

AGENDA

March 13, 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 MARCH 13, 2014 AGENDA**
- * 3. **APPROVAL OF FEBRUARY 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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 (REFERRED BACK BY CITY COUNCIL)** **5-A-13-OA**
Amendments to the City of Knoxville Zoning Ordinance regarding creating a corridor overlay zone district.

Alley or Street Closures:

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- * **6. CITY OF KNOXVILLE** **3-A-14-AC**
Request closure of Unnamed alley between Loraine Street and eastern property line of parcel 094PB020, Council District 3.
- * **7. CITY OF KNOXVILLE** **3-B-14-AC**
Request closure of Unnamed alley between Morris Avenue and to northern property line of parcel 094PB019, Council District 3.
- * **8. THE COURTLAND GROUP LLC** **3-A-14-SC**
Request closure of Portion on south side W. Magnolia Ave. between Ogden St. and N. Central St., Council District 6.
- * **9. CITY OF KNOXVILLE** **3-B-14-SC**
Request closure of Elka St between Morris Avenue and northern property line of parcel 094PC017, Council District 3.
- * **10. CITY OF KNOXVILLE** **3-C-14-SC**
Request closure of Loraine St between Morris Avenue and northern property lines of parcels 094PC01801 and 01803, Council District 3.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **11. METROPOLITAN PLANNING COMMISSION** **3-A-14-OYP**
2014 Update to the Knoxville One Year Plan.
- P 12. METROPOLITAN PLANNING COMMISSION** **3-D-14-SP**
East City Sector Plan Update.

Concepts/Uses on Review:

- 13. TIPPIT VILLAGE - SITES TO SEE, INC.**
 - a. Concept Subdivision Plan** **9-SA-10-C**
Northeast side of Andes Rd., north of David Tippit Way., Commission District 6.
 - W b. USE ON REVIEW** **9-E-10-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.
- P 14. MONTEREY OAKS** **1-SB-14-C**
Northwest end of Monterey Rd., northwest of Globe Dr., Council District 3.
- P 15. CENTURY PARK AT PELLISSIPPI** **2-SB-14-C**
Southeast side of Dutchtown Rd., northeast side of Sherrill Blvd., Council District 2.

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- * **16. RUSHLAND PARK, PHASE III** **3-SA-14-C**
West side of Rushland Park Blvd., north and south side of Loftis Creek Ln., Commission District 8.
- * **17. HAMPSON COURT, PHASE I** **3-SB-14-C**
Northwest side of Nubbin Ridge Rd., west of Whisper Trace Ln., Commission District 4.
- * **18. VILLAGE AT BEARDEN** **3-SC-14-C**
West side of Francis Rd., south of Helmbolt Rd., Council District 3.
- P 19. THE LEGENDS OF WESTLAND** **3-SD-14-C**
North side of Westland Dr., east side of Morrell Rd., Council District 2.

Final Subdivisions:

- P 20. HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9** **12-SJ-13-F**
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.
- * **21. FOX CREEK UNIT 2** **2-SG-14-F**
Off Fox Rd south of Kingston Pike, Council District 2.
- * **22. WINDSOR SQUARE RESUBDIVISION OF LOTS 5R1 & 5R3** **3-SA-14-F**
North side of Kingston Pike, east side of N. Seven Oaks Dr, Council District 2.
- * **23. SNEED, KING & CO ADD. TO KNOXVILLE RESUB. OF LOTS 82, 84, 86, 88, 90, & 92** **3-SB-14-F**
Northeast side of Ogden St, southwest side of N Central St, Council District 6.
- * **24. WAYNE A & MADELINE KLINE PROPERTY** **3-SC-14-F**
North side of Westland Dr on the east side of a private right of way Burch Cove Way, Commission District 5.
- * **25. COVERED BRIDGE AT HARDIN VALLEY, PHASE 1D** **3-SD-14-F**
At the terminus of Viewcrest Lane, northeast of Covered Bridge Blvd., Commission District 6.
- * **26. HATCHER HILL PROPERTIES BROADWAY AT FIFTH** **3-SE-14-F**
At the southeast intersection of W. Fifth Ave and N. Broadway, Council District 6.
- P 27. ANNE R KILLEFER & JEANIE R SNODDY PROPERTY** **3-SF-14-F**
South side of Kingston Pike, west of Neyland Dr, Council District 2.

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- * **28. PEDIGO & TAYLOR PROPERTY RESUBDIVISION OF LOT 1** **3-SG-14-F**
At the terminus of Felix Rd on the southwest side, Council District 4.
- 29. THE ANNEX AT THE GLEN AT HARDIN VALLEY** **3-SH-14-F**
Northwest side of Hardin Valley Rd at the current terminus of Brooke Willow Blvd, Commission District 6.
- * **30. DG & GW SUBDIVISION** **3-SI-14-F**
Northwest side of Chapman Hwy, north of W Young High Pike, Council District 1.

Rezoning and Plan Amendment/Rezoning:

- W 31. JAMES L. MCCLAIN**
Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **9-A-09-SP**
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).
 - W b. Rezoning** **9-A-09-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- * **32. 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).
- P 33. H.E. CHRISTENBERRY** **1-F-14-RZ**
South side Kingston Pike, east of Kingston Ct., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- 34. CALEB BOYERS** **3-A-14-RZ**
Northeast side Maloney Rd., southeast side Ginn Dr., Council District 1. Rezoning from A-1 (General Agricultural) to R-1 (Low Density Residential).
- * **35. THE COURTLAND GROUP LLC** **3-B-14-RZ**
Southeast side W. Magnolia Ave., southwest side N. Central St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).
- * **36. EDWARD MCALISTER**
 - a. Central City Sector Plan Amendment** **3-A-14-SP**
From O (Office) to C (Commercial).

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*	b. Rezoning From R-2 (General Residential) to C-3 (General Commercial).	3-C-14-RZ
*	37. <u>CHARLES THOMPSON</u> Southeast side E. Beaver Creek Dr., southwest of Stanfort Ln., Commission District 7. a. North County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	3-B-14-SP
*	b. Rezoning From A (Agricultural) to OB (Office, Medical, and Related Services).	3-D-14-RZ
*	38. <u>MANSOUR HASAN</u> Northeast side Middlebrook Pike, northwest of Bob Kirby Rd., Commission District 6. a. Northwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	3-C-14-SP
*	b. Rezoning From A (Agricultural) to OB (Office, Medical, and Related Services).	3-E-14-RZ
	39. <u>IDEAL ENGINEERING SOLUTIONS</u> Northwest side Nubbin Ridge Rd., northeast of Dunaire Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).	3-F-14-RZ
*	40. <u>CITY OF KNOXVILLE</u> Southeast side Buena Vista Dr., north side Woodson Dr., west of Hilltop Rd., Council District 1. Rezoning from No Zone to R-1 (Low Density Residential).	3-G-14-RZ
*	41. <u>CITY OF KNOXVILLE</u> Northeast side Dartford Rd., northwest side Devonshire Dr., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).	3-H-14-RZ
*	42. <u>SHEPHERD OF THE HILLS LUTHERAN CHURCH</u> Northeast side Sherrill Blvd., south of Dutchtown Rd., Council District 2. Rezoning from BP-1 (Business and Technology Park) / TO-1 (Technology Overlay) to C-6 (General Commercial Park) / TO-1 (Technology Overlay).	3-I-14-RZ
*	43. <u>METROPOLITAN PLANNING COMMISSION</u> Southeast side Lyons View Pike, east side S. Northshore Dr., Council District 2. Rezoning from O-2 (Civic and Institutional) to OS-2 (Park and Open Space).	3-J-14-RZ

Uses on Review

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- P 44. SOUTHLAND ENGINEERING** **7-A-13-UR**
(5-8-14) South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) pending District. Council District 2.
- P 45. 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.
- 46. AT&T WIRELESS** **3-B-14-UR**
Northwest side of Rutledge Pike, west of Rosewood Rd. Proposed use: 141' monopole commercial telecommunications tower in CB (Business and Manufacturing) District. Commission District 8.
- 47. AT&T WIRELESS** **3-C-14-UR**
Southeast side of Dry Gap Pike, east of Jim Sterchi Rd. Proposed use: 141' monopole commercial telecommunications tower in RP-1 (Planned Residential) District. Council District 5.

Other Business:

- * **48. Consideration of Two-year extension of concept plan for The Village at Shannon Valley Farms on Murphy Road until June 2016 (5-SB-12-C).** **3-A-14-OB**
- * **49. Consideration of Amendments to the Administrative Rules and Procedures of the Knoxville-Knox County Metropolitan Planning Commission, Appendix E - City of Knoxville Downtown Design Review Board Administrative Rules and Procedures regarding the removal of demolitions as a consideration of the board.** **3-B-14-OB**
- * **50. Consideration of the purchase of replacement laptop and desktop computers under Knox County Dell bid.** **3-C-14-OB**

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.

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<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