

AGENDA

November 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 NOVEMBER 8, 2012 AGENDA**
- * 3. **APPROVAL OF OCTOBER 11, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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** **9-A-12-OA**
 Amendments to the City of Knoxville Zoning Ordinance to permit courtyard development in some residential zone districts.
- * 6. **CITY OF KNOXVILLE ENGINEERING DEPARTMENT** **11-A-12-OA**
 Amendments to the Knoxville Zoning Ordinance related to design and construction standards for parking areas and driveways, including a revised definition for parking space.

Agenda Item No.

MPC File No.

- * **15. JACK R & HAZEL M SMITH PROPERTY** **11-SE-12-F**
South side of Tipton Station Road west side of Goddard Road,
Commission District 9.
- * **16. THE CENTER AT KINGSTON** **11-SF-12-F**
North side of Kingston pike, east of N. Gallaher View Road, Council
District 2.

Rezoning and Plan Amendment/Rezoning:

- P 17. KINGSTON PIKE, LLC (REVISED)** **8-J-12-RZ**
South side Kingston Pike, west of Moss Grove Blvd., Council District 2.
Rezoning from PC-1 (Retail and Office Park) / H-1 (Historic Overlay)
with conditions to PC-1 (Retail and Office Park) with modified
conditions.
- * **18. BRENNON GARRETT** **11-A-12-RZ**
Southeast side Millertown Pike, southwest of Amelia Rd., Council
District 4. Rezoning from R-1 (Low Density Residential) to O-1 (Office,
Medical, and Related Services).
- * **19. HARRIGAN CONSTRUCTION COMPANY, LLC**
Northwest side Sutherland Ave., southwest side Sutherland View Way,
Council District 6.
 - a. Central City Sector Plan Amendment** **11-A-12-SP**
From LI (Light Industrial) to MDR (Medium Density Residential).
 - * **b. Rezoning** **11-B-12-RZ**
From C-3 (General Commercial) to R-2 (General Residential).

Uses on Review

- * **20. 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.
- 21. CAROL PHILLIPS** **10-D-12-UR**
North side of Bridgestone Place, northeast of Nubbin Ridge Dr.
Proposed use: 1500 square foot garage (accessory structure) in R-1
(Low Density Residential) District. Council District 2.
- * **22. MIDWAY REHABILITATION CENTER** **11-A-12-UR**
North side of E. Magnolia Ave., west side of Myrtle Ave. Proposed
use: Medical facility in O-1 (Office, Medical, and Related Services)
District. Council District 6.

Agenda Item No.

MPC File No.

- * **23. ROBERT JUST** **11-B-12-UR**
Northwest side of Tecoma Dr., northeast of Whittle Springs Rd.
Proposed use: Detached residence in RP-1 (Planned Residential)
District. Council District 4.
- * **24. SITE INCORPORATED** **11-C-12-UR**
West side of Millertown Pike, north side of North Mall Rd., southeast
side of Knoxville Center Dr., and southwest side of Kinzel Way
Proposed use: Sam's Club retail expansion and addition of a 12
pump fuel center in SC-3 (Regional Shopping Center) District.
Council District 4.

Other Business:

- 25. Consideration of Nomination of Officers for Calendar Year 2013.** **11-A-12-OB**

Adjournment

**MPC'S ANNUAL MEETING
WILL BE HELD IMMEDIATELY FOLLOWING THE MPC HEARING.**

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.
- WILLOW FORK - GRAHAM CORPORATION
a. Concept Subdivision Plan 11-SJ-08-C

<u>Agenda Item No.</u>	MPC File No.
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. 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>EARL KAPLAN PROPERTY RESUBDIVISION OF LOT 2</u>	
South side of David Ln, south of Durwood Rd, Commission District 6.	10-SG-12-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

Agenda Item No.

MPC File No.

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).