AGENDA
April 9, 2015
1:30 P.M. ◇ Main Assembly Room ◇ City County Building

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

* 2. APPROVAL OF APRIL 9, 2015 AGENDA

* 3. APPROVAL OF MARCH 12, 2015 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Items to be automatically Withdrawn (Indicated with an underlined W)
Items to be voted on to be Withdrawn (Indicated with a W)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, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

5. KNOXVILLE CITY COUNCIL (Referred back to MPC by Council) 11-A-14-OA

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

6. COUNTY COMMISSION 4-A-15-OA

Consider approval of a recommendation to the Knox County Commission for adoption of an ordinance amending the Knox County Code, Appendix A- Zoning, Article 3, Sections 3.51.01 through 3.51.05, related to off-street parking lot layout, construction and maintenance.
7. **KNOXVILLE CITY COUNCIL**
Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, Chapter 6, "Buildings and Building Regulations", Article II, Section 6-32 by adding subsection 105.5.5 related to delay and issuance of permits issuance for historically significant structures.

8. **KNOXVILLE CITY COUNCIL**
Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, known and cited as the "Zoning Ordinance of the City of Knoxville, Tennessee," amending Article III, "Definitions," Article IV, Section 5.1, "H-1 historic overlay district," Article IV, Section 5.2, "NC-1 neighborhood conservation overlay district," and Article V, "Supplementary regulations applying to a specific, to several, or to all districts," related to TN Code Ann. § 7-51-1201.

**Alley or Street Closures:**
None

**Street or Subdivision Name Changes:**
None

**Plans, Studies, Reports:**

9. **METROPOLITAN PLANNING COMMISSION**

**Concepts/Uses on Review:**

P 10. **LONGMIRE SUBDIVISION**
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.

11. **HENSLEY ESTATES - COUNTRY HOMES SITE DEVELOPMENT, LLC**
   a. **Concept Subdivision Plan**

   b. **USE ON REVIEW**
   Proposed use: Detached residential subdivision in PR (Planned Residential) & TO (Technology Overlay) District.

12. **BEALS CREEK - ERIC MOSELEY**
   a. **Concept Subdivision Plan**
   Northeast side of Mourfield Rd., southeast of Westland Dr., Commission District 5.
b.  USE ON REVIEW
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

13.  HARDIN VALLEY RIDGE - EJM PROPERTIES
   a.  Concept Subdivision Plan
   b.  USE ON REVIEW
       Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

Final Subdivisions:

14.  EFFICIENT ENERGY OF TENNESSEE
       North side of Old Callahan Dr at Callahan Dr, Commission District 7.

15.  MASCOT S/ D RESUB. OF LOT 21 AND 21R
       At the intersection of Tipple Dr and Number Two Dr, Commission District 8.

16.  WITHDRAWN PRIOR TO PUBLICATION

17.  BEAU MONDE PHASE 2 RESUB. OF LOTS 10-17
       Southwest side of Clingmans Dome Dr, northwest of Thunderhead Rd, Council District 6.

18.  CHARLES & LINDA COX PROPERTY
       At the intersection of W Beaver Creek Dr and Martingale Dr, Commission District 6.

19.  CREEKSI DE MANOR, PHASE I
       South side of Hickory Creek Rd, southwest of Hardin Valley Rd, Commission District 6.

20.  RON & REBA KENNEDY PROPERTY
       Northeast side of Cooper St, northwest of W Fifth Ave, Council District 6.

21.  B H SPRANKLE ADDITION RESUB. OF PARTS OF LOTS 5 & 6
       North side of Homberg Dr, east of S Mohican St., Council District 2.

22.  JMB INVESTMENTS N BROADWAY & EDGEWOOD
Rezonings and Plan Amendment/ Rezonings:

23. **TANASI GIRL SCOUT COUNCIL, INC. (REVISED)**
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).

24. **PATRICK MCINTURFF**
   a. **One Year Plan Amendment**
      From GC (General Commercial) to CBD (Central Business District).
   b. **Rezoning**
      From C-3 (General Commercial) to C-2 (Central Business District).

25. **BARBARA HOOPER**
   a. **Northwest City Sector Plan Amendment**
      From LDR (Low Density Residential) to MDR (Medium Density Residential).
   b. **Rezoning**
      From RP-1 (Planned Residential) @ up to 5 du/ac to RP-1 (Planned Residential) @ up to 16 du/ac.

26. **SCHAAD PROPERTIES**
North side Kingston Pike, west of Downtown West Blvd., Council District 2. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

WITHDRAWN PRIOR TO PUBLICATION

27. **ZAKIRHUSAIN G. SHAIKH**

28. **HARRISON CONSTRUCTION**
   a. **East City Sector Plan Amendment**
      From LI (Light Industrial) to HI (Heavy Industrial).
   b. **Rezoning**
      From I-3 (General Industrial) to I-4 (Heavy Industrial).
Uses on Review

29. **UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION**  

30. **COLONEL J. D. EDDLEMON & HENRY J. BRIGHT, III**  

31. **THE MULCH COMPANY KNOXVILLE, LLC**  

32. **MEAD MONTESSORI SCHOOL - ELLA JONES**  

33. **BOB ALCORN ARCHITECT**  

34. **JOHNSON ARCHITECTURE, INC.**  
Southwest side of Cogdill Rd., northwest side of Lexington Dr., north and south side of Petsafe Way. Proposed use: Building additions and parking lot expansion in PC (Planned Commercial) / TO (Technology Overlay) & CB (Business and Manufacturing) / TO District. Commission District 6.

35. **TDK CONSTRUCTION COMPANY, INC.**  

36. **JMB INVESTMENT COMPANY, LLC**  
Other Business:

W 37. Consideration of a similar use determination that retail, sporting goods, foodservice, event venue, recreation, photography studio and gift shop can be permitted in the SC-3 (Regional Shopping Center) zoning district.


39. Consideration of restated Bylaws of the Knoxville-Knox County Metropolitan Planning Commission.

40. Consideration of one year extension of concept plan for Fox Creek Subdivision, Phase II, on Fox Cove Road through August 2016 - 7-SA-11-C. Council District 2.

Adjournment

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.

TREVOR HILL 11-A-14-SC
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.

WILSON RITCHIE 3-F-10-SC

METROPOLITAN PLANNING COMMISSION 6-A-10-SAP

METROPOLITAN PLANNING COMMISSION 7-C-10-SP

WILLOW FORK - GRAHAM CORPORATION 11-SJ-08-C
a. Concept Subdivision Plan
b. Use on Review
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT
a. Concept Subdivision Plan

b. Use On Review
Proposed use: Detached dwellings in PR (Planned Residential) District.

BEN H. McMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9
North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.

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

CITY OF KNOXVILLE
South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

908 DEVELOPMENT GROUP
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).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

SOUTHLAND ENGINEERING