

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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AGENDA

June 11, 2009

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 JUNE 11, 2009 AGENDA
- * 3. APPROVAL OF MAY 14, 2009 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Items to be *automatically* Withdrawn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Items to be voted on to be Withdrawn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 Buz Johnson of the 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:

- P 5. METROPOLITAN PLANNING COMMISSION **11-A-07-OA****
Amendments to the City of Knoxville Zoning Ordinance creating a new R-4 (Residential/Office) District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods.
- P 6. METROPOLITAN PLANNING COMMISSION **8-A-08-OA****
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Section 4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.
- P 7. METROPOLITAN PLANNING COMMISSION **5-A-09-OA****
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 3.9, TC-1 Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.
- P 8. METROPOLITAN PLANNING COMMISSION **5-B-09-OA****
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.91, TC Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.

Alley or Street Closures:

- P 9. W & L PROPERTIES **4-A-09-SC****
Request closure of eastern 10 ft of Park Village Rd. ROW between Fox Lonas Rd. and southern property line of parcel 004.02 (survey on file, approx 195'), Council District 2.
- P 10. GARY MITCHELL **6-A-09-SC****
Request closure of Ramsey St between Western Avenue and Blackstock Avenue, Council District 6.
- * 11. MPM DEVELOPMENT COMPANY, LLC **6-B-09-SC****
Request closure of Long Shot Ln between northwest parcel lines of parcels 057BH006 and 057BH085 and dead end (cul-de-sac), Council District 5.
- * 12. MPM DEVELOPMENT COMPANY, LLC **6-C-09-SC****
Request closure of Ski Lift Dr between Steamboat Ln. and Long Shot Ln., Council District 5.

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- * **13. MPM DEVELOPMENT COMPANY, LLC** **6-D-09-SC**
Request closure of Steamboat Ln between north end (cul-de-sac) and south end (cul-de-sac), Council District 5.

Street or Subdivision Name Changes:

- * **14. METROPOLITAN PLANNING COMMISSION** **6-A-09-SNC**
Change Bolling Ln to 'Forest Hills Blvd' between intersection of Bolling Ln. and Forest Hills Blvd. and dead end, Council District 2.

- * **15. METROPOLITAN PLANNING COMMISSION** **6-B-09-SNC**
Change Forest Hills Blvd to 'Village Rd' between intersection of present Village Rd. and Forest Hills Blvd. and parking lot of Greentree Apartments, Council District 2.

Plans, Studies, Reports:

- P 16. METROPOLITAN PLANNING COMMISSION** **6-A-09-SAP**
Magnolia Avenue Corridor Plan and associated amendments to the Central and East City Sector Plans. Council Districts 4 and 6.

Concepts/Uses on Review:

- P 17. WILLOW FORK - GRAHAM CORPORATION** **11-SJ-08-C**
a. Concept Subdivision Plan
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.

- P b. Use On Review** **11-H-08-UR**
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

- T 18. HARRISON SPRINGS - EAGLE BEND DEVELOPMENT** **4-SC-09-C**
a. Concept Subdivision Plan
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

- T b. Use On Review** **4-D-09-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.

- P 19. CIRCLE LANE EXTENSION** **5-SB-09-C**
East end of Circle Ln., northeast of Westfield Rd., Council District 2.

Final Subdivisions:

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- * **20. KENSINGTON TOWN HOMES** **4-SN-09-F**
West side of Tammy Drive, north of Gregg Road, Commission District 6.
- P **21. GRAYSBURG RESUBDIVISION OF LOTS 21-23 AND DR TROY BAGWELL FARM P/O LOT 3** **4-SS-09-F**
East side of Susan Renee Lane, south of Elna Marie Drive, Commission District 8.
- P **22. PAUL VICKERS AND JACK JAMES SIMPSON PROPERTY** **5-SC-09-F**
South side of McCall Lane, east of Prospect Road, Commission District 9.
- P **23. OAKLEIGH UNIT 3** **5-SU-09-F**
Northeast side of Amherst Road, north and west of Mossy Oaks Lane, Council District 3.
- * **24. LEROY & LOUISE STREVEL PROPERTY** **6-SA-09-F**
West side of Rodgers Road, north of E. Emory Road, Commission District 8.
- * **25. JOHN SEVIER ADDITION TO CASWELL RESUBDIVISION OF LOTS 35-38** **6-SB-09-F**
Northwest side of Old Rutledge Pike at intersection of John Sevier School Road, Commission District 8.
- * **26. SAYNE'S LAND** **6-SC-09-F**
South side of Burleson Road, south of Martin Mill Pike, Commission District 9.
- * **27. MOUNTAIN VIEW ADDITION RESUBDIVISION OF LOTS 153R** **6-SD-09-F**
South side of E. Scott Avenue, southwest of Harvey Street, Council District 4.
- * **28. J W FERRELL RESUBDIVISION OF LOT 99R1** **6-SE-09-F**
North side of Terry Drive, east of Sterling Avenue, Commission District 8.
- * **29. RUCKER PROPERTY** **6-SF-09-F**
Southeast side of Lonas Drive, east of Redsaille Road, Council District 2.
- * **30. WOODSON TRAIL RESUBDIVISION OF LOTS 44-57 AND COMMON AREA** **6-SG-09-F**
Southwest side of Briar Rock Lane at Chimney Rock Lane, Council District 1.

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- * **31. BROGDEN, WITT, & COWARD PROPERTY** **6-SH-09-F**
East side of Drinnen Road, south Sunnyview Road, Commission District 8.

- * **32. BREAKTHROUGH RESUBDIVISION OF LOTS 8-9, & LOT 12** **6-SI-09-F**
At the terminus of Thurman Lane, southwest side of Woodson Drive, Commission District 9.

- P 33. HANNAH W SWAN'S ADDITION TO KNOXVILLE RESUBDIVISION OF PART OF LOTS 33 & 34** **6-SJ-09-F**
East side of Proctor Street, west side of Orange Avenue, Council District 6.

- * **34. ACKER PLACE RESUBDIVISION OF LOT 2** **6-SK-09-F**
Northeast side of East Weisgarber Road, northwest side of Weisbrook Lane, Council District 3.

- * **35. SHANNON VALLEY FARMS UNIT 4, SECTION C** **6-SL-09-F**
Between Jade Pasture Lane and Luttrell Road, Commission District 8.

- * **36. HARDIN VALLEY INVESTMENT PROPERTY RESUBDIVISION OF LOT 1** **6-SM-09-F**
Intersection of Steele Road and Hardin Valley Road, Commission District 6.

- * **37. ACKER PLACE RESUBDIVISION OF PART OF LOT 3** **6-SN-09-F**
North side of Middlebrook Pike, west of E. Weisgarber Road, Council District 3.

- P 38. MARLENE MILLS PROPERTY** **6-SO-09-F**
North side of W. Raccoon Valley Drive, southwest of Crisman Road, Commission District 7.

- * **39. WINNFIELD COURT PHASE I** **6-SP-09-F**
South side of Hammer Road, west of Brakebill road, Commission District 8.

Rezoning and Plan Amendment/Rezoning:

- P 40. METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE** **8-O-08-RZ**
Area generally described from White Avenue to Lake Avenue between CSX Railroad Corridor and Seventeenth Street (See Map), Council District 1. Rezoning from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services),

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O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.

- P 41. THE PAVILION AT HUNTER VALLEY FARM, LLC (REVISED)**
Northwest side Hunter Valley Ln., northeast of Keller Bend Rd., Commission District 4.
a. Southwest County Sector Plan Amendment **5-A-09-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to O (Office) & SLPA (Slope Protection Area).
- P b. Rezoning** **5-A-09-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).
- P 42. DELBERT E. & JANA W. MORGAN** **5-D-09-RZ**
Southeast end Holston Dr., north end George Bounds Rd., southwest side Holston River, Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- * 43. DONA E. DIFTLER** **6-A-09-RZ**
Southeast side Chambliss Ave., northeast of N. Forest Park Blvd., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- 44. TODD KENNEDY** **6-B-09-RZ**
South side Cherokee Trl., northwest of Edington Rd., Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses on Review:

- 45. VULCAN LANDS, INC.** **4-B-09-UR**
East & west sides of Graybeal Rd., south of Buttermilk Rd. Proposed use: Mining and mineral extraction, quarry expansion in A (Agricultural) District. Commission District 6.
- * 46. NANETTE DIEDERICH & SUSAN GREGG** **6-A-09-UR**
South side of Hardin Valley Rd., south of Willow Point Wy. Proposed use: Sports training facility (volleyball & basketball) in PC (Planned Commercial) & PR (Planned Residential) District. Commission District 6.
- 47. DAVID HATFIELD** **6-B-09-UR**
North side of Dewine Circle, southwest side of Dewine Rd. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 3.

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- * 48. THE HOUSE STORE**
 Southeast side of Murdock Dr., northeast of Simmons Rd. Proposed use: Sign plans in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

6-C-09-UR
- * 49. RONALD A. WATKINS**
 Northeast side of Yarnell Rd., northeast and southwest side of Lovell Crossing Way. Proposed use: Apartments in PR (Planned Residential) Pending / TO (Technology Overlay) District. Commission District 6.

6-D-09-UR
- W 50. HALLSDALE POWELL UTILITY DISTRICT**
 North side of Cunningham Rd., west of Maynardville Hwy. Proposed use: Offices & storage facilities in PC (Planned Commercial) District. Commission District 7.

6-E-09-UR
- 51. DUNCAN CONSTRUCTION / SENTINEL BUILDERS & THE JOSHUA'S LANDING HOMEOWNERS ASSOCIATION**
 Southeast side of Tazewell Pk., southwest of Anderson Rd. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 4.

6-F-09-UR
- 52. FLENNIKEN HOUSING, LP**
 East side of Maryville Pike, north side of Flenniken Ave. Proposed use: Apartments in O-1 (Office, Medical, and Related Services) District. Council District 1.

6-G-09-UR
- 53. HARRISON CONSTRUCTION**
 North side of E. Raccoon Valley Dr., northeast of I-75. Proposed use: Revision to 10-H-06-UR plan for an asphalt mixing plant to permit operations at night when required by the Tennessee Department of Transportation in I (Industrial) District. Commission District 7.

6-H-09-UR
- 54. U. S. CELLULAR CORPORATION**
 East side of Graves Rd., north of Ruggles Ferry Pike. Proposed use: 195' monopole telecommunications tower in A (Agricultural) District. Commission District 8.

6-I-09-UR

Other Business:

- * 55. Consideration of MPC Fiscal Year 2009-2010 Proposed Budget.**

5-D-09-OB
- * 56. Consideration of Use Determination that a dance studio may replace a formerly approved use on review for an indoor commercial athletic facility at this location in this I-2 zoning district.**

6-A-09-OB

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- * **57. Consideration of two-year extension of the concept plan for Bradley Farms - 5-SJ-07-C/5-I-07-UR.**

6-B-09-OB

Adjournment

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

KNOX COUNTY SCHOOLS

1-C-08-SC

Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

HABITAT FOR HUMANITY

3-A-08-SC

Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1.

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

a. Concept Subdivision Plan

1-SG-08-C

Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.

b. Use On Review

1-J-08-UR

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18

8-SB-08-F

South side of Woodlawn Pike, east of Southwood Drive, Council District 1.

ISAIAHS LANDING RESUBDIVISION

8-SR-08-F

South side of S. Mall Road, south of East Towne Road, Council District 4.

FINAL PLAT OF HAYNES PROPERTY

8-SGG-08-F

Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.

DAVIN AND STURM RESUBDIVISION OF LOT 1R2

10-SQ-08-F

South side of Kingston Pike, south of Walker Springs, Council District 2.

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4

11-SO-08-F

South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.

LECONTE VISTA

11-SP-08-F

Kelly Lane near intersection of Kodak Road, Commission District 8.

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HART PROPERTY

12-SH-08-F

East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8.

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

Intersection of I-40 and McMillan Road, Commission District 8.

COVERED BRIDGE AT HARDIN VALLEY PHASE 5

3-SJ-09-F

Northwest side of E. Gallaher Ferry Road, northeast of Rustic
Bridge Trail, Commission District 6.

OLIVER A. SMITH

Northeast side Lake Heritage Way, southwest side I-140, southeast of
Westland Dr., Commission District 5.

a. Southwest County Sector Plan Amendment

6-H-06-SP

From LDR (Low Density Residential) to O (Office).

b. Rezoning

6-S-06-RZ

From PR (Planned Residential) and CA (General Business) to OB (Office,
Medical, and Related Services).

PROPERTIES DIVERSIFIED, INC.

Northeast side Central Avenue Pike, northwest side I-75,
Commission District 6.

a. North County Sector Plan Amendment

8-B-08-SP

From LDR (Low Density Residential) to C (Commercial).

b. Rezoning

8-E-08-RZ

From RB (General Residential) to CB (Business and Manufacturing).

VICTOR JERNIGAN

North side Thorngrove Pike, east side Atchley Ln., Commission
District 8.

a. East County Sector Plan Amendment

8-D-08-SP

From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks &
Open Space) to LDR (Low Density Residential).

b. Rezoning

8-H-08-RZ

From A (Agricultural) to PR (Planned Residential).

SHERRILL HILL COMMERCIAL

11-E-07-UR

South side of Kingston Pike at Market Place Blvd. Proposed use:
Commercial Development in PC-1 (k) (Retail & Office Park), PC-
1/H-1 (k) (Historic Overlay) District. Council District 2.

REVEIZ CUSTOM HOMES, LLC

11-J-07-UR

North side of Hardin Valley Rd., west of Westcott Blvd. Proposed
use: Mixed Commercial Development in PC (Planned Commercial)
District. Commission District 6.

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LISA HOSKINS

4-F-08-UR

Northwest side of Merchant Dr., northeast side of Scenicwood Rd.
Proposed use: Afterschool day care facility and family life center in
R-1 (Low Density Residential) & R-2 (General Residential) District.
Council District 5.