

AGENDA

March 8, 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 MARCH 8, 2012 AGENDA**
- * 3. **APPROVAL OF FEBRUARY 9, 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 Withdrawn | (Indicated with an underlined W) |
| Items to be voted on to be Withdrawn | (Indicated with a W) |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:

5. **KNOXVILLE CITY COUNCIL** **1-A-12-OA**
 Amendment to the Knoxville Zoning Ordinance regarding appropriate zoning for crematoria in Knoxville.
6. **CITY OF KNOXVILLE POLICY & REDEVELOPMENT DEPARTMENT** **3-A-12-OA**
 City of Knoxville Zoning Ordinance, Article V, Section 10, Signs, Billboards, and other Advertising Structures, to amend provisions relating to public assembly facility signs.

Alley or Street Closures:

- * **7. PERRY ENGINEERING, LLC** **3-A-12-SC**
Request closure of S Northshore Dr between Kroger Park Drive right-of-way and eastern property line of tax parcel 154EE001, Council District 2.
- * **8. RIDGEBROOK II, LP** **3-B-12-SC**
Request closure of Ridgebrook Ln between Western Avenue and Major Avenue, Council District 6.

Street or Subdivision Name Changes:

- * **9. JOY OF MUSIC SCHOOL** **3-A-12-SNC**
Change Travis Avenue to 'James A. Dick Avenue' between Red Cross St. and southwest corner of tax parcel 094KL014, Council District 6.

Plans, Studies, Reports:

- * **10. METROPOLITAN PLANNING COMMISSION** **3-A-12-OYP**
2012 Update to the Knoxville One Year Plan.

Concepts/Uses on Review:

- * **11. STRATFORD PARK, UNIT 4** **3-SA-12-C**
Northern end of Lampwick Ln., west of Jim Sterchi Rd., Council District 5.

Final Subdivisions:

- * **12. MILLERTOWN COMMERCIAL CENTER** **9-SF-11-F**
West of Millertown Pike, south of Loves Creek Rd., Council District 4.
- P 13. CARTREF ADDITION RESUBDIVISION OF LOTS 10 & 16 BLOCK A** **11-SB-11-F**
South side of Sherwood Dr, west of Westland Dr., Council District 2.
- * **14. VICKIE L CAUGHON PROPERTY** **3-SA-12-F**
Northwest side of Ball Road, east of Pellissippi Parkway, Commission District 6.
- * **15. RESUBDIVISION OF LOT 1 MCKENRY PROPERTY** **3-SB-12-F**
South side of Fox Road, east of Canton Hollow Road intersection, Commission District 5.

Agenda Item No.

MPC File No.

- | | | | |
|--------------|---|--|------------------|
| P 16. | <u>FALCON POINTE UNITE 4</u> South side of S. Northshore Drive, east of Falcon Pointe Drive, Commission District 5. | 3-SC-12-F | |
| * | 17. | <u>CONCORD CROSSING</u> West side of Woody Drive, south of Canton Hollow Drive, Commission District 5. | 3-SD-12-F |
| * | 18. | <u>CONTINUUM COURTYARDS</u> North side of E. Inskip Drive and east side of Elder Road, Council District 5. | 3-SE-12-F |
| * | 19. | <u>PIEDMONT PLACE RESUBDIVISION OF LOTS 4-6</u> West side of N. Broadway, south side of Fairfax Avenue, Council District 5. | 3-SF-12-F |
| * | 20. | <u>THE ERIN HENLEY ADDITION TO POWELL</u> Southeast side of Stamps Lane, southwest of Camberly Drive, Commission District 7. | 3-SG-12-F |
| * | 21. | <u>SOUTHERN RAILROAD DEPOT</u> Intersection of W. Depot Avenue and N. Gay Street, Council District 6. | 3-SH-12-F |

Rezoning and Plan Amendment/Rezoning:

- | | | | |
|----------|------------|---|--|
| * | 22. | <u>RANDOLPH ARCHITECTURE</u> East side Prosperity Dr., south of Executive Park Dr., Council District 2. Rezoning from C-3 (General Commercial) to O-1 (Office, Medical, and Related Services). | 3-A-12-RZ |
| | 23. | <u>GRAHAM CORPORATION</u> Southeast side Old Callahan Dr., north of Clinton Hwy., Commission District 7 & City Council District 3. a. Northwest City Sector Plan Amendment From O (Office) to C (Commercial). b. Rezoning From PC-1 (Retail and Office Park), A (Agricultural) and RB (General Residential) to C-4 (Highway and Arterial Commercial) and CB (Business and Manufacturing). | 3-A-12-SP 3-B-12-RZ |
| P | 24. | <u>CITY OF KNOXVILLE</u> Northwest side Callahan Dr., southwest of Keck Rd., Council District 3. Rezoning from No Zone to I-3 (General Industrial) and A-1 (General Agricultural). | 3-C-12-RZ |

Agenda Item No.

MPC File No.

- P 25. CITY OF KNOXVILLE**
 Northwest side Washington Pike, southeast side McCampbell Dr., southwest of Mill Rd., Council District 4. Rezoning from No Zone to R-2 (General Residential) and RP-1 (Planned Residential) @ 1-4 du/ac.

3-D-12-RZ
- P 26. CITY OF KNOXVILLE**
 Northwest side Washington Pike, southwest of Mill Rd., Council District 4. Rezoning from No Zone to R-2 (General Residential).

3-E-12-RZ
- * 27. METROPOLITAN PLANNING COMMISSION**
 Southwest side Johnston St., southeast of Heiskell Ave., Council District 5. Rezoning from C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).

3-F-12-RZ
- 28. METROPOLITAN PLANNING COMMISSION**
 Northwest and southeast sides Texas Ave., southwest of Bragg St., northeast side McPherson St., Council District 5. Rezoning from C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).

3-G-12-RZ

Uses on Review

- P 29. REV. ALAN SMITH**
 South side of Dutchtown Rd., west of Rennboro Rd. Proposed use: Expansion/addition to church and school facility with after school care in C-6 (General Commercial Park) District. Council District 2.

11-A-11-UR
- * 30. JEFFREY NASH**
 Northwest side of Willow Av., east of S. Central St. Proposed use: Parking lot in C-2 (Central Business District) & D-1 (Downtown Design Overlay District) District. Council District 6.

3-A-12-UR
- 31. NIKI MARTIN**
 West side of Hackman St., north of McClung Av. Proposed use: Child day care center in R-1 (Low Density Residential) District. Council District 1.

3-B-12-UR
- * 32. STERLING DEVELOPMENT, LLC**
 South side of Gleason Dr., west side of Welsley Park Rd., north side of Deane Hill Dr. Proposed use: Apartments in RP-1 (Planned Residential) District. Council District 2.

3-C-12-UR
- P 33. JOHN A. MURPHY**
 North side of Gleason Dr., east of Morrell Rd. Proposed use: Residential units above retail commercial in PC-1 (Retail and Office Park) District. Council District 2.

3-D-12-UR

Agenda Item No.

MPC File No.

- * **34. PETE CARPENTER C/O STACY MENARD** **3-E-12-UR**
West side of Dowell Springs Blvd., east side of Dick Lonas Rd., north of Lonas Spring Dr. Proposed use: Medical Facility in PC-1 (Retail and Office Park) & O-3 (Office Park) District. Council District 3.

Other Business:

- * **35. **Consideration of two-year extension of concept plan for the Dog Wood Cove Subdivision - 4-SB-10-C & 4-C-10-UR.**** **3-A-12-OB**
- * **36. **Consideration of approval for FY 11/12 Budget Line Item Transfers in amounts over \$10,000.**** **3-B-12-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.

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.

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.

GERDAU 12-A-11-SC
Request closure of Stonewall St between Ely Avenue and northwest property line of parcel 081PK035, Council District 5.

GERDAU 12-B-11-SC
Request closure of Ely Ave between Stonewall Street and northeast property line of parcel 081PK035, Council District 5.

GERDAU AMERISTEEL PROPERTY 2-SA-12-C
Northwest side of Ely Ave., southwest of Bragg St., Council District 5.

WILLOW FORK - GRAHAM CORPORATION

| <u>Agenda Item No.</u> | MPC File No. |
|--|--------------|
| 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 |
| <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 |