

AGENDA

June 12, 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 JUNE 12, 2014 AGENDA**
- * 3. APPROVAL OF MAY 8, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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.

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P 6. KNOXVILLE CITY COUNCIL (REVISED)

12-B-13-OA

(8-14-14) Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.

P 7. METROPOLITAN PLANNING COMMISSION

4-A-14-OA

(8-14-14) Amendments to the City of Knoxville zoning ordinance regarding definitions, appropriate zone districts and development standards for day care facilities.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

* **8. CALLA CROSSING (FKA Beaver Creek Road Development) - PRIMOS LAND COMPANY, LLC**

6-SA-14-C

a. Concept Subdivision Plan

Northwest side of E. Beaver Creek Dr., southwest side of Dry Gap Pike., Commission District 7.

* **b. USE ON REVIEW**

6-A-14-UR

Proposed use: Detached Residential Subdivision in PR (Planned Residential) Pending District.

P 9. 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 10. 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.

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- P 11. WESTLAND PLACE** **6-SD-14-C**
North side of Westland Dr., east side of Morrell Rd., Council District 2.
- * 12. HICKORY CREEK** **6-SE-14-C**
South side of Hickory Creek Rd., southeast of W. Gallaher Ferry Rd.,
Commission District 6.
- 13. 8509 NUBBIN RIDGE ROAD - IDEAL ENGINEERING SOLUTIONS** **6-SF-14-C**
a. Concept Subdivision Plan
Northwest side of Nubbin Ridge Rd., north of Dunaire Dr., Commission
District 5.
- b. USE ON REVIEW** **6-H-14-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.
- 14. PLANTATION OAKS - IDEAL ENGINEERING SOLUTIONS** **6-SG-14-C**
a. Concept Subdivision Plan
East side of N. Gallaher View Rd., west side of Broome Rd., Council
District 2.
- b. USE ON REVIEW** **6-G-14-UR**
Proposed use: Detached Residential Subdivision in RP-1 (Planned
Residential) District.

Final Subdivisions:

- * 15. FINAL PLAT OF THE JALAL BOURDARGA PROPERTY** **4-SG-14-F**
Southeast intersection of W. Woodland Ave and Davanna St, Council
District 4.
- * 16. BROOME & KEHNE SUBDIVISION** **5-SD-14-F**
Southwest side of Williams Rd, northwest of Hardin Valley Rd,
Commission District 6.
- 17. FINAL PLAT FOR KELLY MILAM** **5-SF-14-F**
South side of Osprey Point Lane, east of S. Northshore Dr, Commission
District 4.
- * 18. JAMES AND DOROTHY MCMILLIN PROPERTY** **6-SA-14-F**
In the northwest quadrant of Koon Lane and Guinn Road intersection,
Commission District 6.
- * 19. HAWS KENYON STREET PROPERTY** **6-SB-14-F**
South side of Kenyon Street, 50' east of the intersection with Armstrong
Avenue., Council District 4.
- * 20. BRADY & CYNTHIA GREENE PROPERTY** **6-SC-14-F**

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- South side of Laurel Avenue, west side of Thirteenth Street, Council District 1.
- * **21. CASCADE VILLAS PHASE 3A** **6-SD-14-F**
Northeast side of Gate Keeper Way, northwest of Beacon Light Way, Commission District 6.
 - * **22. HUNTERS WAY** **6-SE-14-F**
North side of Hardin Valley Road @ east side of E. Gallaher Ferry Road, Commission District 6.
 - * **23. VISTA HILLS REPLAT OF LOT 18** **6-SF-14-F**
At the terminus of Fox Ridge Drive, west of Whippoorwill Road, Commission District 7.
 - * **24. LKM PROPERTIES LP AT KINGSTON PIKE AND WESLEY ROAD** **6-SG-14-F**
Northeast side of Wesley Road at the northwest side of Kingston Pike, Council District 2.
 - * **25. C M FORD ADDITION RESUBDIVISION OF LOTS 5-7** **6-SH-14-F**
West side of Henry Avenue, north of Maryville Pike, Council District 1.
 - * **26. DAMERON'S ADDITION RESUBDIVISION OF LOTS 33-35** **6-SI-14-F**
East side of Stone Street, south side of Jennings Avenue, Council District 6.
 - * **27. NORTHSHORE TOWN CENTER, PHASE II** **6-SJ-14-F**
North side of S. Northshore Drive, east side Town Center Blvd., Council District 2.
 - * **28. ROBERTS SUBDIVISION** **6-SK-14-F**
At the northern intersection quadrant of Alice Bell Road and Crouch Drive, Council District 4.
 - * **29. SPRINGDALE DEVELOPMENT** **6-SL-14-F**
Southeast side of N. Central Avenue, at end of W. Springdale, Council District 5.
 - * **30. TIPPIT VILLAGE, UNITE 2, LOTS 68 & 69 & COMMON AREA** **6-SM-14-F**
North side of Andes Road, southeast of Ball Camp Pike, Commission District 6.
 - * **31. O. T. TINDELL FARM RESUB. OF TRACT 4** **6-SN-14-F**
Southeast of E Emory Road on the south side of Dry Gap Pike, Commission District 7.
 - * **32. DONALD F JOHNSTONE & WIFE NANCY LOT 1** **6-SO-14-F**
South side of Keller Bend Road on the north side of a private right of way named Allee De Papillion Drive, Commission District 4.

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- W 33. WALNUT PARKING INVESTORS** **6-SP-14-F**
Southeast side of Summer Place with Walnut Street on the northeast and Locust Street on the southwest, Council District 6.

Rezoning and Plan Amendment/Rezoning:

- * **34. 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).
- 35. VOLUNTEER DEVELOPMENT** **5-I-14-RZ**
West side Ebenezer Rd., north of Highbridge Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **36. SOUTHLAND GROUP, INC.** **6-A-14-RZ**
Northwest side W. Emory Rd., northeast side Callow Cove Ln., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 37. PATRICK TRACY**
South side Topside Rd., west side Maryville Pike, Commission District 9.
- a. South County Sector Plan Amendment** **6-A-14-SP**
From LDR (Low Density Residential) to C (Commercial).
- b. Rezoning** **6-B-14-RZ**
From A (Agricultural) & RB (General Residential) to CA (General Business).
- * **38. THE RIVERS AND LAKES TRUST / THE MOUNTAINS AND VALLEYS TRUST** **6-C-14-RZ**
Southwest end Thistledown Ln., southwest of Mystic Ridge Rd., Commission District 5. Rezoning from PR (Planned Residential) to A (Agricultural).
- * **39. RON WORLEY (WORLEY BUILDERS INC.)**
North side Dutchtown Rd., east side Bob Kirby Rd., Commission District 3.
- a. Northwest County Sector Plan Amendment** **6-B-14-SP**
From LDR (Low Density Residential) to NC (Neighborhood Commercial).
- * **b. Rezoning** **6-D-14-RZ**
From RA (Low Density Residential) to CN (Neighborhood Commercial).

Uses on Review

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| P 40. | <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, Planned Residential pending) District. Council District 2. | 5-H-13-UR |
| * 41. | <u>PRESBYTERIAN HOMES OF TENNESSEE, INC.</u>
South side of Middlebrook Pk., east of Connie Rd. Proposed use: Nursing home expansion in R-2 (General Residential) District. Council District 2. | 6-B-14-UR |
| * 42. | <u>HMH DEVELOPMENT, INC.</u>
North side of Hardin Valley Rd., east side of E. Gallaher Ferry Rd. Proposed use: Reduce the peripheral setback from 35' to 25'. in PR (Planned Residential) District. Commission District 6. | 6-C-14-UR |
| * 43. | <u>ANTHONY P. CAPPIELLO, JR.</u>
East side of Henley St., north of W. Hill Ave. Proposed use: Covered Parking / Roof Deck in C-2 (Central Business District) / D-1 (Downtown Design Overlay) District. Council District 6. | 6-D-14-UR |
| * 44. | <u>SHEPHERD OF THE HILLS LUTHERAN</u>
East side of Sherrill Blvd., north of Mabry Hood Rd. Proposed use: Child Day Care Center (40 Children) in C-6 (General Commercial Park) / TO-1 (Technology Overlay) District. Council District 2. | 6-I-14-UR |
| * 45. | <u>AMERICAN CAMPUS COMMUNITIES</u>
South side of Forest Ave., east & west side of Twenty-first St. Proposed use: Over flow parking lot in RP-3 (Planned Residential) District. Council District 1. | 6-J-14-UR |
| * 46. | <u>STRATEGIC HOLDINGS, LLC</u>
South side of Cherokee Trail, west of Edington Rd. Proposed use: Student Housing in PR (Planned Residential) District. Commission District 9. | 6-K-14-UR |
| * 47. | <u>UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION</u>
West side of Alcoa Highway, north of Cherokee Trail. Proposed use: Office Building in BP-1 (Business and Technology Park) District. Council District 1. | 6-L-14-UR |

Other Business:

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| * 48. | Consideration of MPC's FY 2014-2015 Budget. | 6-A-14-OB |
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Adjournment

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

<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><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.</p>	<p>7-C-10-SP</p>
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.</p>	<p>11-SJ-08-C</p>
<p>b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	<p>11-H-08-UR</p>
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.</p>	<p>4-SC-09-C</p>
<p>b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-D-09-UR</p>
<p><u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.</p>	<p>1-SA-11-C</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.</p>	<p>12-SJ-13-F</p>
<p><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.</p>	<p>4-SE-14-F</p>
<p><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).</p>	<p>7-D-10-RZ</p>
<p><u>BUFFAT MILL ESTATES - CLAYTON BANK & TRUST</u></p>	<p>4-B-10-UR</p>

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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).

SOUTHLAND ENGINEERING

7-A-13-UR

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.