AGENDA
November 12, 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 NOVEMBER 12, 2015 AGENDA

* 3. APPROVAL OF OCTOBER 8, 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Items to be voted on to be Withdrawn (Indicated with a W)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:

P 5. METHOPOLITAN PLANNING COMMISSION 10-A-15-OA
(1-14-16) Amendments to the City of Knoxville Zoning Ordinance regarding creating a mixed use zoning district for properties located in the area defined by the Bearden Village Opportunities Plan.

Amendment to the City of Knoxville zoning ordinance defining Craft Industries and identifying districts where permitted.
Alley or Street Closures:

7. **JEFF CARR**
   Request closure of unnamed alley between Forest Ave and easternmost corner of parcel 094LL001, Council District 1.

Street or Subdivision Name Changes:
None

Plans, Studies, Reports:
None

Concepts/Uses on Review:

T 8. **VILLAS AT MALLARD BAY - HUBER PROPERTIES, LLC**
   a. Concept Subdivision Plan

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

9. **PALMER SUBDIVISION**

10. **DUTCHTOWN SUBDIVISION - GREEN RIVER HOLDINGS, LLC**
    a. Concept Subdivision Plan

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

11. **MERCURY DRIVE SUBDIVISION - HOMESTEAD LAND HOLDINGS, LLC**
    a. Concept Subdivision Plan
    Northeast side of Mercury Dr., southeast side of Yarnell Rd., Commission District 6.

    b. USE ON REVIEW
    Proposed use: Detached residential subdivision in PR (Planned Residential) / TO (Technology Overlay) District.
12. **CLEAR SPRINGS PLANTATION**  
   North and south sides of McCampbell Wells Way, west of Glen Creek Rd., Council District 4.

13. **STEELE ROAD SUBDIVISION - RUSTY BITTLE**  
   a. **Concept Subdivision Plan**  
   b. **USE ON REVIEW**  
      Proposed use: Detached residential subdivision in PR (Planned Residential) District.

**Final Subdivisions:**

14. **WILLOW POINTE PHASE II**  
    Southeast side of Buttermilk Road, southwest of Graybeal Road, Commission District 6.

15. **FAITH WAY S/D**  
    Northwest side of W Emory Road, east of Oak Ridge Highway, Commission District 6.

16. **DUTCHTOWN VIEW RESUBDIVISION OF LOTS 2-4**  
    East side of Bob Kirby Road, north of Dutchtown Road, Commission District 3.

17. **BON VIEW ADDITION RESUBDIVISION OF LOTS 18-20**  
    At the southwest intersection of Beaumont Avenue and W Baxter Avenue, Council District 6.

18. **H S AND ROXIE STOCKSBURY ESTATE RESUB OF LOT 2R-2**  
    Southeast side of Childress Road, east of Mullins Lane, Commission District 7.

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

20. **KENNETH AND JEANETTE BENNETT PROPERTY**  
    North side of a private un-named JPE, north of Sunrise Road and northwest of Millertown Pike, Commission District 8.

21. **ELIZABETH D RAINES PROPERTY RESUBDIVISION OF LOT 1**  
    Southwest side of Gibbs Road, north of E Emory Road, Commission District 8.
22. **EFFICIENT ENERGY OF TENNESSEE & CALLAHAN BUSINESS PARK RESUB OF LOT 1**
   At the intersection of Old Callahan Drive and Callahan Drive, Council District 3.

23. **LETSINGER RIDGE**
   South side of Snyder Road, west of Lovell Road, Commission District 6.

24. **RUGGLES FERRY, PHASE 2**
   West side of Burris Road, south of N Ruggles Ferry Road, Commission District 8.

25. **SHERRILL HILL RESUBDIVISION OF LOTS 1R2R1 & 1R3R1**
   South side of Kingston Pike west of Moss Grove Blvd., Council District 2.

26. **FREP KNOXVILLE**
   Park Village Road north of Cross Park Drive, Council District 2.

27. **THE MARKETS AT CHOTO, RESUBDIVISION OF LOTS 5R 7 1R1R3**
   North side of Choto Road, east of S Northshore Drive, Commission District 6.

28. **DEANE HILL S/D REPLAT OF LOTS 4R & 4R1**
   Gleason Drive at Wellsley Park Road, Council District 2.

**Rezonings and Plan Amendment/Rezonings:**

29. **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).

   10-F-15-SP

30. **MICHAEL CAMPBELL**

   11-A-15-RZ

31. **ANDREW STEWART AND MELISSA STEWART CARVER**
    South side E. Emory Rd., west of Mayes Chapel Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
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<tbody>
<tr>
<td>32. <strong>SCOTT DAVIS</strong></td>
<td>11-C-15-RZ</td>
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<td>33. <strong>EAGLE BEND REALTY</strong></td>
<td>11-D-15-RZ</td>
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<tr>
<td>Northeast side Schaeffer Rd., northwest of Harrison Springs Ln., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).</td>
<td>Withdrawn Prior to Publication</td>
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<tr>
<td>Northeast side Middlebrook Pike, southeast of Ball Camp Pike, Commission District 6.</td>
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<tr>
<td><strong>a. Northwest County Sector Plan Amendment</strong></td>
<td>11-B-15-SP</td>
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<tr>
<td>From PPOS (Parks and Public Open Space) to C (Commercial).</td>
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<td><strong>b. Rezoning</strong></td>
<td>11-F-15-RZ</td>
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<td>From A (Agricultural) to CA (General Business).</td>
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<td>35. <strong>LONGBOAT LAND COMPANY, LLC</strong></td>
<td>11-G-15-RZ</td>
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<td>North side Parkside Dr., east of Wakefield Rd., Council District 2. Rezoning from C-3 (General Commercial) to C-6 (General Commercial Park).</td>
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<td>36. <strong>PELLEISIPPI INVESTORS, LLC</strong></td>
<td>11-C-15-SP</td>
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<tr>
<td><strong>a. Northwest County Sector Plan Amendment</strong></td>
<td>11-C-15-SP</td>
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<tr>
<td>From LDR (Low Density Residential) to TP (Technology Park).</td>
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<td><strong>b. Rezoning</strong></td>
<td>11-H-15-RZ</td>
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<td>From PR (Planned Residential) / TO (Technology Overlay) to BP (Business and Technology) / TO (Technology Overlay).</td>
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<tr>
<td>37. <strong>M &amp; M PARTNERS</strong></td>
<td>11-D-15-SP</td>
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<tr>
<td><strong>a. Northwest County Sector Plan Amendment</strong></td>
<td>11-D-15-SP</td>
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<tr>
<td>From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).</td>
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<td><strong>b. Rezoning</strong></td>
<td>11-I-15-RZ</td>
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<td>From A (Agricultural) to PR (Planned Residential).</td>
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38. **THE DEVELOPMENT CORPORATION OF KNOX COUNTY**
   North and south sides Thorn Grove Pike, east and west sides Midway Rd., Commission District 8.
   
   a. **East County Sector Plan Amendment**
      From LDR (Low Density Residential) & O (Office) to BP (Business Park) - Type 1.
      
   b. **Rezoning**
      From A (Agricultural) & CA (General Business) to EC (Employment Center).

**Uses on Review**

**P 39. ED CAMPBELL**

**P 40. MERCHANTS RETAIL PARTNERS**

**41. BETSY BRENT**

Withdrawn Prior To Publication

**42. HERIBERTO HERNANDEZ**

**43. RUTH M. WHITE**

**44. GEORGE EWART**

**45. AGGREGATES USA, LLC**
Other Business:

46. **Consideration of Nomination of Officers for Calendar Year 2016.** 11-A-15-OB

47. **Consideration of extension of Concept Plan for Edwards Place for two years until November 2017 (11-SA-13-C).** 11-B-15-OB

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 11-H-08-UR
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.

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 Road, southwest of Spangler Road, 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.

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
   From PI (Public Institutional) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
   b. One Year Plan Amendment
   From P (Public Institution) to GC (General Commercial).
   c. Rezoning
   From RP-1 (Planned Residential) to SC-1 (Neighborhood Shopping Center).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

SOUTHLAND ENGINEERING  7-A-13-UR

WORLEY BUILDERS, INC.  10-C-15-UR