KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www • knoxmpc • org

AGENDA
September 11, 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 SEPTEMBER 11, 2014 AGENDA**

*** 3. APPROVAL OF AUGUST 14, 2014 MINUTES**

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be *automatically* Postponed	(Indicated with an underlined **P**)
Items to be voted on to be Postponed	(Indicated with a **P**)
Items to be *automatically* Withdrawn	(Indicated with an underlined **W**)
Items to be voted on to be Withdrawn	(Indicated with a **W**)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 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 **10-B-13-OA**

Amendments to the City of Knoxville zoning ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations.

W 6. KNOXVILLE CITY COUNCIL **9-A-14-OA**

Amendments to the City of Knoxville zoning ordinance regarding pet services.

Agenda Item No. MPC File No.

Alley or Street Closures:

7. **KNOX COUNTY ASSOCIATION OF BAPTISTS** **9-A-14-SC**
Request closure of portion of Jourolman Avenue between W. Scott Avenue and southwest boundary line of parcel 094BE002 at unnamed alley, Council District 6.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

8. **HENSLEY ESTATES - EAGLE BEND DEVELOPMENT**

a. Concept Subdivision Plan **8-SE-14-C**
Southeast side of Coward Mill Rd., northeast of Pellissippi Pkwy., Commission District 6.

b. USE ON REVIEW **8-J-14-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) / TO (Technology Overlay) District.

9. **THE RESERVE @ WEST HILLS** **8-SF-14-C**
East side of Vanosdale Rd., south side of Sheffield Dr., Council District 2.

10. **VILLAGE AT SADDLEBROOKE - J & J DEVELOPMENT COMPANY**

a. Concept Subdivision Plan **9-SA-14-C**
Northwest terminus of Saddlebrooke Dr., northwest of E. Emory Rd., Commission District 7.

b. USE ON REVIEW **9-F-14-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.

Final Subdivisions:

11. **RIVER'S EDGE APARTMENTS** **7-SC-14-F**
South Side of Island Home Ave, west of Spence Place, Council District 1.

12. **ELIZABETH HINTON PROPERTY** **9-SA-14-F**
Northwest side of Meredith Road, southwest of Marlee Park Blvd., Commission District 6.

Agenda Item No. MPC File No.

13. **SCENIC DRIVE ADDITION TO KNOXVILLE** **9-SB-14-F**
North side of Oak Hurst Drive, east of Scenic Drive, Council District 2.

14. **HOUSE OF THALLER** **9-SC-14-F**
East side of Harris Road, north of Rutledge Pike, Commission District 8.

15. **HIGHLAND HOMESITES RESUBDIVISION** **9-SD-14-F**
East side of Noremac Road, south of Babelay Road, Commission District 8.

16. **HIDDEN MEADOWS, UNIT 2** **9-SE-14-F**
At the terminus of Silent Springs Lane, both northwest and southeast sides, south side of Gray Hendrix Road, Commission District 6.

17. **THE LORD LINDSEY RESUBDIVISION** **9-SF-14-F**
North side of West Hill Avenue, east of Henley Street, Council District 6.

18. **MAYFIELD ADDITION RESUBDIVISION OF LOTS 146 & 147R** **9-SG-14-F**
Intersection of Flemming Street and Gillespie Avenue, Council District 4.

19. **ZACHARY POINT** **9-SH-14-F**
Southwest of the intersection of Long Hollow Road and Pelleaux Road, Commission District 7.

Rezonings and Plan Amendment/Rezonings:

T **20.** **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).

T **b. One Year Plan Amendment** **7-D-14-PA**
From GC (General Commercial) to HDR (High Density Residential).

T **c. Rezoning** **7-F-14-RZ**
From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).

21. **WILL MORGAN** **9-A-14-RZ**
East side Green Rd., north of Chapman Hwy., Council District 1. Rezoning from A-1 (General Agricultural) & PC-1 (Retail and Office Park) to C-4 (Highway and Arterial Commercial).

22. **FAY B. BAILEY** **9-B-14-RZ**
Northwest side Chambliss Ave., northeast of Carr St., Council District 2. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

Agenda Item No. MPC File No.

23. **METROPOLITAN PLANNING COMMISSION** **9-C-14-RZ**
East and west sides of Parkridge Dr., north and south of Springplace Cir., Commission District 8. Rezoning from CB (Business and Manufacturing) to RA (Low Density Residential).

Uses on Review

24. **CHURCH OF THE GOOD SHEPHERD** **8-C-14-UR**
West side of Jacksboro Pike, south of Grove Cir. Proposed use: Existing Church and Site Modifications in R-1 (Low Density Residential) District. Council District 4.

25. **GALBRAITH LABORATORIES** **9-A-14-UR**
North side of Cross Park Dr., southwest of Cross Creek Rd. Proposed use: Microanalysis testing laboratory and addition to the existing structure in PC-1 (Retail and Office Park) District. Council District 2.

26. **VERIZON TENNESSEE PARTNERSHIP BY FAULK & FOSTER** **9-B-14-UR**
South side of Western Ave., east of Third Creek Rd. Proposed use: 150' Monopole Commercial Telecommunications Tower in C-4 (Highway and Arterial Commercial) District. Council District 3.

27. **DESIGN INNOVATIONS ARCHITECTS** **9-C-14-UR**
Southeast side of Delaware Ave., northeast of Sherman St. Proposed use: Church expansion in R-1A (Low Density Residential) /IH-1 (Infill Housing Overlay) District. Council District 5.

28. **FAITH & DOUGLAS MCDANIEL** **9-D-14-UR**
North side of East Glenwood Ave., east of N Broadway. Proposed use: Bed and Breakfast Inn in R-2 (General Residential) / H-1 (Historic Overlay) District - H-1 pending. Council District 4.

29. **SCHULZ BREWERY / RANDOLF ARCHITECTURE** **9-E-14-UR**
Southeast side of Bernard Ave, just southwest of N Central St. Proposed use: Craft Brewery in C-3 (General Commercial) District. Council District 4.

Other Business:

30. **Consideration of payment over $10,000 to staff for accrued leave at time of retirement.** **9-A-14-OB**

31. **Consideration of amendment No. 3 to MPC's budget and work program for FY 2014-15.** **9-B-14-OB**

Adjournment

Agenda Item No. MPC File No.

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

KNOXVILLE CITY COUNCIL (REVISED) 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.

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
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.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT
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.

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.

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.

RESUBDIVISION OF GEORGE HOSKINS PROPERTY 4-SE-14-F
North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.

Agenda Item No. MPC File No.

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).

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).

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.

MR. PAUL MURPHY 7-E-14-UR
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.