

AGENDA

April 10, 2008

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 10, 2008 AGENDA
- * 3. APPROVAL OF MARCH 13, 2008 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be automatically Postponed	(Indicated with	<u>P</u>)
Items to be voted on to be Postponed	(Indicated with	<u>P</u>)
Items to be automatically Withdrawn	(Indicated with	<u>W</u>)
Items to be voted on to be Withdrawn	(Indicated with	<u>W</u>)
Items to be voted on to be Tabled	(Indicated with	<u>T</u>)
Items to be voted on to be Untabled	(Indicated with	<u>U</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.

Ordinance Amendments:

- 5. **METROPOLITAN PLANNING COMMISSION**

11-A-07-OA

Amendments to the City of Knoxville Zoning Ordinance creating a new Office-Residential zoning district providing for a mix of such uses that are complementary in scale to adjacent neighborhood housing.

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| 6. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville Zoning Ordinance regarding parking in front yards. | 2-C-08-OA |
| 7. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville Zoning Ordinance, Article 1, Section 1, Article 3, Section 4, Article 4, Section 9, Article 5, Section 5, and related sections removing stories as a criteria for determining building height and utilizing feet to determine height. | 4-A-08-OA |

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
|-------------|---|------------------|
| P 8. | <u>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION</u>
a. Concept Subdivision Plan
Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5. | 1-SG-08-C |
| P | b. Use On Review
Proposed use: Attached residential subdivision in PR (Planned Residential) District. | 1-J-08-UR |
| 9. | <u>BRIAR TOWNE - SDG, INC</u>
a. Concept Subdivision Plan
South side of Asheville Hwy., east of Boundary Ln., Commission District 8. | 2-SB-08-C |
| | b. Use On Review
Proposed use: Detached residential subdivision in PR (Planned Residential) District. | 2-F-08-UR |
| 10. | <u>DOWELL SPRINGS ROAD EXTENSION</u>
North end of Dowell Springs Blvd., north of Middlebrook Pike, Council District 3. | 4-SA-08-C |

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- 11. HARBOR COVE AT TIMBERLAKE, UNIT 6 - TIMBER OUTLETS INVESTMENTS, LLC**

a. Concept Subdivision Plan
East of intersection of Reflection Bay Dr. and Mahogany Ln., southwest of Long Hollow Rd., Commission District 7.

b. Use On Review
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

4-SB-08-C

4-B-08-UR
- 12. ACKER PLACE**
North side of Middlebrook Pk., west of E. Weisgarber Rd., Council District 3.

4-SC-08-C
- 13. SCENIC CREST, - E.L. DUNCAN BUILDER, INC.**

a. Concept Subdivision Plan
South side of Pelleaux Rd., west of Norris Frwy., Commission District 7.

b. Use On Review
Proposed use: Attached residential subdivision in PR (Planned Residential) District.

4-SD-08-C

4-G-08-UR

Final Subdivisions:

- T 14. THE MENCER PROPERTY**
At the terminus of Donovan Lane, east of Fox Rd, Commission District 5.

7-SG-07-F
- 15. GOOSE LANDING RESUBDIVISION OF LOT 3**
Southwest side of W. Gallaher Ferry Road northwest of Hickory Creek Road, Commission District 6.

12-SP-07-F
- P 16. NATALIE ROBINSON PROPERTY**
Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.

12-SQ-07-F
- P 17. REALIGNMENT OF BEAVER RIDGE ROAD AT OAK RIDGE HIGHWAY**
Beaver Ridge Road at Oak Ridge Highway, Commission District 6.

2-SD-08-F
- P 18. BLACKBERRY FOREST**
South side of Pedigo Road, north of Greenwell Road, Commission District 7.

2-SF-08-F
- * 19. DOWELL SPRINGS RESUBDIVISION OF PART OF LOTS 4 & 4R2**

3-SO-08-F

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- Terminus of Old Weisgarber Rd at Dowell Springs Blvd., Council District 3.
- 20.**

DANIEL AND WALKER PROPERTIES
South of Millstone Lane, west of Freels Lane, Commission District 5.

4-SA-08-F
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21. JOHN DAVIS PROPERTY ON BROOKS AVENUE
Southeast side of Brooks Ave, northeast of Dandridge Ave., Council District 6.

4-SB-08-F
 - 22. WILLIAMS BEND RESUBDIVISION OF TRACT 5**
Northeast side of Williams Rd, north of Couch Mill Rd., Commission District 6.

4-SC-08-F
 - *

23. LISA OLIVER PROPERTY RESUBDIVISION OF LOT 1
South side of Thorn Grove Pike, southeast of Bales Lane, Commission District 7.

4-SD-08-F
 - *

24. AIRPLANE FILLING STATION
Southwest side of Clinton Hwy, northeast side of Pleasant Ridge Rd., Commission District 6.

4-SE-08-F
 - *

25. MCMILLAN PROPERTY
North side of N. Ruggles Ferry Pike, east and west of Rugby Lane, Commission District 8.

4-SF-08-F
 - *

26. J W FERRELL RESUBDIVISION OF LOTS 39, 40, 44, & 45
South side of Charlotte Dr, north side of Wilson Dr., Commission District 8.

4-SG-08-F
 - 27. COMMONS AT HARDIN VALLEY LOT 1R**
Terminus of Award Winning Way, southeast of Hardin Valley Dr., Commission District 6.

4-SH-08-F
 - P**

28. ALEXANDER PROPERTY
Northwest side of Strong Rd, north of Howell Rd, Commission District 8.

4-SI-08-F
 - 29. WANZA C. & EDWARD G. HILL PROPERTY**
Southwest side of Hill Rd, 1075' south of Pleasant Gap Dr., Commission District 8.

4-SJ-08-F
 - W**

30. ROY ANDERSON PROPERTY TRACTS 1 & 2
Terminus of Calvary Way, west of Tazewell Pike, Commission District 8.

4-SK-08-F

<u>Agenda Item No.</u>	MPC File No.
* 31. <u>THE SHOPS AT MURPHY ROAD LOT 1</u> Southeast side of Washington Pike at Murphy Rd, Council District 4.	4-SL-08-F
* 32. <u>WASSMAN BLOCK C, RESUBDIVISION OF LOTS 9-11</u> Southeast side of Fair Dr, southwest of Inskip Rd, Council District 5.	4-SM-08-F
* 33. <u>MARK SAROFF PROPERTY LOT 2R</u> Southeast side of W. Jackson Ave, east of S. Broadway, Council District 6.	4-SN-08-F
* 34. <u>WEST JACKSON STREET ADDITION LOT 7R & 11R1</u> Northwest side of W. Jackson Ave., southwest of N. Gay St., Council District 6.	4-SO-08-F
* 35. <u>DONALD & CONNIE ROBERTS PROPERTY</u> North side of Fairmont Blvd., west of Luwana Rd, Council District 4.	4-SP-08-F
* 36. <u>SCHAAD PROPERTIES CANTON HOLLOW ROAD RESUBDIVISION OF LOT 1</u> Southeast side of Kingston Pike at southwest corner of Canton Hollow Road, Commission District 5.	4-SQ-08-F
37 <u>BOKAJAN</u> Southeast intersection of W. Emory Road and Brickyard Road, Commission District 6.	4-SR-08-F
* 38. <u>BEXHILL UNIT 1 BLOCK C RESUBDIVISION OF LOT 1R1</u> Southeast intersection of Ebenezer Road and Bexhill Drive, Commission District 4.	4-SS-08-F
* 39. <u>J W FERRELL RESUBDIVISION OF PART OF LOT 103</u> Southeast side of Rising Road, southeast of Rosewood Road, northwest of Terry Drive, Commission District 8.	4-ST-08-F
* 40. <u>DAVIN & STURM PROPERTY</u> Southeast side of Kingston Pike, southwest of Gallaher View Road, Council District 2.	4-SU-08-F

Rezoning and Plan Amendment/Rezoning:

41. <u>CITY OF KNOXVILLE</u> East side of Sherlake Ln., west side of Hayfield Rd., south of Parkside Dr., Council District 2. Rezoning from No Zone to C-6 (General Commercial Park).	3-R-02-RZ
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Agenda Item No.

MPC File No.

- 42. SOUTHERN DESIGN GROUP**
Northwest side Gamble Dr., north side Willow Way, Commission District 6.
a. North County Sector Plan Amendment **3-C-08-SP**
From A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection Area) to LDR (Low Density Residential)/SLPA (Slope Protection Area).
b. Rezoning **3-C-08-RZ**
From A (Agricultural) to PR (Planned Residential).
- 43. DR. STEVE COPELAND** **3-H-08-RZ**
Northwest side Millertown Pike, northwest of Amelia and Spring Hill Roads, Council District 4. Rezoning from R-1 (Low Density Residential) to C-3 (General Commercial).
- 44. PJC PROPERTIES, LLC (REVISED)**
South side Strawberry Plains Pike, west of E. Governor John Sevier Hwy., Commission District 8.
a. East County Sector Plan Amendment **3-D-08-SP**
From LDR (Low Density Residential) & STPA (Stream Protection Area) to LI (Light Industrial) & STPA (Stream Protection Area).
b. Rezoning **3-I-08-RZ**
From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway).
- P 45. METROPOLITAN PLANNING COMMISSION** **3-L-08-RZ**
Westmoreland Heights area (See map on file), Council District 2. Rezoning from R-1 (Low Density Residential) to R-1EN (Established Neighborhood).
- 46. J. STEPHEN RIDENOUR**
South side Old Amherst Rd., southwest of Amherst Rd., Council District 3.
a. One Year Plan Amendment **4-A-08-PA**
From LDR (Low Density Residential) to LI (Light Industrial).
b. Rezoning **4-A-08-RZ**
From R-1 (Low Density Residential) to I-3 (General Industrial).
- 47. HST** **4-B-08-RZ**
Southeast side Midland Ave., southwest of Colony Way, Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

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- 48. JAMES D. LYLE AND LINDA B. LYLE**
 Southeast end Sony Ln., northeast of S. Peters Rd., Commission District 5. Rezoning from RA (Low Density Residential) and RA/F (Floodway) to OA (Office Park) and OA/F (Floodway).

4-C-08-RZ
- 49. T. SCOTT JONES / ED NAVARRO**
 Southeast side E. Magnolia Ave., southwest of Spruce St., Council District 6. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

4-D-08-RZ
- 50. WITHDRAWN PRIOR TO PUBLICATION**

4-E-08-RZ
- 51. WILLIAM BELL**
 Northwest side Lyons View Pike, northeast side Colony Way, Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

4-F-08-RZ
- 52. STEVE BETHEL**
 North side E. Emory Rd., east of Maynardville Pike, Commission District 7. Rezoning from A (Agricultural) to CA (General Business).

4-G-08-RZ
- 53. TAAM, LLC**
 Southeast side Westland Dr., southwest end Crestmore Cir., southwest of Dartford Rd., Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).

4-H-08-RZ
- 54. CITY OF KNOXVILLE**
 Northwest side Church Ave., between S. Central St. and S. Hall of Fame Dr., Council District 6.

 - a. One Year Plan Amendment**
 From O (Office) to CBD (Central Business District). 4-B-08-PA
 - b. Rezoning**
 From O-1 (Office, Medical, and Related Services) to C-2 (Central Business District). 4-I-08-RZ

Uses on Review:

- T 55. SHERRILL HILL COMMERCIAL**
 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.

11-E-07-UR
- 56. T-MOBILE SOUTH LLC LANNIE GREENE**
 North of Ward Rd., south of E. Beaver Creek Dr. Proposed use: 190' Telecommunications Monopole in A (Agricultural) District. Commission District 7.

3-G-08-UR

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| 57. | <u>LARRY V. BAILEY</u>
Southeast side of Spring St., southwest of Commerce Rd. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 6. | 4-A-08-UR |
| 58. | <u>MARKET PLACE SHOPPING CENTER</u>
North side of Kingston Pk., south side of N. Peters Rd. Proposed use: Master Sign Plan in SC-3 (Regional Shopping Center) District. Council District 2. | 4-C-08-UR |
| P 59. | <u>RETURN TO TORAH MINISTRIES</u>
Northeast side of Galbraith School Rd., southeast side of Decatur Dr. Proposed use: Church and outreach programs in R-1 (Low Density Residential) District. Council District 1. | 4-D-08-UR |
| 60. | <u>LOVELAND BAPTIST CHURCH</u>
Southeast side of Spring Hill Rd., south of Sinclair Dr. Proposed use: Church expansion in R-1 (Low Density Residential) District. Council District 4. | 4-E-08-UR |
| 61. | <u>LISA HOSKINS</u>
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 |
| 62. | <u>BILL SCHUBERT</u>
Southeast side of Jim Jones Ln., northeast of Oak Ridge Hwy. Proposed use: Self storage facility expansion in PC (Planned Commercial) District. Commission District 6. | 4-H-08-UR |
| P 63. | <u>PARK WEST CHURCH OF GOD</u>
North side of Middlebrook Pike, south side of Piney Grove Church Rd. Proposed use: Child day care facility for up to 80 children in RP-1 (Planned Residential) & R-1 (Low Density Residential) District. Council District 3. | 4-I-08-UR |
| 64. | <u>U.S. CELLULAR CORPORATION</u>
Northwest side of Grove Dr., southeast of Rifle Range Dr. Proposed use: 90' monopole telecommunications tower in R-1 (Low Density Residential) District. Council District 4. | 4-J-08-UR |
| 65. | <u>SADONYA MEADOWS-ALLEN</u>
North side of W. Beaver Creek Dr., north of Oakmeade Rd. Proposed use: Attached residential development in PR (Planned Residential) District. Commission District 6. | 4-K-08-UR |

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Other Business:

- * **66** **Consideration of Beacon Park Concept Extension, 5-SE-06-C** **4-A-08-OB**
- * **67.** **Consideration of 2nd Amendment to MPC's FY 2007-2008 Budget.** **4-B-08-OB**
- * **68.** **Consideration of MPC's FY 2008-2009 Budget.** **4-C-08-OB**
- * **69.** **Consideration of personnel compensation.** **4-D-08-OB**

Adjournment

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

<u>KNOX COUNTY ZONING ORDINANCE AMENDMENT</u> Definitions and development standards for adult oriented establishments, including, but not limited to, bookstores and motion picture theaters, and changes to related sections	10-A-04-OA
<u>HABITAT FOR HUMANITY</u> Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1.	3-A-08-SC
<u>LAKEVIEW POINT</u> West side of Fredonia Rd., north of Merchant Dr., Council District 3.	1-SC-05-C
<u>ROSEBAY PLACE</u> East side of Rosebay Rd., south of Garden Dr., Council District 4.	8-SB-05-C
<u>WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R</u> Southeast side of Buffat Mill Rd., Council District 4.	1-SF-04-F
<u>HATAUB SUBDIVISION</u> West side of Hickory Creek Rd., north of Everett Rd., Commission District 6.	6-SY-05-F
<u>HILL PROPERTY</u> Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission District 7.	4-SG-06-F
<u>EMORY PLACE</u> Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.	4-SX-06-F

<u>Agenda Item No.</u>	MPC File No.
<u>VARNELL PROPERTY ON DERRIS DRIVE</u> North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.	5-SP-06-F
<u>PROPERTY OF J. RONALD SCHOOLCRAFT, JR.</u> Southeast side of Northshore Drive, southwest of Terrace Woods Way, Council District 2.	7-SU-06-F
<u>COPPERLEAF</u> Northeast side of Heiskell Rd, northwest of E. Copeland Dr, Commission District 7.	9-SO-07-F
<u>RESUB. OF PART OF THE BEREAN BIBLE CHURCH PROPERTY AND UNPLATTED PROPERTY</u> Prosser Rd north of I-40, Council District 4.	10-SC-07-F
<u>BEACON PARK PHASE I</u> South end of Chandler Road at Rogers Island Road, Commission District 5.	11-SQ-07-F
<u>NORMAN SHAW</u> Northwest side Asheville Hwy., southwest of Grata Rd. One Year Plan Amendment from LDR (Low Density Residential) to O (Office). Council District 6.	4-H-06-PA
<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