

AGENDA

July 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 JULY 10, 2014 AGENDA**
- * 3. **APPROVAL OF JUNE 12, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- P 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.

Alley or Street Closures:

Agenda Item No.

MPC File No.

- P 6. HAND PARTNERSHIP, L.P. (REVISED) 7-A-14-AC**
Request closure of Unnamed alley between Metler Street and western boundary of parcel 081GB016, Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- P 7. METROPOLITAN PLANNING COMMISSION 7-F-14-SP**
Central City Sector Plan Update 2014.

Concepts/Uses on Review:

- P 8. EBENEZER - VOLUNTEER DEVELOPMENT 6-SB-14-C**
a. Concept Subdivision Plan
West side of Ebenezer Rd., north of Highbridge Dr., Commission District 5.
- P b. USE ON REVIEW 6-E-14-UR**
Proposed use: Detached dwellings in PR (Planned Residential) pending District.
- P 9. WESTLAND - VOLUNTEER DEVELOPMENT 6-SC-14-C**
a. Concept Subdivision Plan
South side of Westland Dr., west of Coile Ln., Commission District 5.
- P b. USE ON REVIEW 6-F-14-UR**
Proposed use: Detached dwellings in PR (Planned Residential) pending District.
- 10. WESTLAND PLACE 6-SD-14-C**
North side of Westland Dr., east side of Morrell Rd., Council District 2.

Final Subdivisions:

- * **11. OLIN W BUELL PROPERTY 7-SA-14-F**
Southeast side of Greenwell Dr, northeast of Pedigo Rd, Commission District 7.
- * **12. MCDONALDS CORPORATION ON N. BROADWAY 7-SB-14-F**
East side of N. Broadway, southeast of Chickamauga Ave., Council District 4.
- P 13. RIVER'S EDGE APARTMENTS 7-SC-14-F**
South Side of Island Home Ave, west of Spence Place, Council District 1.

<u>Agenda Item No.</u>		<u>MPC File No.</u>
* 14.	<u>CLINTON HWY. O'REILLYS</u> At the northwest quadrant at the intersection of Clinton Hwy. and Black Oak Dr., Council District 5.	7-SD-14-F
* 15.	<u>FOX CREEK UNIT 2</u> Southwest of Fox Rd at the terminus of Oak Cove Ln., Council District 2.	7-SE-14-F
* 16.	<u>PLANTATION OAKS RESUBDIVISION OF LOTS 8-10, 25R-28R, 29-52 AND COMMON AREA</u> West side of Broome Rd north of intersection with N Gallaher View Rd., Council District 2.	7-SF-14-F
* 17.	<u>JEFFERSON PARK UNIT 4</u> Northwest of S. Northshore Dr, off Charlottesville Blvd., Commission District 5.	7-SG-14-F
* 18.	<u>BRANDYWINE AT TURKEY CREEK UNIT 3</u> West side of Fretz Rd, at the terminus of Woodhollow Ln., Commission District 6.	7-SH-14-F
* 19.	<u>RUSHLAND PARK PHASE III</u> North of McMillan Creek Drive at both the north and south side of Loftis Creek Lane, Commission District 8.	7-SI-14-F
20.	<u>LYNCH AND HUMPREY'S BROADWAY & CENTRAL AVENUE S/D</u> West side of N Broadway, north of N Central Street, Council District 4.	7-SJ-14-F
* 21.	<u>CREEKHEAD COVE, UNIT 1</u> Southeast side of Creekhead Drive west of Hembolt Road, Council District 3.	7-SK-14-F
* 22.	<u>CREEKHEAD COVE, UNIT 2</u> Southeast side of Creekhead Drive, west of Hembolt Road, Council District 3.	7-SL-14-F

Rezoning and Plan Amendment/Rezoning:

- 23. JMB INVESTMENT CO. LLC**
South side Kimberlin Heights Rd., southeast of Boling Ln., Commission District 9.
 - a. South County Sector Plan Amendment** **7-A-14-SP**
From AG (Agricultural) to C (Commercial).
 - b. Rezoning** **7-A-14-RZ**
From A (Agricultural) to CA (General Business).

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MPC File No.

- P 24. HAND PARTNERSHIP, L.P. (REVISED)**
South side Atlantic Ave., north side Radford Pl., west side Metler St.
Council District 5.
- a. Central City Sector Plan Amendment** **7-B-14-SP**
From LDR (Low Density Residential) to LI (Light Industrial).
- P b. One Year Plan Amendment** **7-A-14-PA**
From LDR (Low Density Residential) to LI (Light Industrial).
- P c. Rezoning** **7-B-14-RZ**
From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to I-3
(General Industrial) / IH-1 (Infill Housing Overlay).
- P 25. CARL H. LANSDEN**
Northwest side Asheville Hwy., west side Nokomis Rd. Council District
4.
- a. East City Sector Plan Amendment** **7-C-14-SP**
From LDR (Low Density Residential) to C (Commercial).
- P b. One Year Plan Amendment** **7-B-14-PA**
From LDR (Low Density Residential) to GC (General Commercial).
- P c. Rezoning** **7-C-14-RZ**
From R-1 (Low Density Residential) to C-3 (General Commercial).
- * 26. DANIEL HUMPHREYS** **7-D-14-SP**
West side N. Broadway, east side Fulton Pl., northeast of N. Central St.
Council District 4.
- a. Central City Sector Plan Amendment**
From MU-SD (Mixed Use Special District) (MU-CC2) and MU (Mixed
Use) to MU-SD (Mixed Use Special District) (MU-CC1).
- * b. One Year Plan Amendment** **7-C-14-PA**
From GC (General Commercial) to MU (Mixed Use) - (GC-General
Commercial, CBD-Central Business District).
- * c. Rezoning** **7-D-14-RZ**
From C-3 (General Commercial) to C-2 (Central Business District).
- * 27. SMOKY MOUNTAIN LAND SURVEYING, CO., INC.** **7-E-14-RZ**
West side Pelleaux Rd., south of Reflection Bay Dr., Commission
District 7. Rezoning from A (Agricultural) to PR (Planned Residential).
- P 28. 908 DEVELOPMENT GROUP**
Northwest side Dale Ave., southwest side N. Seventeenth St.,
southeast side I-40 Council District 6.
- a. Central City Sector Plan Amendment** **7-E-14-SP**
From C (Commercial) to HDR (High Density Residential).

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| <u>P</u> | b. One Year Plan Amendment
From GC (General Commercial) to HDR (High Density Residential). | 7-D-14-PA |
| <u>P</u> | c. Rezoning
From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential). | 7-F-14-RZ |
| * 29. | <u>ERIC MOSELEY</u>
Southeast side Snyder Rd., northeast of Hunters Green Rd, Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential). | 7-G-14-RZ |

Uses on Review

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| 30. | <u>FLOURNOY DEVELOPMENT</u>
West side of Thunderhead Rd., north of S. Northshore Dr. Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) (RP-2 (K), Planned Residential) District. Council District 2. | 5-H-13-UR |
| 31. | <u>GREG JONES</u>
North end of Nevada Ln., north of E. Emory Rd. Proposed use: Dog Kennel in A (Agricultural) District. Commission District 8. | 7-A-14-UR |
| * 32. | <u>JACK DEGAGNE / RARE HOSPITALITY INTERNATIONAL, INC.</u>
East side of Montvue Rd., south side of Kingston Pike. Proposed use: Restaurant in SC-3 (Regional Shopping Center) District. Council District 2. | 7-B-14-UR |
| * 33. | <u>SOUTHLAND GROUP INC.</u>
Northwest side of W. Emory Rd., and northeast side of Callow Cove Ln. Proposed use: 5 Detached Residential Units in PR and PR pending District. Commission District 6. | 7-C-14-UR |
| * 34. | <u>THE BROADWAY GROUP</u>
North side of Thorn Grove Pk., east side of East Governor John Sevier Hwy. Proposed use: Retail commercial development in PC (Planned Commercial) pending District. Commission District 8. | 7-D-14-UR |
| <u>P</u> 35. | <u>MR. PAUL MURPHY</u>
South side of Kingston Pike, east of Kingston Court. Proposed use: Apartments and Residential Condominiums in RP-1 (Planned Residential) pending District. Council District 2. | 7-E-14-UR |

Other Business:

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| * 36. | Consideration of Amendment 1 to MPC's FY 2014-2015 Budget - grant correction. | 7-A-14-OB |
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Agenda Item No.

MPC File No.

- * **37. Consideration of payment in excess of \$10,000 for accrued leave.** **7-B-14-OB**
- * **38. Consideration of FY 2014-15 annual work program.** **7-C-14-OB**

Adjournment

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

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| <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>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 |

<u>Agenda Item No.</u>	MPC File No.
<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
<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
<u>SOUTHLAND ENGINEERING</u> South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 2.	7-A-13-UR