

# AGENDA

## January 9, 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 NOVEMBER 14, 2013 AGENDA**
- \* 3. **APPROVAL OF DECEMBER 12, 2013 MINUTES**
4. **POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

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 Withdrawn    | (Indicated with an underlined 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| Items to be voted on to be Withdrawn          | (Indicated with a 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

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:**

**W 5. METROPOLITAN PLANNING COMMISSION**

**1-A-14-OA**

Amendments to the Knox County Zoning Ordinance, Article 3, General Provisions, Section 3.51, regarding minimum parking stall size dimensions and the driveway width provisions.

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

Agenda Item No.

MPC File No.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <p>* <b>6. <u>MONDAY PROPERTIES</u></b><br/>Request closure of portion Tillery Rd between Clinton Hwy. and north property line of parcel 080DB01901, Council District 5.</p> <p><b>7. <u>JEFFREY NASH</u></b><br/>Request closure of Unnamed alley between N. Central Street and Ogden Street, Council District 6.</p> <p>* <b>8. <u>STARBOARD PROPERTIES FOUR LLC</u></b><br/>Request closure of Twenty Second St between south side Cumberland Ave. and east side Twenty Second St., Council District 1.</p> | <p><b>11-A-13-SC</b></p> <p><b>1-A-14-AC</b></p> <p><b>1-A-14-SC</b></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>* <b>9. <u>RUSHLAND PARK, PHASE IV</u></b><br/>North end of Rushland Park Blvd., north of Millertown Pike and west of Harris Rd., Commission District 8.</p> <p><b>P 10. <u>MONTEREY OAKS</u></b><br/>Northwest end of Monterey Rd., northwest of Globe Dr., Council District 3.</p> <p>* <b>11. <u>COVERED BRIDGE @ HARDIN VALLEY, PHASE 1D</u></b><br/>Southeast end of Viewcrest Ln., southeast of Whitetail Ln., Commission District 6.</p> <p><b>12. <u>THE VISTA AT HARDIN VALLEY - VOLUNTEER DEVELOPMENT</u></b><br/><b>a. Concept Subdivision Plan</b><br/>North side of Brooke Willow Bv., north of Hardin Valley Rd., Commission District 6.</p> <p><b>b. USE ON REVIEW</b><br/>Proposed use: Detached dwellings in PR (Planned Residential) District.</p> <p>* <b>13. <u>CHEROKEE FARM INNOVATION CAMPUS</u></b><br/>West side of Alcoa Hwy., west of Cherokee Trail., Council District 1.</p> | <p><b>1-SA-14-C</b></p> <p><b>1-SB-14-C</b></p> <p><b>1-SC-14-C</b></p> <p><b>1-SD-14-C</b></p> <p><b>1-K-14-UR</b></p> <p><b>1-SE-14-C</b></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|

**Final Subdivisions:**

- |                                                                                                                                                                         |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <p>* <b>14. <u>FOREST VIEW LOT 30 &amp; LARUE LOTS 2 &amp; 3 RESUBDIVISION</u></b><br/>North side of Ferndale Road, east of Cunningham Road, Commission District 7.</p> | <p><b>12-SI-13-F</b></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|

Agenda Item No.

MPC File No.

- |          |            |                                                                                                                                                                                          |                   |
|----------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>P</b> | <b>15.</b> | <b><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u></b><br>North side of West Gallaher Ferry Drive, west of Hardin Valley Road, Commission District 6.                          | <b>12-SJ-13-F</b> |
| *        | <b>16.</b> | <b><u>COWAN'S ADDITION TO KNOXVILLE RESUB. OF LOTS 9-12 7 PART OF 13</u></b><br>At the southwest quadrant of the intersection of Grand Avenue and Eighteenth Street, Council District 1. | <b>1-SA-14-F</b>  |
| *        | <b>17.</b> | <b><u>MORGAN PROCTOR COURT</u></b><br>North side of Kimberlin Heights Road, southwest of the intersection of Boling Lane, Commission District 9.                                         | <b>1-SB-14-F</b>  |
| <b>P</b> | <b>18.</b> | <b><u>FINAL PLAT OF THE YOUNG PROPERTY</u></b><br>North side of Pelleaux Road northwest of E Emory Road, Commission District 7.                                                          | <b>1-SC-14-F</b>  |
| *        | <b>19.</b> | <b><u>LEON IVNES</u></b><br>South side of Dewine Circle, southwest side of Dewine Road, Council District 3.                                                                              | <b>1-SD-14-F</b>  |
| *        | <b>20.</b> | <b><u>MCMILLAN FLATS RESUBDIVISION OF LOT 1R</u></b><br>North side of W Fifth Avenue, north of King Street, Council District 6.                                                          | <b>1-SE-14-F</b>  |
| <b>P</b> | <b>21.</b> | <b><u>FALCON POINTE UNIT 6</u></b><br>At the terminus of the recorded right of way of Sailpointe Lane, Commission District 5.                                                            | <b>1-SF-14-F</b>  |

**Rezoning and Plan Amendment/Rezoning:**

- |          |            |                                                                                                                                                                                                                                                                                             |                  |
|----------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <b>T</b> | <b>22.</b> | <b><u>JAMES L. MCCLAIN</u></b><br>Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.<br><b>a. Northwest County Sector Plan Amendment</b><br>From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area). | <b>9-A-09-SP</b> |
| <b>T</b> | <b>b.</b>  | <b>Rezoning</b><br>From A (Agricultural) to CB (Business and Manufacturing).                                                                                                                                                                                                                | <b>9-A-09-RZ</b> |
| *        | <b>23.</b> | <b><u>KENNETH R. LAY</u></b><br>Southwest side Central Avenue Pike, southeast of Bookwalter Dr., Council District 5.<br><b>a. North City Sector Plan Amendment</b><br>From MU-SD (MU-NC14) to MU-SD (MU-NC14) with C-4 (Highway & Arterial Commercial).                                     | <b>1-A-14-SP</b> |

| <u>Agenda Item No.</u> |                                                                                                                                          | MPC File No.     |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| *                      | <b>b. One Year Plan Amendment</b><br>From MU-SD (MU-NC14) to MU-SD (MU-NC14) with C-4 (Highway & Arterial Commercial).                   | <b>1-A-14-PA</b> |
| *                      | <b>c. Rezoning</b><br>From C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).                                            | <b>1-A-14-RZ</b> |
| * <b>24.</b>           | <b><u>NANCY UPCHURCH</u></b><br>North side Higgins Ave., southwest side Tomlinson St., northwest of Young High Pike, Council District 1. |                  |
|                        | <b>a. South City Sector Plan Amendment</b><br>From LDR (Low Density Residential) to O (Office).                                          | <b>1-B-14-SP</b> |
| *                      | <b>b. One Year Plan Amendment</b><br>From LDR (Low Density Residential) to O (Office).                                                   | <b>1-B-14-PA</b> |
| *                      | <b>c. Rezoning</b><br>From R-2 (General Residential) to O-1 (Office, Medical, and Related Services).                                     | <b>1-B-14-RZ</b> |
| <b>25.</b>             | <b><u>BRAKEBILL NURSING HOMES, INC.</u></b><br>South side Harley Dr., west of Lyons View Pike, Council District 2.                       |                  |
|                        | <b>a. West City Sector Plan Amendment</b><br>From LDR (Low Density Residential) to MDR (Medium Density Residential).                     | <b>1-C-14-SP</b> |
|                        | <b>b. One Year Plan Amendment</b><br>From LDR (Low Density Residential) to MDR (Medium Density Residential).                             | <b>1-C-14-PA</b> |
|                        | <b>c. Rezoning</b><br>From R-1 (Low Density Residential) to R-2 (General Residential).                                                   | <b>1-C-14-RZ</b> |
| * <b>26.</b>           | <b><u>ORLINO BALDONADO</u></b><br>North side Hardin Valley Rd., east of Cherahala Blvd., Commission District 6.                          |                  |
|                        | <b>a. Northwest County Sector Plan Amendment</b><br>From TP (Technology Park) to GC (General Commercial).                                | <b>1-D-14-SP</b> |
| *                      | <b>b. Rezoning</b><br>From BP (Business and Technology) / TO (Technology Overlay) to CA (General Business) / TO (Technology Overlay).    | <b>1-D-14-RZ</b> |
| <b>27.</b>             | <b><u>CHASE-SMITH DEVELOPMENT</u></b><br>Southeast side Deane Hill Dr., northeast side Winchester Dr., Council District 2.               |                  |
|                        | <b>a. West City Sector Plan Amendment</b><br>From LDR (Low Density Residential) to HDR (High Density Residential).                       | <b>1-G-14-SP</b> |



Agenda Item No.

MPC File No.

- 32. JACOYIA WAKEFIELD** **1-A-14-UR**  
 North side of Green Valley Dr., west of Sundew Rd. Proposed use: Child care for up to 4 children in EN-1 (Established Neighborhood) District. Council District 4.
- \* **33. CANDACE S. BECKNER** **1-B-14-UR**  
 Southwest side of Ridgewood Rd., south of Edonia Dr. Proposed use: Beauty Salon in R-1 (Low Density Residential) District. Council District 4.
- \* **34. BERARDI ARCHITECTS** **1-C-14-UR**  
 Southeast side of Deadrick St., northeast of Hannah Av. Proposed use: Senior Housing in O-1 (Office, Medical, and Related Services) pending & H-1 (Historic Overlay) District. Council District 6.
- \* **35. HATCHER-HILL PROPERTIES, LLC** **1-D-14-UR**  
 South side of W. Fifth Av., east side of N. Broadway Proposed use: Parking lot in C-2 (Central Business District) District. Council District 6.
- P 36. 908 DEVELOPMENT** **1-E-14-UR**  
 North side of Forest Av., east side of S. Twenty First St. Proposed use: Parking lot in RP-3 (Planned Residential) pending District. Council District 1.
- \* **37. NEW TESTAMENT BAPTIST CHURCH** **1-F-14-UR**  
 Southeast side of Old Maynardville Pike, southwest of Thomas Weaver Rd. Proposed use: Church Cemetery in A (Agricultural) District. Commission District 8.
- \* **38. RUSTY BITTLE** **1-G-14-UR**  
 North side of W. Gallaher Ferry Rd., north of Hickory Creek Rd. Proposed use: Detached dwellings in PR (Planned Residential) District. Commission District 6.
- \* **39. HORNE PROPERTIES, INC.** **1-H-14-UR**  
 North side of Kingston Pike, east of N. Cedar Bluff Rd. Proposed use: Retail Shops in PC-1 (Retail and Office Park) District. Council District 2.
- \* **40. OPTIMA TOWERS IV, LLC KEITH POWELL** **1-I-14-UR**  
 Northwest side of Bullrun Valley Dr., west of Heiskell Rd. Proposed use: 270' lattice commercial telecommunications tower in A (Agricultural) District. Commission District 7.
- \* **41. GEORGE EWART** **1-J-14-UR**  
 South side of Parkwest Bv., west of N. Cedar Bluff Rd. Proposed use: Ground sign in PC (Planned Commercial) District. Commission District 3.

Agenda Item No.

MPC File No.

- P 42. AT&T WIRELESS 1-L-14-UR**  
Southeast side of Babelay Rd., east of Harris Rd. Proposed use: 195' monopole commercial telecommunications tower in A (Agricultural) District. Commission District 8.
- P 43. AT&T WIRELESS 1-M-14-UR**  
East side of Cash Rd., north side of Asheville Hwy. Proposed use: 230' lattice commercial 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 10-B-13-OA  
Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.
- 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 11-SJ-08-C  
a. Concept Subdivision Plan  
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- 11-H-08-UR  
b. Use on Review  
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.
- HARRISON SPRINGS - EAGLE BEND DEVELOPMENT 4-SC-09-C  
a. Concept Subdivision Plan  
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.
- 4-D-09-UR  
b. Use On Review

Agenda Item No.

MPC File No.

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.

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).

METROPOLITAN PLANNING COMMISSION (REVISED)

4-H-13-RZ

North side Sutherland Ave., east and west sides Forest Heights Blvd.,  
Council District 2. Rezoning from R-1 (Low Density Residential) & RP-  
1 (Planned Residential) to R-1E (Low Density Exclusive 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).