

# AGENDA

## November 10, 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 NOVEMBER 10, 2010 AGENDA**
- \* 3. **APPROVAL OF OCTOBER 14, 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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. **METROPOLITAN PLANNING COMMISSION** **11-A-10-OA**  
Amendments to the Knox County Zoning Ordinance regarding regulations for private swimming pools, regulations in the PR (Planned Residential) zone district, and definitions.

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- \* **6. METROPOLITAN PLANNING COMMISSION**  
Amendments to the City of Knoxville Zoning Ordinance regarding the prohibition of public schools in the C-2 (Central Business) district.

**11-B-10-OA**

**Alley or Street Closures:**

None

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

- 7. METROPOLITAN PLANNING COMMISSION**  
Hillside and Ridgetop Conservation Plan.
- T 8. METROPOLITAN PLANNING COMMISSION**  
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.
- T 9. METROPOLITAN PLANNING COMMISSION**  
Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

**12-A-09-SAP**

**6-A-10-SAP**

**7-C-10-SP**

**Concepts/Uses on Review:**

- P 10. BRANDYWINE AT TURKEY CREEK**  
West side of Fretz Rd., southwest of N. Campbell Station Rd., Commission District 6.
- 11. ARLINGTON PLACE**  
Northwest side of Washington Pike, Southeast side of McCampbell Dr., Council District 4.

**11-SA-10-C**

**11-SB-10-C**

**Final Subdivisions:**

- T 12. BRANDYWINE AT TURKEY CREEK PHASE I**  
West side of Fretz Road, south of Campbell Station Road, Commission District 6.
- P 13. STEVE & ELIZABETH CARDWELL PROPERTY**  
Nickle Rd, 1100' northwest of Pleasant Ridge Rd, Council District 3.
- \* **14. FINAL PLAT OF THE HUGH TAPP ESTATE PROPERTY**  
West side of Kelly Ln, south of Kodak Rd, Commission District 8.

**8-SP-10-F**

**10-SA-10-F**

**11-SA-10-F**

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- \* **15. FOUNTAIN CITY COMPANY ADDITION RESUBDIVISION OF LOTS 9-12** **11-SB-10-F**  
At the northeast intersection of Midlake Dr and Kingwood Rd, Council District 4.
- \* **16. WANDA KIRBY PROPERTY RESUBDIVISION OF LOTS 1-3** **11-SC-10-F**  
Northeast side of Chert Pit Rd, north of Middlebrook Pike, Commission District 3.
- WITHDRAWN PRIOR TO PUBLICATION** **11-SD-10-F**
- \* **17. CAMPBELL STATION VILLAS RESUBDIVISION OF LOTS 1-3, 28-30, & COMMON AREA** **11-SE-10-F**  
N. Campbell Station Rd at Black Rd, Commission District 5.
- \* **18. KNOXVILLE HABITAT FOR HUMANITY LEFLORE AVENUE** **11-SF-10-F**  
Southeast side of Leflore Ave, southwest of Gap Rd, Council District 5.
- \* **19. BREAKTHROUGH RESUBDIVISION OF LOTS 4-9 AND LOT 12** **11-SG-10-F**  
At the terminus of Thurman Ln, southwest of Woodson Dr., Commission District 9.
- \* **20. CANNON & KUIPERS PROPERTY** **11-SH-10-F**  
Northeast intersection of Lee Rd and Vance Lane, Council District 3.

### **Rezoning and Plan Amendment/Rezoning:**

- 21. KNOX COUNTY COMMISSION**  
Southeast side Fox Rd., northeast of Canton Hollow Rd., Commission District 5.
  - a. Southwest County Sector Plan Amendment** **11-A-10-SP**  
From LDR (Low Density Residential) to RC (Rural Commercial).
  - CGK, INC. (referred back by County Commission)**
    - b. Rezoning** **6-C-10-RZ**  
From A (Agricultural) to CR (Rural Commercial).
- P 22. CITY OF KNOXVILLE** **7-D-10-RZ**  
(2/10/10) South side Joe Lewis Rd., east of Maryville Pike, Council District 1.  
Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

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- P 23. TENNESSEE LAND INVESTMENT PROPERTIES, LLC (REVISED)**  
Northeast side Pelham Rd., east of Rutledge Pike, Council District 6.
- P a. East City Sector Plan Amendment** **10-B-10-SP**  
From MDR (Medium Density Residential) and LDR (Low Density Residential) to LI (Light Industrial).
- P b. One Year Plan Amendment** **10-C-10-PA**  
From MDR (Medium Density Residential) to LI (Light Industrial).
- P c. Rezoning** **10-D-10-RZ**  
From R-2 (General Residential) and I-3 (General Industrial) to C-6 (General Commercial Park).
- \* **24. BHAVIN BHALODZA** **11-A-10-RZ**  
Northwest side Maryville Pike, northeast of Edington Rd., Council District 1. Rezoning from C-1 (Neighborhood Commercial) to C-3 (General Commercial).
- \* **25. B. JOE CLAYTON** **11-B-10-RZ**  
North side Parkside Dr., northeast of Sherlake Ln., Council District 2. Rezoning from C-6 (General Commercial Park) to C-4 (Highway and Arterial Commercial).
- \* **26. WORLEY BUILDERS** **11-C-10-RZ**  
West side Francis Rd., north of West Park Dr., Council District 3. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).
- \* **27. PROFESSIONAL LAND SYSTEMS (RALPH SMITH)** **11-D-10-RZ**  
Southeast side W. Jackson Ave., southwest side W. Gay St., Council District 6. Rezoning from I-3 (General Industrial) / D-1 (Downtown Design Overlay) and C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

### Uses on Review:

- P 28. T-MOBILE SOUTH LLC** **10-G-10-UR**  
North side of Dante Road, west of Dry Gap Pike. Proposed use: 220' Lattice Telecommunications Tower in CB (Business and Manufacturing) District. Commission District 7.
- P 29. BRETT HONEYCUTT** **11-A-10-UR**  
North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use: Signage plan for The Commons at Hardin Valley in PC

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(Planned Commercial) & F (Floodway) District. Commission District 6.

**WITHDRAWN PRIOR TO PUBLICATION**

**11-B-10-UR**

\* **30. MARK WISHAM**

**11-C-10-UR**

Southwest side of Oak Ridge Hwy., south of Sparks Rd. Proposed use: Self storage facility in CA (General Business) District. Commission District 6.

**P 31. 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.

\* **32. DONALD FERGUSON**

**11-E-10-UR**

West side of N. Forest Park Bv., north of Newcom Av. Proposed use: Domestic Kitchen in O-1 (Office, Medical, and Related Services) District. Council District 2.

**Other Business:**

**33. Consideration of Nomination of MPC Officers for Fiscal Year 2011.**

**11-A-10-OB**

\* **34. Consideration of use determination for recreational use in the SC-3 (Regional Shopping Center) zoning district.**

**11-B-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.

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.

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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  
Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.

b. Use On Review 9-E-10-UR  
Proposed use: Detached dwellings in PR (Planned Residential) District.

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18

South side of Woodlawn Pike, east of Southwood Drive, Council District 1. 8-SB-08-F

DAVIN AND STURM RESUBDIVISION OF LOT 1R2

South side of Kingston Pike, south of Walker Springs, Council District 2. 10-SQ-08-F

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4

11-SO-08-F

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MPC File No.

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

LECONTE VISTA

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

11-SP-08-F

HART PROPERTY

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

12-SH-08-F

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

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

2-SO-09-F

WYRICK PROPERTY

East side of Tazewell Pike, north of E. Emory Rd, Commission  
District 8.

8-SC-09-F

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  
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

PROPERTIES DIVERSIFIED, INC.

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

a. North County Sector Plan Amendment  
From LDR (Low Density Residential) to C (Commercial).

8-B-08-SP

b. Rezoning

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

8-E-08-RZ

METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE

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.

8-O-08-RZ

JAMES L. MCCLAIN

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

a. Northwest County Sector Plan Amendment  
From LDR (Low Density Residential) & STPA (Stream Protection  
Area) to C (Commercial) & STPA (Stream Protection Area).

9-A-09-SP

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

9-A-09-RZ

CLAYTON BANK & TRUST

Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

3-B-10-RZ

LISA HOSKINS

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.

4-F-08-UR

MIKE ELLIOTT

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.

2-A-10-UR

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

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).

4-B-10-UR