Council District 5.
- * **12. GREENBROOK UNIT 4** **7-SD-12-F**
Solway Road north of Hardin Valley, Commission District 6.
- * **13. YARNELL STATION UNIT 1** **7-SE-12-F**
Yarnell Road east of Campbell Station Road, Commission District 6.

Rezoning and Plan Amendment/Rezoning:

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MPC File No.

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| W 14. | <u>INDEPENDENT HEALTHCARE PROPERTIES</u>
South side S. Northshore Dr., west of Admirals Landing Blvd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential). | 6-E-12-RZ |
| * | 15. <u>METROPOLITAN PLANNING COMMISSION</u>
East side N. Broadway, south side Emoriland Blvd., Council District 4.
a. East City Sector Plan Amendment
From C (Commercial) to PP (Public Parks and Refuges). | 7-A-12-SP |
| * | b. One Year Plan Amendment
From GC (General Commercial) & F (Floodway) to PP (Public Parks and Refuges) & F (Floodway). | 7-A-12-PA |
| * | c. Rezoning
From C-3 (General Commercial) & F-1 (Floodway) to OS-2 (Park and Open Space District) & F-1 (Floodway). | 7-A-12-RZ |
| W | 16. <u>METROPOLITAN PLANNING COMMISSION</u>
North side Emoriland Blvd., east side N. Broadway, Council District 4.
a. East City Sector Plan Amendment
From C (Commercial) to LDR (Low Density Residential). | 7-B-12-SP |
| * | b. One Year Plan Amendment
From GC (General Commercial) & F (Floodway) to LDR (Low Density Residential) & F (Floodway). | 7-B-12-PA |
| * | c. Rezoning
From C-3 (General Commercial) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay) to R-1 (Low Density Residential) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay). | 7-B-12-RZ |
| 17. | <u>JAMES A. BENNETT AND SPOUSE, TAMMY S. BENNETT</u>
Northwest side Apache Rd., northwest of Rutledge Pike, Commission District 8.
a. Northeast County Sector Plan Amendment
From LDR (Low Density Residential) to C (Commercial). | 7-E-12-SP |
| | b. Rezoning
From A (Agricultural) to CA (General Business). | 7-C-12-RZ |
| P 18. | <u>NORTHSHORE MARKET INVESTORS, LLC</u>
Northeast side Clingmans Dome Dr., northwest side Chimney Top Ln., Council District 2. Rezoning from OS-2 (Park and Open Space) to TC-1 (Town Center). | 7-D-12-RZ |

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- * **19. ROBERT MINARD** **7-E-12-RZ**
North side W. Marine Rd., north of Babs Rd., Commission District 9.
Rezoning from A (Agricultural) to RA (Low Density Residential).

- 20. HARB-WHITE PROPERTIES**
Southwest side Bridgewater Rd., north side I-40, Council District 2.
 - a. Northwest County Sector Plan Amendment** **7-C-12-SP**
From MDR (Medium Density Residential) to O (Office).

 - b. One Year Plan Amendment** **7-D-12-PA**
From MDR (Medium Density Residential) to O (Office).

 - c. Rezoning** **7-F-12-RZ**
From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

- * **21. RONNIE PHILLIPS** **7-G-12-RZ**
Northwest side Washington Pike, northeast of Atoka Ln., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

- * **22. PINNACLE NATIONAL BANK** **7-H-12-RZ**
South side Asheville Hwy., north side S. Ruggles Ferry Pike, east of E. Governor John Sevier Hwy., Commission District 8. Rezoning from RB (General Residential) to CA (General Business).

- * **23. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**
Northeast side Curie Pl., southeast side Wilson Ave., northwest side Selma Ave., Council District 6.
 - a. East City Sector Plan Amendment** **7-D-12-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

 - * **b. One Year Plan Amendment** **7-E-12-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).

 - * **c. Rezoning** **7-I-12-RZ**
From R-1 (Low Density Residential) to R-2 (General Residential).

- 24. C.E. BROWN PROPERTIES / ARTHUR SEYMOUR**
South side S. Northshore Dr., northeast side Osprey Point Ln., southwest side Pellissippi Pkwy., Council District 2.
 - a. Southwest County Sector Plan Amendment** **7-F-12-SP**
From LDR (Low Density Residential) to C (Commercial).

 - b. One Year Plan Amendment** **7-F-12-PA**
From O (Office) (K) to GC (General Commercial).

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c. Rezoning

7-J-12-RZ

From A-1 (General Agricultural) and O-3 (Office Park) to C-6 (General Commercial Park).

Uses on Review

25. LKM PROPERTIES

6-A-12-UR

East side of Ebenezer Rd., southeast side of Westland Dr. Proposed use: Convenience Store in PC (Planned Commercial) District. Commission District 5.

P 26. BEVERLY HOLLAND

6-C-12-UR

Southeast side of Holston Dr., northwest side of Speedway Circle. Proposed use: Child Day Care Center for up to 100 children in C-3 (General Commercial) District. Council District 6.

*** 27. WELLSPRING SENIOR LIVING SAMUEL J. FURROW**

7-A-12-UR

Northeast side of Thunder Ln., northwest of E. Emory Rd. Proposed use: Assisted living/memory care - 40 unit/60 beds in OB (Office, Medical, and Related Services) District - Pending. Commission District 7.

*** 28. FLAGSHIP GROUP, INC.**

7-B-12-UR

Southeast side of Corridor Park Blvd., southeast end of Data Ln. Proposed use: Medical facility expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

29. U. S. CELLULAR CORPORATION

7-C-12-UR

East side of Monday Rd., northeast of Corryton Rd. Proposed use: 250' Lattice Telecommunications Tower in A (Agricultural) District. Commission District 8.

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.

<u>Agenda Item No.</u>	MPC File No.
<u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway 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>GERDAU</u> Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5.	12-A-11-SC
<u>GERDAU</u> Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5.	12-B-11-SC
<u>GERDAU AMERISTEEL PROPERTY</u> Northwest side of Ely Ave., southwest of Bragg St., Council District 5.	2-SA-12-C
<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>TIPPIT VILLAGE - SITES TO SEE, INC.</u> a. Concept Subdivision Plan Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.	9-SA-10-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-E-10-UR
<u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	1-SA-11-C

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<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>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>CITY OF KNOXVILLE</u> South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).	7-D-10-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).	4-B-10-UR