

# AGENDA

## November 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 NOVEMBER 13, 2014 AGENDA
- \* 3. APPROVAL OF OCTOBER 9, 2014 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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 <b>*</b> )

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, 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.
- 6. **KNOXVILLE CITY COUNCIL** **11-A-14-OA**  
 Amendments to the City of Knoxville zoning ordinance regarding pet services.

**Alley or Street Closures:**

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- |           |  |                   |
|-----------|--|-------------------|
| <b>7.</b> | <b><u>TREVOR HILL</u></b><br>Request closure of Forest Ave between eastern edge of Twelfth St. right-of-way and southwestern edge of World's Fair Park Dr. right-of-way, Council District 1. | <b>11-A-14-SC</b> |
| <b>8.</b> | <b><u>TREVOR HILL</u></b><br>Request closure of Twelfth St. between northern edge of Hedge Ave. right-of-way and southern edge of World's Fair Park Dr. right-of-way, Council District 1.    | <b>11-B-14-SC</b> |

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- |          |   |                   |
|----------|---|-------------------|
| <b>P</b> | <b>9.</b> <b><u>THE COURTYARD AT TOOLES BEND - RACKLEY ENGINEERING</u></b><br><b>a. Concept Subdivision Plan</b><br>North side of Badgett Rd., east side of Tooles Bend Rd., Commission District 4. | <b>10-SA-14-C</b> |
| <b>P</b> | <b>b. USE ON REVIEW</b><br>Proposed use: Detached dwellings in PR (Planned Residential) District.   | <b>10-A-14-UR</b> |
| <b>*</b> | <b>10.</b> <b><u>STRATFORD PARK</u></b><br>North end of Knightsboro Rd., west of Jim Sterchi Rd., Council District 5.   | <b>11-SA-14-C</b> |

**Final Subdivisions:**

- |          |  |                   |
|----------|--|-------------------|
| <b>P</b> | <b>11.</b> <b><u>WESTLAND GARDENS</u></b><br>South side of Westland Drive, west of Coile Lane, Commission District 5.  | <b>10-SJ-14-F</b> |
| <b>P</b> | <b>12.</b> <b><u>THE GLEN AT HARDIN VALLEY, PHASE I</u></b><br>Northwest intersection of Hardin Valley Road & Brooke Willow Blvd., Commission District 6.                      | <b>10-SK-14-F</b> |
| <b>*</b> | <b>13.</b> <b><u>GEYLAND HEIGHTS RESUBDIVISION OF LOTS 20-21</u></b><br>Southeast side of Navy Dr, northwest side of Army Dr, northeast of Edington Rd, Commission District 9. | <b>11-SA-14-F</b> |

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* 14.	<b><u>CALA CROSSING</u></b> Beaver Creek Dr and Dry Gap Pike, Commission District 7.	11-SB-14-F
* 15.	<b><u>BURNETT PROPERTY</u></b> North side of Couch Mill Rd, north of E Turpin Lane, Commission District 6.	11-SC-14-F
* 16.	<b><u>FINAL PLAT FOR JAMES UNDERWOOD</u></b> Southeast side of Norris Lane, east of Old Jacksboro Rd, Commission District 8.	11-SD-14-F
* 17.	<b><u>HFB PROPERTY ON THOMAS WEAVER ROAD</u></b> Southeast side of Thomas Weaver Rd, east of Hill Rd, Commission District 8.	11-SE-14-F
* 18.	<b><u>SEQUOYAH HILLS, SECTION ONE, RESUBDIVISION OF LOT 17 &amp; PART OF LOT 16</u></b> East side of Cherokee Blvd., north of Iskagna Dr., Council District 2.	11-SF-14-F
* 19.	<b><u>LENA MCCAMPBELL RESUBDIVISION</u></b> Boyds Bridge Pike at Parish St and Wimpole Ave., Council District 6.	11-SG-14-F
* 20.	<b><u>HARVEST GROVE RESUBDIVISION OF LOTS 38-40</u></b> Southwest side of Harvest Grove Lane, northwest of Dante Rd, Commission District 7.	11-SH-14-F
* 21.	<b><u>RONALD MCKINNEY PROPERTY RESUBDIVISION OF LOTS 1-2</u></b> At the north intersection quadrant of Gamble Dr and Raccoon Valley Dr., Commission District 7.	11-SI-14-F
* 22.	<b><u>ANDERSON ESTATE</u></b> South side of Beeler Rd, south of Twin Brooks Blvd., Commission District 8.	11-SJ-14-F
* 23.	<b><u>URBAN PARK VILLAS</u></b> East side of Jackson Rd, north of Amherst Rd, Council District 3.	11-SK-14-F
* 24.	<b><u>JAMES RANCEY SPARTKS PROPERTY</u></b> North side of Highland View Dr, due east of Pickens Gap Rd., Commission District 9.	11-SL-14-F
* 25.	<b><u>REESE AND SNELSON PARTNERSHIP</u></b> Northeast side of Central Avenue Pike, north of Callahan Dr., Commission District 7.	11-SM-14-F
26.	<b><u>WITHDRAWN PRIOR TO PUBLICATION</u></b>	11-SN-14-F

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* <b>27. <u>PIEDMONT PLACE RESUBDIVISION</u></b> N. Broadway at Pembroke Avenue and Raleigh Avenue, Council District 5.	<b>11-SO-14-F</b>
* <b>28. <u>PANASONIC ELECTRONIC DEVICES CORPT.</u></b> East side of S. National Drive, east of Gov. John Sevier Hwy, Commission District 8.	<b>11-SP-14-F</b>
* <b>29. <u>GEYLAND HEIGHTS RESUBDIVISION OF LOTS 1 &amp; 2, BLOCK 17</u></b> At the intersection of Candora Road and Repass Drive, Commission District 9.	<b>11-SQ-14-F</b>
* <b>30. <u>GREENWAY RESUBDIVISION OF LOTS 1-7, BLOCK B</u></b> West side of Old Broadway, north of intersection with Tazewell Pike, Council District 5.	<b>11-SR-14-F</b>
* <b>31. <u>LIBERTY PLAZA</u></b> South side of Kingston pike, west of Huxley Road, Council District 5.	<b>11-SS-14-F</b>
<b>P 32. <u>JAMES F BROWN ESTATE RESUBDIVISION</u></b> North side of W Emory Road, north of Oak Ridge Hwy., Commission District 6.	<b>11-ST-14-F</b>
* <b>33. <u>MCC GROUP AND M A SCHUBERT RESUBDIVISION</u></b> North side of Ray Mears Blvd., between Downtown West Blvd. and Montvue Road, Council District 2.	<b>11-SU-14-F</b>
* <b>34. <u>VILLAGE AT SADDLEBROOKE PHASE 2</u></b> Northeast terminus of Saddlebrooke Drive, northeast of Parrish Hill Lane, Commission District 7.	<b>11-SV-14-F</b>
* <b>35. <u>RALPH C &amp; IRENE H PRUEITT PROPERTY</u></b> Southwest side of Schriver Road, southeast of Duncan Road, Commission District 4.	<b>11-SW-14-F</b>

**Rezoning and Plan Amendment/Rezoning:**

- 36. GEORGE HAMILTON**  
Northwest side Garden Dr., southwest of Jacksboro Pike, Council District 4.

  - a. North City Sector Plan Amendment** **10-A-14-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).
  - b. One Year Plan Amendment** **10-A-14-PA**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).

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- c. Rezoning** **10-A-14-RZ**  
 From R-1A (Low Density Residential) to R-2 (General Residential).
- 37. WITHDRAWN PRIOR TO PUBLICATION** **11-A-14-SP & 11-A-14-RZ**
- 38. ERIC MOSELEY** **11-B-14-RZ**  
 Southeast side S. Northshore Dr., southwest of Choto Rd.,  
 Commission District 5. Rezoning from A (Agricultural) to PR  
 (Planned Residential).
- \* **39. COOPER, YATES, WELKER, PACE, SANDERS** **11-C-14-RZ**  
 Southwest side N. Central St., northwest of W. Fifth Ave., Council  
 District 6. Rezoning from C-3 (General Commercial) to C-2 (Central  
 Business) district.
- \* **40. PARTNERS V, LLC** **11-D-14-RZ**  
 South side Mercury Dr., west of Lovell Rd., Commission District 6.  
 Rezoning from BP (Business and Technology) / TO (Technology  
 Overlay) and PC (Planned Commercial) / TO to PR (Planned  
 Residential) / TO (Technology Overlay).
- P 41. ALEX LOZANO** **11-E-14-RZ**  
 Southeast end Hilton Rd., south of S. Middlebrook Pike, Council  
 District 2. Rezoning from I-2 (Restricted Manufacturing and  
 Warehousing) to I-3 (General Industrial).
- \* **42. HATCHER-HILL PROPERTIES, LLC** **11-F-14-RZ**  
 South side Papermill Dr., west of N. Weisgarber Rd., Council  
 District 2. Rezoning from O-1 (Office, Medical, and Related  
 Services) to C-4 (Highway and Arterial Commercial).

**Uses on Review**

- 43. SCHAAD COMMERCIAL INVESTMENTS** **10-C-14-UR**  
 South side of Amherst Rd., west side of Piney Grove Church Rd.  
 Proposed use: Commercial - Dollar General Store in RP-1 (Planned  
 Residential) District. Council District 3.
- \* **44. JOHN SANDERS** **11-A-14-UR**  
 North side of Dutchtown Rd., west of Cogdill Rd. Proposed use:  
 Medical products minor assembly in PC (Planned Commercial) / TO  
 (Technology Overlay) District. Commission District 6.
- \* **45. BREVARD PARTNERS OF TN, GP** **11-B-14-UR**  
 South side of Pembroke Ave., west of N. Broadway. Proposed use:  
 Parking in a more restrictive zone in O-1 (Office, Medical, and Related  
 Services) & IH-1 (Infill Housing Overlay) District. Council District 5.

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- P 46. GARRON LAND SURVEYING** **11-C-14-UR**  
Northwest side of Gardner Ln., northeast of Heiskell Rd. Proposed use: Reduction of the peripheral boundary setback from 35' to 15' in PR (Planned Residential) & A (Agricultural) District. Commission District 7.
- Number not assigned **11-D-14-UR**
- P 47. THE KROGER COMPANY** **11-E-14-UR**  
Southeast side of E. Emory Rd., just west of the I-75 interchange. Proposed use: Kroger store and retail shops in PC-1 (Retail and Office Park) & F-1 (Floodway) District. Council District 5.
- 48. ARLINGTON BAPTIST CHURCH / MERIDIAN ASSISTED LIVING AT ARLINGTON PLACE** **11-F-14-UR**  
West end of Lifespring Ln., south side of McCampbell Dr. Proposed use: Site modifications to previously approved church and assisted living facility (increase of 4 beds). Master sign plan remains unchanged. (12-C-10-UR) in RP-1 (Planned Residential) District. Council District 4.
- P 49. DIGI ACADEMY OF LEARNERS, LLC** **11-G-14-UR**  
South side of Mildred Dr., east of Woodhaven Dr. Proposed use: Child daycare facility in R-1 (Low Density Residential) District. Council District 4.

**Other Business:**

- 50. Consideration of Appealing the decision of the MPC staff requiring a tenant address to change (suite number) due to moving office location to second floor in the same multi-tenant building.** **11-A-14-OB**
- \* **51. Consideration of Similar Use Determination for educational uses in the SC-1, SC-2 and SC-3 (Shopping Center) zone districts.** **11-B-14-OB**
- \* **52. Consideration of Staff Report for Plans of Service.** **11-C-14-OB**
- P 53. Consideration of Similar Use Determination for a private club in the I-3 (General Industrial) zone district.** **11-D-14-OB**
- 54. Nomination of Officers for Calendar Year 2015.** **11-E-14-OB**

**Adjournment**

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

<u>KNOXVILLE CITY COUNCIL (REVISED)</u>	12-B-13-OA
Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.	
<u>WILSON RITCHIE</u>	3-F-10-SC
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.	
<u>METROPOLITAN PLANNING COMMISSION</u>	6-A-10-SAP
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.	
<u>METROPOLITAN PLANNING COMMISSION</u>	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.	
<u>WILLOW FORK - GRAHAM CORPORATION</u>	
a. Concept Subdivision Plan	11-SJ-08-C
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	
b. Use on Review	11-H-08-UR
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u>	
a. Concept Subdivision Plan	4-SC-09-C
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	
b. Use On Review	4-D-09-UR
Proposed use: Detached dwellings in PR (Planned Residential) District.	
<u>LONGMIRE SUBDIVISION</u>	1-SA-11-C
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.	
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u>	2-SO-09-F
Intersection of I-40 and McMillan Rd., Commission District 8.	
<u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u>	12-SJ-13-F
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.	
<u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u>	4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.	

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	<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
<b>U</b>	<b><u>TANASI GIRL SCOUT COUNCIL, INC. (Referred back by City Council)</u></b> Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).	<b>4-J-14-RZ</b>
	<u>908 DEVELOPMENT GROUP</u> Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40. Council District 6. a. Central City Sector Plan Amendment From C (Commercial) to HDR (High Density Residential). b. One Year Plan Amendment From GC (General Commercial) to HDR (High Density Residential). c. Rezoning From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).	7-E-14-SP 7-D-14-PA 7-F-14-RZ
	<u>BUFFAT MILL ESTATES - CLAYTON BANK &amp; 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
	<u>MR. PAUL MURPHY</u> South side of Kingston Pike, east of Kingston Court. Proposed use: Apartments and Residential Condominiums in R-1 (Low Density Residential) District. Council District 2.	7-E-14-UR