

# AGENDA

## December 9, 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 DECEMBER 9, 2010 AGENDA
- \* 3. APPROVAL OF NOVEMBER 10, 2010 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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

- \* 5. KNOXVILLE CITY ADMINISTRATION **12-A-10-OA**  
Amendment to the City of Knoxville Zoning Ordinance, Article V, Section 6 (D) (5), regarding division of a lot.

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|--|--------------------------|
| <p><b>6. <u>KNOXVILLE CITY COUNCIL</u></b><br/>Amendments to the City of Knoxville Zoning Ordinance, Article IV, Section 2.4.2, regarding changes to regulations in the OS-1 (Open Space Preservation) District.</p>   | <p><b>12-B-10-OA</b></p> |
| <p><b>7. <u>KNOXVILLE CITY COUNCIL</u></b><br/>Amendment to the City of Knoxville Zoning Ordinance, Article IV, regarding the addition of a new OS-2 (Park and Open Space) District.</p>   | <p><b>12-C-10-OA</b></p> |
| <p><b>8. <u>KNOXVILLE CITY COUNCIL</u></b><br/>Amendment to the City of Knoxville Zoning Ordinance, Article VII, Section 6, regarding the requirement of public notice to property owners in cases of general amendments to the zoning map.</p>  | <p><b>12-D-10-OA</b></p> |
| <p>* <b>9. <u>KNOXVILLE CITY ADMINISTRATION</u></b><br/>Amendment to the City of Knoxville Zoning Ordinance, Article V, Section 7, minimum off-street parking, access and driveway requirements, regarding parking and driveways in the front yard, the provision of accessible parking spaces and driveway and curb cut dimensions.</p> | <p><b>12-E-10-OA</b></p> |
| <p>* <b>10. <u>METROPOLITAN PLANNING COMMISSION</u></b><br/>Amendments to the Knox County Zoning Ordinance, Article 3, Section 3.30, definitions, and related sections, regarding side yard setbacks on corner lots.</p>   | <p><b>12-F-10-OA</b></p> |

**Alley or Street Closures:**

None

**Street or Subdivision Name Changes:**

- |   |                           |
|---|---------------------------|
| <p>* <b>11. <u>UNIVERSITY OF TENNESSEE MEDICAL CENTER</u></b><br/>Change unnamed street to 'Medical Center Way' between Cherokee Trail and approximately 1500' north of Cherokee Trail along existing driveway, Council District 1.</p> | <p><b>12-A-10-SNC</b></p> |
|---|---------------------------|

**Plans, Studies, Reports:**

- |  |                           |
|--|---------------------------|
| <p><b>12. <u>METROPOLITAN PLANNING COMMISSION</u></b><br/>Hillside and Ridgetop Protection Plan.</p>   | <p><b>12-A-09-SAP</b></p> |
| <p>* <b>13. <u>KNOXVILLE CITY COUNCIL</u></b><br/>Amendment to the Knoxville Knox County Park, Recreation and Greenways Plan initiated by resolution of the City Council to correct language at page 9 and correct a map designation at page 43.</p> | <p><b>12-A-10-SAP</b></p> |

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**Concepts/Uses on Review:**

- P 14. BRANDYWINE AT TURKEY CREEK 11-SA-10-C**  
West side of Fretz Rd., southwest of N. Campbell Station Rd.,  
Commission District 6.
- \* **15. HAMPSON COURT 12-SA-10-C**  
Northwest side of Nubbin Ridge Rd., west of Hampson Ln.,  
Commission District 4.
- \* **16. VILLAS @ TYLER'S GATE - TC & B DEVELOPMENT 12-SB-10-C**  
**a. Concept Subdivision Plan**  
Northeast side of Heiskell Rd., northwest of Copeland Dr.,  
Commission District 7.
- \* **b. USE ON REVIEW 12-E-10-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned  
Residential) District.
- 17. WORLEY BUILDERS FRANCIS ROAD - WORLEY BUILDERS, INC. 12-SC-10-C**  
**a. Concept Subdivision Plan**  
West side of Francis Rd., west of Francis Station Rd., Council  
District 3.
- b. USE ON REVIEW 12-A-10-UR**  
Proposed use: Detached dwellings in PR (Planned Residential)  
pending District.

**Final Subdivisions:**

- \* **18. STEVE & ELIZABETH CARDWELL PROPERTY 10-SA-10-F**  
Nickle Rd, 1100' northwest of Pleasant Ridge Rd, Council District  
3.
- \* **19. MARY HERRELL PROPERTY AND PART OF THE JIM DAVIS PROPERTY 12-SA-10-F**  
Southeast side of East Raccoon Valley Rd, northeast of Heiskell Rd,  
Commission District 7.
- \* **20. JAMES R CARDWELL S/D 12-SB-10-F**  
Southeast side of E Emory Rd, east of Dixon Springs Lane,  
Commission District 7.
- \* **21. SWAN FAMILY LIMITED PARTNERSHIP S/D REPLAT 12-SC-10-F**  
Southeast quadrant of Dutchtown Rd and Cogdill Rd intersection,  
Council District 2.

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* <b>22. <u>LEROY K AND FRANCES ALLISON PROPERTY</u></b> South side of Thorn Grove Pike, west of Flint Gap Rd, Commission District 8.	<b>12-SD-10-F</b>
<b>23. <u>Withdrawn prior to public notice</u></b>	<b>12-SE-10-F</b>
<b>24. <u>Number not assigned</u></b>	<b>12-SF-10-F</b>
* <b>25. <u>THE OFFICES AT SAINT ANDREWS</u></b> Terminus of E Walker Springs Lane, Council District 2.	<b>12-SG-10-F</b>
* <b>26. <u>JACKSON ARMATURE</u></b> South quadrant of S. Gay St and W. Jackson Ave., Council District 6.	<b>12-SH-10-F</b>
* <b>27. <u>THE VILLAS AT TYLER'S GATE</u></b> Northeast side of Heiskell Rd, northwest of Copeland Dr., Commission District 6.	<b>12-SI-10-F</b>
* <b>28. <u>SILVER LEAF PHASE I</u></b> Southwest intersection of Skyline Dr and James Rd, Council District 6.	<b>12-SJ-10-F</b>
* <b>29. <u>DAVID AND GLENDA WELLS PROPERTY RESUBDIVISION OF LOT 2</u></b> Southwest side of Catlett Rd, northwest of Gilbert Dr., Commission District 6.	<b>12-SK-10-F</b>
* <b>30. <u>COVENTRY CREEK LLC PROPERTY RESUBDIVISION OF LOT 1R1 AND HAWKINS ESTATES LOT 1</u></b> Northwest side of Washington Pike, southeast side of McCampbell Dr., Council District 4.	<b>12-SL-10-F</b>

**Rezoning and Plan Amendment/Rezoning:**

<b>31. <u>CAD PROPERTIES (REFERRED BACK BY CITY COUNCIL)</u></b> Northwest side Tazewell Pike, northeast of Smithwood Rd., Council District 4. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services) or O-3 (Office Park) as requested by City Council.	<b>10-A-10-RZ</b>
* <b>32. <u>TENNESSEE LAND INVESTMENT PROPERTIES, LLC (REVISED)</u></b> Northeast side Pelham Rd., east of Rutledge Pike, Council District 6.	
<b>a. East City Sector Plan Amendment</b> From MDR (Medium Density Residential) and LDR (Low Density Residential) to LI (Light Industrial).	<b>10-B-10-SP</b>



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- \* **40. JAMIE HICKS** **11-D-10-UR**  
North side of E. Emory Rd., west of Norman Jack Ln. Proposed use: Veterinary clinic in A (Agricultural) District. Commission District 7.
  
- 41. W & L PROPERTIES, LLC** **12-B-10-UR**  
Northwest side of Lovell Rd., southwest side of Centerpoint Bv. Proposed use: Convenience store in PC (Planned Commercial) & TO (Technology Overlay) District. Commission District 6.
  
- 42. FALCONNIER DESIGN CO.** **12-C-10-UR**  
West side of Washington Pike, south side of McCampbell Dr. Proposed use: Church, assisted living and master sign plan in SC-1 (Neighborhood Shopping Center) & RP-1 (Planned Residential) District. Council District 4.
  
- \* **43. FAITH PROMISE CHURCH** **12-D-10-UR**  
South side of Faith Promise Ln., northeast side of Pellissippi Pkwy. Proposed use: Church and parking expansion in BP (Business and Technology) & TO (Technology Overlay) District. Commission District 6.

**Other Business:**

- 44. Consideration of Election of MPC Officers for Calendar Year 2011.** **12-A-10-OB**
  
- \* **45. Consideration of Fiscal Year 2010/2011 Budget Amendment 2 for added funding.** **12-B-10-OB**
  
- \* **46. Consideration of Purchase of computer equipment from Technology Express on Knox County Bid # 492 costing approximately \$14,000.** **12-C-10-OB**
  
- \* **47. Consideration of Updates to MPC Financial Policies and Procedures.** **12-D-10-OB**

**Adjournment**

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

- 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, Secti4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.

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KNOX COUNTY SCHOOLS

1-C-08-SC

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

WILSON RITCHIE

3-F-10-SC

Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

METROPOLITAN PLANNING COMMISSION

6-A-10-SAP

Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

METROPOLITAN PLANNING COMMISSION

7-C-10-SP

Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. 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.

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.

b. Use On Review

4-D-09-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

TIPPIT VILLAGE - SITES TO SEE, INC.

a. Concept Subdivision Plan

9-SA-10-C

<u>Agenda Item No.</u>	<u>MPC File No.</u>
Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.	
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	9-E-10-UR
<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 &amp; 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>BRANDYWINE AT TURKEY CREEK PHASE I</u> West side of Fretz Road, south of Campbell Station Road, Commission District 6.	8-SP-10-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).

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.

JAMES L. MCCLAIN

Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.

a. Northwest County Sector Plan Amendment

9-A-09-SP

From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

b. Rezoning

9-A-09-RZ

From A (Agricultural) to CB (Business and Manufacturing).

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).

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.

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4. Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).