

AGENDA

April 10, 2014

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 APRIL 10, 2014 AGENDA**
- * 3. **APPROVAL OF MARCH 13, 2014 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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. **METROPOLITAN PLANNING COMMISSION** **10-B-13-OA**
Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.

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| 6. <u>KNOXVILLE CITY COUNCIL (REVISED)</u>
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities. | 12-B-13-OA |
| 7. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville zoning ordinance regarding definitions, appropriate zone districts and development standards for day care facilities. | 4-A-14-OA |

Alley or Street Closures:

- | | |
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| * 8. <u>CITY OF KNOXVILLE</u>
Request closure of Cora St between Morris Avenue and the northern property line of parcel 094PC017, Council District 3. | 4-A-14-SC |
| * 9. <u>CHRISTOPHER J. PEASE</u>
Request closure of Abilene Place between N. Sixth Avenue and eastern terminus, Council District 4. | 4-B-14-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- | | |
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| * 10. <u>METROPOLITAN PLANNING COMMISSION</u>
East City Sector Plan Update. | 3-D-14-SP |
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Concepts/Uses on Review:

- | | |
|---|------------------|
| P 11. <u>MONTEREY OAKS</u>
Northwest end of Monterey Rd., northwest of Globe Dr., Council District 3. | 1-SB-14-C |
| P 12. <u>CENTURY PARK AT PELLISSIPPI</u>
Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd., Council District 2. | 2-SB-14-C |
| P 13. <u>THE LEGENDS OF WESTLAND</u>
North side of Westland Dr., east side of Morrell Rd., Council District 2. | 3-SD-14-C |
| * 14. <u>THE CAPE AT ROCKY HILL - THE CAPE PROPERTIES</u>
a. Concept Subdivision Plan
Northwest side of S. Northshore Dr., northeast of Woodridge Dr., Council District 2. | 4-SA-14-C |

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* b. USE ON REVIEW Proposed use: Detached Residential Subdivision in RP-1 (Planned Residential) Pending District.	4-B-14-UR
* 15. <u>BRANDYWINE AT TURKEY CREEK</u> West side of Fretz Rd., west end of Woodhollow Ln., Commission District 6.	4-SB-14-C
* 16. <u>RESUBSUBDIVISION LOT 7 - NORTSHORE TOWN CENTER</u> North side of S. Northshore Dr. east side of Thunderhead Rd., Council District 2.	4-SC-14-C

Final Subdivisions:

P 17. <u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	12-SJ-13-F
* 18. <u>ANNE R KILLEFER & JEANIE R SNODDY PROPERTY</u> South side of Kingston Pike, west of Neyland Dr, Council District 2.	3-SF-14-F
* 19. <u>CENTRAL MARKET COMPANYS ADDITION RESUBDIVISION OF LOTS 19-22</u> East side of N. Broadway and north side of Emory Place, Council District 6.25.	4-SA-14-F
* 20. <u>HUBBS HAVEN</u> South side of McCammon Road, due east of Martin Mill Pike, Commission District 9.	4-SB-14-F
* 21. <u>CLEAR VIEW HILLS RESUBDIVISION OF LOTS 1R2 & 8R</u> South side of Clinton Highway at the southwest quadrant of the intersection with Allen Drive, Council District 5.	4-SC-14-F
* 22. <u>HIDDEN MEADOWS, UNIT 1, PHASE II</u> Across from Golden cloud Lane on Gray Hendrix Road, Commission District 6.	4-SD-14-F
T 23. <u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u> North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	4-SE-14-F
* 24. <u>STOOKSBURY CORNER</u> At the southeast intersection of E Beaver Creek Drive and Dry Gap Pike, Commission District 7.	4-SF-14-F

<u>Agenda Item No.</u>		<u>MPC File No.</u>
P 25.	<u>FINAL PLAT OF THE JALAL BOURDARGA PROPERTY</u> Southeast intersection of W. Woodland Avenue and Davanna Street, Council District 4.	4-SG-14-F
* 26.	<u>CASCADE VILLAS PHASE 3A</u> Northwest end of Gatekeeper Way, northwest of Beacon Light Way, Commission District 6.	4-SH-14-F
* 27.	<u>BRANDYWINE AT TURKEY CREEK</u> At the end of the public right of way of Woodhollow Lane, west side of Fretz Road, Commission District 6.	4-SI-14-F
* 28.	<u>TAYLORS VIEW RESUBDIVISION OF LOTS 6-10</u> Southwest side of Taylors View Lane, southeast of Meredith Road, Commission District 6.	4-SJ-14-F

Rezoning and Plan Amendment/Rezoning:

29.	<u>H.E. CHRISTENBERRY</u> South side Kingston Pike, east of Kingston Ct., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).	1-F-14-RZ
* 30.	<u>CYNTHIA YOUNG</u> Southwest side Mascot Rd., southeast of Old Rutledge Pike, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).	4-A-14-RZ
* 31.	<u>WILLIAM CLABOUGH</u> Southeast side Ball Rd., east of Dyestone Gap Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).	4-B-14-RZ
* 32.	<u>RUFUS SMITH & COMPANY</u> Southwest side Dry Gap Pike, northwest side E. Beaver Creek Dr., Commission District 7. Rezoning from A (Agricultural) & F (Floodway) to PR (Planned Residential) & F (Floodway).	4-C-14-RZ
* 33.	<u>EMERALD YOUTH FOUNDATION</u> Northwest side E. Emerald Ave., northeast of N. Central St. Council District 5.	
	a. Central City Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	4-A-14-SP
*	b. One Year Plan Amendment From MDR (Medium Density Residential) to GC (General Commercial).	4-A-14-PA

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* c. Rezoning From R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) & R-2 (General Residential) / IH-1 (Infill Housing Overlay) to C-3 (General Commercial) / IH-1 (Infill Housing Overlay).	4-D-14-RZ
* 34. <u>DORA HERCULES</u> South side Bluegrass Rd., west of Ebenezer Rd., Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).	4-E-14-RZ
* 35. <u>AMERICAN CAMPUS COMMUNITIVE</u> South side Forest Ave., east and west sides S. Twenty First St. Council District 1. a. Central City Sector Plan Amendment From MDR (Medium Density Residential) and O (Office) to HDR (High Density Residential).	4-B-14-SP
* b. One Year Plan Amendment From O (Office) to HDR (High Density Residential).	4-B-14-PA
* c. Rezoning From C-1 (Neighborhood Commercial), O-2 (Civic and Institutional) & I-2 (Restricted Manufacturing and Warehousing) to RP-3 (Planned Residential).	4-F-14-RZ
* 36. <u>SIGNAL MOUNTAIN GROUP, LLC</u> Southeast end Fennel Rd., southeast of Elyria Dr. Council District 5. a. North City Sector Plan Amendment From MDR (Medium Density Residential) & HP (Hillside/Ridge Top Protection Areas) to GC (General Commercial) & HP (Hillside/Ridge Top Protection Areas).	4-C-14-SP
* b. One Year Plan Amendment From MDR (Medium Density Residential) to GC (General Commercial).	4-C-14-PA
* c. Rezoning From RP-1 (Planned Residential) at up to 16 du/ac to C-6 (General Commercial Park).	4-G-14-RZ
* 37. <u>MCDONALD'S USA, LLC</u> East side N. Cedar Bluff Rd., north side Cross Park Dr., Council District 2. Rezoning from PC-1 (Retail and Office Park) to C-3 General Commercial).	4-H-14-RZ
* 38. <u>RAY HUFFAKER</u> Northwest side Callahan Dr., southwest of I-75, Council District 3. a. One Year Plan Amendment From MDR (Medium Density Residential) & OS (Open Space) to GC (General Commercial).	4-D-14-PA

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- b. Rezoning** **4-I-14-RZ**
From A-1 (General Agricultural) & R-2 (General Residential) to C-4 (Highway and Arterial Commercial).
- P 39. TANASI GIRL SCOUT COUNCIL, INC.** **4-J-14-RZ**
Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).
- 40. ANTHONY P. CAPPIELLO, JR.** **4-K-14-RZ**
East side Henley St., north of W. Hill Ave., Council District 6. Rezoning from R-3 (High Density Residential) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
- * **41. DALE THOMPSON**
Northwest side Keith Ave., southeast side Virginia Ave., northeast of Schofield St. Council District 6.

 - a. Central City Sector Plan Amendment** **4-D-14-SP**
From LDR (Low Density Residential) to C (Commercial).
 - * **b. One Year Plan Amendment** **4-E-14-PA**
From LDR (Low Density Residential) to GC (General Commercial).
 - * **c. Rezoning** **4-L-14-RZ**
From R-1A (Low Density Residential) to C-3 (General Commercial).
- 42. KNOXVILLE CITY COUNCIL**

 - North side S. Northshore Drive, west side Thunderhead Road Council District 2.

 - a. Southwest County Sector Plan Amendment** **4-G-14-SP**
From MU (Mixed Use) to HDR (High Density Residential).
 - b. One Year Plan Amendment** **4-F-14-PA**
From MU (Mixed Use) (TND-1) (TC-1) to HDR (High Density Residential).
 - c. Rezoning** **4-M-14-RZ**
From OS-2 (Park and Open Space) & TC-1 (Town Center) to RP-2 (Planned Residential).
- Plan Amendments (No Associated Rezoning):**
- 43. KNOX COUNTY COMMISSION** **4-E-14-SP**
Southwest side Coward Mill Rd, northeast of Pellissippi Parkway Commission District 6. Northwest County Sector Plan Amendment from TP (Technology Park) to LDR (Low Density Residential).

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44. KNOX COUNTY COMMISSION

4-F-14-SP

North side Hall Dr, east of Mabry Hood Rd. Commission District 3. Northwest County Sector Plan Amendment from LDR (Low Density Residential) to C (Commercial).

Uses on Review

P 45. FLOURNOY DEVELOPMENT

5-H-13-UR

West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) (RP-2, Planned Residential pending) District. Council District 2.

46. NEW CINGULAR WIRELESS LLC (FORMERLY AT&T WIRELESS)

3-A-14-UR

West side of Beaman Lake Rd., south of Sunset Ave. Proposed use: 125' monopole commercial telecommunications tower in RP-1 (Planned Residential) District. Council District 6.

*** 47. SLAVIC GOSPEL CHURCH**

4-A-14-UR

Northwest side of Buffat Mill Rd., at the north end of Ellison Rd. Proposed use: Church Parking Lot in R-1 (Low Density Residential) District. Council District 4.

*** 48. FIRST TENNESSEE BANK**

4-C-14-UR

East side of Town Center Blvd., north side of S. Northshore Dr. Proposed use: Branch bank in PC-1(k) (Retail and Office Park) District. Council District 2.

Other Business:

*** 49. Consideration of Mayor's Report on Preservation.**

4-A-14-OB

P 50. Consideration of City of Knoxville FY 2015 - 2020 Capital Improvements Program.

4-B-14-OB

*** 51. Consideration of a use determination that a private middle school can be permitted in a C-4 (Highway and Arterial Commercial) district.**

4-C-14-OB

*** 52. Consideration of staff retirement payment over \$10,000.**

4-D-14-OB

*** 53. Consideration of Amendment No. 1 to MPC's FY 2013-2014 Budget.**

4-E-14-OB

Adjournment

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

<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>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>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>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