

AGENDA

April 8, 2010

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 APRIL 8, 2010 AGENDA
- * 3. APPROVAL OF MARCH 11, 2010 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND
CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

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- 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.
- T 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.
- * 7. CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING** **3-C-10-OA**
Amendment to the Knoxville Zoning Ordinance, Article V. Section 6, Yard, building setback and open space exceptions, allowing awnings above public property in all zoning districts.

Alley or Street Closures:

- P 8. WILSON RITCHIE** **3-F-10-SC**
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.
- * 9. CALVIN W. MCCLAIN** **4-A-10-SC**
Request closure of Glenn Ave between Middlebrook Pike and westernmost corner of parcel 094IB022, Council District 3.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- P 10. METROPOLITAN PLANNING COMMISSION** **12-A-09-SAP**
Hillside and Ridgetop Conservation Plan

Concepts/Uses on Review:

- P 11. BUFFAT MILL ESTATES - CLAYTON BANK & TRUST** **4-SA-10-C**
a. Concept Subdivision Plan
South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4.
- P b. Use On Review** **4-B-10-UR**
Proposed use: Detached dwellings in RP-1 (Planned Residential) District.

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| <p>12. <u>DOGWOOD COVE - S & E PROPERTIES</u>
 a. Concept Subdivision Plan
 West side of Dogwood Dr., northeast of Wrights Ferry Rd.,
 Commission District 4.</p> <p>b. Use On Review
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.</p> | <p>4-SB-10-C</p> <p>4-C-10-UR</p> |
| <p>13. <u>FENNEL ROAD CONDOMINIUMS - M & T, LLC</u>
 a. Concept Subdivision Plan
 South side of Fennel Rd., south of Elyria Dr., Council District 5.</p> <p>b. Use On Review
 Proposed use: Attached residential development in RP-1 (Planned
 Residential) District.</p> | <p>4-SC-10-C</p> <p>4-E-10-UR</p> |

Final Subdivisions:

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| <p>* 14. <u>ISAIHHS LANDING RESUBDIVISION</u>
 South side of S. Mall Road, south of East Towne Road, Council
 District 4.</p> | <p>8-SR-08-F</p> |
| <p>* 15. <u>HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1</u>
 West side of Asbury Road, southwest of Archie Wiegel Lane,
 Commission District 8.</p> | <p>10-SB-09-F</p> |
| <p>* 16. <u>JANEAL FIELDS PROPERTY</u>
 At the terminus of Teague Way, north of Greenwell Dr.,
 Commission District 6.</p> | <p>4-SA-10-F</p> |
| <p>W 17. <u>STONE POINT FARM</u>
 South side of S. Northshore Dr, west of Nolina Rd., Commission
 District 4.</p> | <p>4-SB-10-F</p> |
| <p>* 18. <u>VISTA DEI MONTE RESUBDIVISION OF LOTS 2 & 3</u>
 South side of Hardin Valley Rd, west side of Valley Vista Rd.,
 Commission District 6.</p> | <p>4-SC-10-F</p> |
| <p>* 19. <u>NORRIS FREEWAY COMMERCIAL CENTER
 RESUBDIVISION OF LOT 6</u>
 East side of Norris Freeway, north of E. Emory Rd., Commission
 District 6.</p> | <p>4-SD-10-F</p> |
| <p>* 20. <u>CLAYTON CROOKS PROPERTY</u>
 Northwest side of Salem Church Rd, west of Foust Hollow Rd.,
 Commission District 8.</p> | <p>4-SE-10-F</p> |

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- P 21. RODDY KIRBY PROPERTY** **4-SF-10-F**
South side of Robinson Rd, between Windbrook Rd and Wynrush Circle, Commission District 3.
- * **22. KENNETH DAN OOSBORNE PROPERTY** **4-SG-10-F**
North side of Carter Mill Dr, east of McCubbins Rd., Commission District 8.
- * **23. R. F. SARACENI PROPERTY** **4-SH-10-F**
North side of Lexington Dr, between Cogdill and Simmons, Commission District 6.
- * **24. TEMPLE HOUSE** **4-SI-10-F**
At intersection of Hill Ave and Henley St., Council District 6.
- * **25. STOKES, BEELER & RUSSELL PROPERTY** **4-SJ-10-F**
Northwest side of Second Dr, northeast side of Olive Rd, south side of Third Dr., Commission District 5.
- * **26. CORA A THOMPSON PROPERTY RESUBDIVISION OF LOTS 1A & 2-5** **4-SK-10-F**
Corner of Easterland St and Boright Ave., Council District 4.
- * **27. CARROLL PROPERTY** **4-SL-10-F**
Coward Mill Rd, 1150' from centerline of Byington Solway Rd., Commission District 5.
- * **28. PALACE PACKAGE STORE PROPERTY** **4-SM-10-F**
North side of Heiskell Ave, east side of Rudy St., Council District 5.
- * **29. CLEAR SPRINGS PLANTATION** **4-SN-10-F**
West side of Glen Creek Rd, south of Millertown Pike, Council District 4.

Rezoning and Plan Amendment/Rezoning:

- T 30. 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), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.
- P 31. CLAYTON BANK & TRUST** **3-B-10-RZ**
Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

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- * **32. KCDC-CITY OF KNOXVILLE**
West side N. Hall of Fame Dr., north of E. Fifth Ave., Council District 4.
 - * **a. One Year Plan Amendment** **4-A-10-PA**
From LI (Light Industrial) to GC (General Commercial).
 - W** **b. Central City Sector Plan Amendment** **4-A-10-SP**
From MU-SD (Mixed Use Special District) (MU-CC04) (C-2, I-2) to MU-SD (Mixed Use Special District) (MU-CC04) (C-2, C-3, I-2).
 - * **c. Rezoning** **4-A-10-RZ**
From I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).

- * **33. JOHN M. COTHAM** **4-B-10-RZ**
Southeast side Emoriland Blvd., southwest of Kuhlman St., Council District 5. Rezoning from R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation) to R-1 (Low Density Residential) / H-1 (Historical Overlay) and Design Guidelines.

- 34. GREEN RIVER HOLDINGS, LLC**
Southwest side Johnson Rd., southeast side Schaad Rd., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **4-B-10-SP**
From LDR (Low Density Residential) to LI (Light Industrial).
 - b. Rezoning** **4-C-10-RZ**
From A (Agricultural) to LI (Light Industrial).

- 35. BETTY DEVAULT**
Southeast side Cedar Ln., northeast side Heins Rd., Council District 5.
 - a. One Year Plan Amendment** **4-B-10-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - b. North City Sector Plan Amendment** **4-C-10-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - c. Rezoning** **4-D-10-RZ**
From R-1 (Low Density Residential) to R-2 (General Residential).

- * **36. R. SCOTT CARPENTER / 846 NORTH CENTRAL LLC**
Northeast side N. Central St., northwest side Fulton Pl., west side Irwin St., Council District 4.

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- a. One Year Plan Amendment** **4-C-10-PA**
 From GC (General Commercial) to CBD (Central Business District).
- * **b. Rezoning** **4-E-10-RZ**
 From C-3 (General Commercial) to C-2 (Central Business District).
- 37. WELLSLEY LAND PARTNERS, G.P.** **4-F-10-RZ**
 Northwest side Deane Hill Dr., southwest side Wellsley Park Rd., Council District 2. Rezoning from RP-1 (Planned Residential) at 24 du/ac and RP-1 at 6-14 du/ac to RP-1 (Planned Residential) at up to 24 du/ac.
- 38. BENCHMARK ASSOCIATES** **4-G-10-RZ**
 Northeast side Wallace Rd., northwest of S. Northshore Dr., Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

Uses on Review:

- W 39. T-MOBILE SOUTH C/O LANNIE GREENE** **8-D-09-UR**
 East side of Fountain City Rd., east of Dry Gap Pike. Proposed use: 195 foot monopole telecommunications tower in A (Agricultural) District. Commission District 7.
- 40. RIDGEDALE IRREVOCABLE TRUST** **10-C-09-UR**
 North, south, east and west side of the intersection of Wood Smith Rd. and Barnard Rd. Proposed use: Town home style apartments in PR (Planned Residential) District. Commission District 3.
- P 41. THE PAVILION AT HUNTER VALLEY FARM, LLC** **3-E-10-UR**
 Northwest side Hunter Valley Ln., northeast of Keller Bend Rd. Proposed use: Event pavilion, horse farm and parking in T (Transition) with conditions District. Commission District 4.
- 42. U. S. CELLULAR CORPORATION** **4-A-10-UR**
 Southeast side of Old Rutledge Pike, southwest of Idumea Rd. Proposed use: 195' Monopole Telecommunications Tower in A (Agricultural) District. Commission District 8.
- * **43. KNOXVILLE'S COMMUNITY DEVELOPMENT CORP.** **4-D-10-UR**
 Southwest side McConnell St., southeast side of Bethel Av. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 6.

Other Business:

- * **44. Consideration of Approval of security gate for the Legends at Oakgrove.** **4-A-10-OB**

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| P 45. | Consideration of FY 2011-2016 City of Knoxville Capital Improvements Program and Budget. | 4-B-10-OB |
| * 46. | Consideration of the Mayor's Report on Preservation - 2009. | 4-C-10-OB |
| 47. | Consideration of Election of MPC Vice-Chair. | 4-D-10-OB |
| 48. | Consideration of Fiscal Year 2009-2010 Revenue and Expenditure Budget Amendment # 2 to add \$26,000 for Smart Trips program expenditures and revenues which are 100% grant reimbursable. | 4-E-10-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.

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.

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.

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b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>CIRCLE LANE EXTENSION</u> East end of Circle Ln., northeast of Westfield Rd., Council District 2.	5-SB-09-C
<u>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u> South side of Woodlawn Pike, east of Southwood Drive, Council District 1.	8-SB-08-F
<u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u> South side of Kingston Pike, south of Walker Springs, Council District 2.	10-SQ-08-F
<u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4</u> South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.	11-SO-08-F
<u>LECONTE VISTA</u> Kelly Lane near intersection of Kodak Road, Commission District 8.	11-SP-08-F
<u>HART PROPERTY</u> East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.	12-SH-08-F
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Road, Commission District 8.	2-SO-09-F
<u>WYRICK PROPERTY</u> East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.	8-SC-09-F
<u>ROBERT D. FOREMAN PROPERTY</u> East side of Ellison Lane north of Wrights Ferry Road, Commission District 4.	11-SD-09-F
<u>OLIVER A. SMITH</u> Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5.	
a. Southwest County Sector Plan Amendment From LDR (Low Density Residential) to O (Office).	6-H-06-SP
b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).	6-S-06-RZ

Agenda Item No.

MPC File No.

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).

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.

MIKE ELLIOTT

2-A-10-UR

West side of Arthur St., north side of McGhee Av. Proposed use:
Restaurant in C-1 (Neighborhood Commercial) & H-1 (Historic
Overlay) District. Council District 6.