AGENDA
December 10, 2015
1:30 P.M. ◇ Main Assembly Room ◇ City County Building

Agenda Item No.  

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

* 2. APPROVAL OF DECEMBER 10, 2015 AGENDA

* 3. APPROVAL OF NOVEMBER 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Items to be voted on to be Withdrawn (Indicated with a W)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.

This meeting and all communications between members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code Ann § 8-44-101, et seq.

Ordinance Amendments:
None

Alley or Street Closures:

5. PACKERS SOUTH USA, LLC  
12-A-15-AC
Request closure of unnamed alley between northwest corner of parcel 082HG025 and southern terminus, Council District 4.
6. **KENYON PATTERSON**  
   Request closure of Gale St between Cecil Avenue and southern terminus, Council District 4.

**Street or Subdivision Name Changes:**
None

**Plans, Studies, Reports:**

7. **METROPOLITAN PLANNING COMMISSION**  

**Concepts/Uses on Review:**

P 8. **CLEAR SPRINGS PLANTATION**  
   North and south sides of McCampbell Wells Way, west of Glen Creek Rd., Council District 4.

9. **WHELAHAN FARM, UNIT 2**  
   Southwest end of Whelahan Farm Rd., south of Babelay Dr., Commission District 8.

P 10. **WESTLAND OAKS - MESANA INVESTMENTS, LLC**
   a. Concept Subdivision Plan  
   Southeast side of Westland Dr., northwest side of Nubbin Ridge Rd., Commission District 5.

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

11. **HARRISON SPRINGS - EAGLE BEND DEVELOPMENT**
   a. Concept Subdivision Plan  

   b. **USE ON REVIEW**
   Proposed use: Detached dwellings in PR (Planned Residential) pending District.

P 12. **EMORY OAKS - SCOTT DAVIS**
   a. Concept Subdivision Plan  
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>b. USE ON REVIEW</td>
<td>12-F-15-UR</td>
<td>Proposed use: Detached dwellings in PR (Planned Residential) pending District.</td>
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<td><strong>Final Subdivisions:</strong></td>
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<td>16. EFFICIENT ENERGY OF TENNESSEE &amp; CALLAHAN BUSINESS PARK RESUB OF LOT 1</td>
<td>11-SH-15-F</td>
<td>At the intersection of Old Callahan Dr and Callahan Dr, Council District 3.</td>
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23. **R O DEADERICK ESTATE RESUB. OF PART OF LOT 2**
Southwest side of Old French Rd, west of E Gov. John Sevier Hwy.,

24. **THE RIVER CLUB RESUB. OF LOT 10-R**
At the terminus of Captains Way, east of Tooles Bend Rd, Commission
District 4.

25. **THUNDERCHASE FARMS**
South side of W Beaver Creek Drive, northeast of Harrell Rd,
Commission District 6.

26. **RUGGLES FERRY, PHASE 3**
North side of Pleasant Hill Rd, west of Molly Bright Rd, Commission
District 8.

27. **VILLAGE AT SADDLEBROOKE, PHASE 3**
At the north terminus of Saddlebrooke Drive, north of E Emory Rd,
Commission District 7.

28. **JOHNNY F LEACH PROPERTY RESUB. OF LOTS 1 & 2R**
Southwest side of High School Rd, northwest of Glenoaks Drive,
Council District 5.

29. **SHADY GLEN**
South side of S Northshore Drive, northeast of Harvey Rd, Commission
District 5.

30. **FINAL PLAT OF THE 411 GAY STREET, LLC PROPERTY**
West of S Gay Street, south of Wall Avenue, Council District 6.

**Rezonings and Plan Amendment/Rezonings:**

31. **JAMES STERNBERG (REVISED)**
Southeast side W. Emory Rd., southwest of Central Avenue Pike,
Commission District 7.
   a. **North County Sector Plan Amendment**
   From LDR (Low Density Residential), MU-CC (Mixed Use - Community
   Commercial) with SP (Stream Protection) & HP (Hillside Protection) to
   GC (General Commercial) with SP (Stream Protection) & HP (Hillside
   Protection).

   b. **Rezoning**
   From A (Agricultural), TC (Town Center), TC (Town Center) / HZ
   (Historic Overlay) & F (Floodway) to CA (General Business), CA
   (General Business) / HZ (Historic Overlay) & F (Floodway).
32. **SCOTT DAVIS**  

33. **JANET DEBUSK HENSLEY**  
South side Osprey Point Ln., southeast of S. Northshore Dr., Commission District 4. Rezoning from A (Agricultural) to RA (Low Density Residential).

34. **CHAMPION CONSTRUCTION, LLC**  
   a. **Northwest County Sector Plan Amendment**  
      From ROW (Right-of-Way) & MU-SD (Mixed Use Special District) - (NW-Co-7) to LDR (Low Density Residential).  
   b. **Rezoning**  
      From BP (Business and Technology Park) / TO (Technology Overlay) and F (Floodway) / TO to PR (Planned Residential) / TO (Technology Overlay) and F (Floodway) / TO.

35. **LAND DEVELOPMENT SOLUTIONS**  
Northwest side of W. Depot Ave, southwest side of Williams St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

36. **TIM AND KIM WEBB**  
Southeast side Tazewell Pike, northeast of Ridgeview Rd., Commission District 8.  
   a. **Northeast County Sector Plan Amendment**  
      From AG/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to GC (General Commercial) & SLPA (Slope Protection Area).  
   b. **Rezoning**  
      From A (Agricultural) to CA (General Business).

37. **SADDLEBROOK PROPERTIES, LLC**  
West side Harvey Rd., south side Tanglewood Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

38. **RUFUS H. SMITH & COMPANY**  

39. **RUFUS H. SMITH & COMPANY**  
Withdrawn Prior to Publication  

40. **Marilyn Lyle**  
Northwest side W. Beaver Creek Dr., southwest of Old Clinton Pike,  
Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

41. **Sertoma Center**  
South side Boyds Bridge Pike, west of Delrose Dr., Council District 6.  
Rezoning from O-3 (Office Park) & R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services) & R-1A.

**Uses on Review**

42. **Ed Campbell**  
West side of Iron Gate Blvd., south of Hardin Valley Rd. Proposed use:  

43. **Merchants Retail Partners**  
Northeast side of Cherahala Blvd., north of Hardin Valley Rd. Proposed use:  
Self-service storage facility in CA (General Business) / TO (Technology Overlay) District. Commission District 6.

44. **Andrew Stewart Mellisa Stewart**  
South side of E. Emory Rd., west of Mayes Chapel Rd. Proposed use:  
Two duplexes on individual lots in RA (Low Density Residential) - pending District. Commission District 7.

45. **Richard Meador**  
West side of September Ln., south of Rutledge Pk. Proposed use:  
Reduction of peripheral boundary setback from 35' to 23'-9" in PR (Planned Residential) District. Commission District 8.

46. **Walden Pond Senior Village**  
Northwest side of McKamey Rd., southwest of Brierley Dr. Proposed use:  
Independent senior living units and assisted living in PR (Planned Residential) pending District. Commission District 3.

47. **King Properties and Development**  
South side of Bob Kirby Rd., west of Middlebrook Pike. Proposed use:  

**Other Business:**

48. **Consideration of Election of Calendar Year 2016 MPC Officers.**
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 4-SC-09-C
a. Concept Subdivision Plan
b. Use On Review
Proposed use: Detached dwellings in PR (Planned Residential) District.

VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC 7-SC-15-C
a. Concept Subdivision Plan
b. USE ON REVIEW

Proposed use: Detached residential subdivision in PR (Planned Residential) pending 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.

CHILHOWEE HILLS BAPTIST CHURCH RESUBDIVISION OF LOT 1
Northwest side of Asheville Hwy., north east of Macedonia Lane, Council District 6.

HOOD PROPERTY
North side of Rhea Rd, southwest of Spangler Rd, Commission District 9.

FINAL PLAT OF THE JERRY SHARP PROPERTY
At the terminus of Goldfinch Avenue and the east side of Ellis Street, Council District 1.

CREEKHEAD CROSSING UNIT 2
Southeast side of Creekhead Drive, at the southeast intersection of Whitman Drive, Council District 3.

HOLSTON BEND DRIVE EXTENSION
At the terminus of Holston Bend Drive, Commission District 8.

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).

FIRST BAPTIST CHURCH CONCORD AS SUCCESSOR BY MERGER TO WESTLAKE BAPTIST CHURCH
North side Westland Dr., east side I-140, Council District 2.
  a. Southwest County Sector Plan Amendment 7-D-15-SP
  From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
  b. One Year Plan Amendment 7-C-15-PA
  From P (Public Institution) to GC (General Commercial).
  c. Rezoning 7-G-15-RZ
From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).

**GUSTO DEVELOPMENT, LLC**
Southeast side Ball Camp Pike, northeast of Middlebrook Pike, Commission District 6.
- a. Northwest County Sector Plan Amendment
  From LDR (Low Density Residential) to C (Commercial).
- b. Rezoning
  From A (Agricultural) to CA (General Business).

10-F-15-SP
10-Q-15-RZ

**BUFFAT MILL ESTATES - CLAYTON BANK & TRUST**
Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).

4-B-10-UR

**SOUTHLAND ENGINEERING**

7-A-13-UR

**WORLEY BUILDERS, INC.**
Southeast side of Creekhead Dr., directly southeast of Whitman Dr.

10-C-15-UR