

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

## April 9, 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 APRIL 9, 2009 AGENDA
- \* 3. APPROVAL OF MARCH 12, 2009 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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:**

- 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 4.1.2 (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. METROPOLITAN PLANNING COMMISSION **10-A-08-OA****  
At the request of the Knox County Board of Zoning Appeals, staff has prepared amendments to Article 2, Article 4 and Article 5 of the Knox County Zoning Ordinance to add commercial landscape operation businesses as a use permitted on review in the Agricultural zone.

**Alley or Street Closures:**

- 8. BETHANY MISSIONARY BAPTIST CHURCH **4-A-09-AC****  
Request closure of Unnamed alley between Bluff Ave. and southwest property line of parcel 081EL007, Council District 4.
- 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.

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

None

**Concepts/Uses on Review:**

- 10. LAKEVIEW POINT **1-SC-05-C****  
West side of Fredonia Rd., north of Merchant Dr., Council District 3.

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- 11. 5321 MILLERTOWN PIKE** **3-SA-09-C**  
Northwest side of Millertown Pk., northeast side of Kinzel Way,  
Council District 4.
- 12. WALTERS LANDING - AEMC** **4-SA-09-C**  
**a. Concept Subdivision Plan**  
North side of Keck Rd., northeast of Lacy Rd., Commission District  
6.
- b. Use On Review** **4-C-09-UR**  
Proposed use: Duplexes in RA (Low Density Residential) District.
- 13. IVYBRIDGE** **4-SB-09-C**  
North side of Schaad Rd. (extension), north end of Olive Branch  
Ln., Commission District 6.
- P 14. 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.
- P b. Use On Review** **4-D-09-UR**  
Proposed use: Detached dwellings in PR (Planned Residential)  
District.

**Final Subdivisions:**

- P 15. FINAL PLAT OF HAYNES PROPERTY** **8-SGG-08-F**  
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council  
District 4.
- 16. LECONTE VISTA** **11-SP-08-F**  
Kelly Lane near intersection of Kodak Road, Commission District 8.
- P 17. 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.
- \* 18. THORNHILL PROPERTY** **4-SA-09-F**  
East side of Shipetown Road, north of Mascot Road, Commission  
District 8.
- \* 19. WANZA C. HILL & EDWARD G. HILL PROPERTY** **4-SB-09-F**  
**RESUBDIVISION OF LOT 2**  
Southwest side of Hill Road, southeast of Pleasant Gap Drive,  
Commission District 8.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
* <b>20.</b> <b><u>WHITTLE SPRINGS PARK RESUBDIVISION OF LOT 2</u></b> North side of Valley View Drive, east of Whiteoak Lane, Council District 4.	<b>4-SC-09-F</b>
<b>P</b> <b>21.</b> <b><u>GRAVESTON ESTATES RESUBDIVISION OF LOT 2 &amp; P/O LOT 3</u></b> Tazewell Pike at Ridgeland Drive, Commission District 8.	<b>4-SD-09-F</b>
* <b>22.</b> <b><u>R. J. WININGER ADDITION TO DANTE RESUBDIVISION OF LOTS 1-8</u></b> Sam Tillery Road between Maple Street and Dante Road, Commission District 6.	<b>4-SE-09-F</b>
* <b>23.</b> <b><u>W &amp; L PROPERTIES, LLC</u></b> At the intersection of Fox Lonas Road and Park Village Road, Council District 2.	<b>4-SF-09-F</b>
* <b>24.</b> <b><u>W. J. BUCHANAN PROPERTY RESUBDIVISION OF LOTS 11-12</u></b> South side of Central Avenue Pike, southeast of Murray Drive, Council District 5.	<b>4-SG-09-F</b>
* <b>25.</b> <b><u>TED RUSSELL NISSAN PROPERTY</u></b> North side of Kingston Pike, west of Bridgewater Road, Council District 2.	<b>4-SH-09-F</b>
* <b>26.</b> <b><u>SOUTH KNOXVILLE WATERFRONT PHASE I</u></b> North of Langford Avenue and Phillips Avenue between Barber Street and Lincoln Street, Council District 1.	<b>4-SI-09-F</b>
* <b>27.</b> <b><u>CASTLE PINES</u></b> Northwest side of Maloney Road, southwest of Belt Road, Commission District 9.	<b>4-SJ-09-F</b>
* <b>28.</b> <b><u>GERDAU AMERISTEEL PROPERTY</u></b> Southeast of Sherman Street, northwest side of Louisiana Avenue, Council District 5.	<b>4-SK-09-F</b>
* <b>29.</b> <b><u>CROSSROADS PARTNERS, LLC</u></b> East side of Norris Freeway, north side of E. Emory Road, Commission District 6.	<b>4-SL-09-F</b>
* <b>30.</b> <b><u>BDNST&amp;T PROPERTY</u></b> South side of Hardin Valley Road, east of Reagan Road, Commission District 6.	<b>4-SM-09-F</b>

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- P 31. KENSINGTON TOWN HOMES** **4-SN-09-F**  
West side of Tammy Drive, north of Gregg Road, Commission District 6.
- \* **32. WALTERS LANDING RESUBDIVISION OF LOTS 1-8** **4-SO-09-F**  
North side of Keck Road at intersection of Iacy Road, Commission District 6.
- \* **33. WESTMORELAND HILLS RESUBDIVISION OF LOT 9R** **4-SP-09-F**  
At the terminus of Hayslope Drive, south side of Westland Drive, Council District 6.
- \* **34. LKM PROPERTIES, LP** **4-SQ-09-F**  
At the northeast intersection of Hardin Valley Road and Charlevoix Road, Commission District 6.
- \* **35. THE SHOPS AT MURPHY ROAD LOT 2** **4-SR-09-F**  
South side of Washington Pike, northeast of Murphy Road, Council District 4.
- P 36. 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.
- \* **37. ST. JOSEPH'S SCHOOL** **4-ST-09-F**  
North side of Cedar Lane, west side of Montrose Road, Council District 4.

**Rezoning and Plan Amendment/Rezoning:**

- 38. FLENNIKEN HOUSING, L.P.** **7-L-08-RZ**  
Northeast side Flenniken Ave., southeast side Maryville Pike, northwest of Martin Mill Pike, Council District 1. Rezoning from C-3 (General Commercial) to O-1 (Office, Medical, and Related Services).
- P 39. 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.

Agenda Item No.

MPC File No.

- 40. GARY MITCHELL**  
Southeast side Blackstock Ave., north side Western Ave., west side Ramsey St., Council District 6.  
**a. One Year Plan Amendment** **4-A-09-PA**  
From MU (Mixed Uses) (HI (Heavy Industrial) & GC (General Commercial) to MU (Mixed Uses) (LI (Light Industrial), GC, & CBD (Central Business District)).  
**b. Rezoning** **4-A-09-RZ**  
From C-3 (General Commercial) to C-2 (Central Business District).
- 41. METROPOLITAN PLANNING COMMISSION**  
North and south sides Washington Ave., west side N. Bertrand St., east of Winona St., Council District 6.  
**a. One Year Plan Amendment** **4-B-09-PA**  
From MDR (Medium Density Residential) to LDR (Low Density Residential).  
**b. Rezoning** **4-B-09-RZ**  
From R-2 (General Residential) / H-1 (Historic Overlay) to R-1A (Low Density Residential) / H-1 (Historic Overlay).
- 42. CEDAR SPRINGS PRESBYTERIAN CHURCH** **4-C-09-RZ**  
North side Brandon Rd., northwest side Clearfield Rd., Council District 2 and Commission District 5. Rezoning from R-1E (Low Density Exclusive Residential) and RAE (Exclusive Residential) to R-1 (Low Density Residential) & RA (Low Density Residential).
- 43. ABIDING GLORY MINISTRIES** **4-D-09-RZ**  
Northeast side Midpark Rd., south side of Beard Dr., Council District 3. Rezoning from I-3 (General Industrial) to C-6 (General Commercial Park).
- 44. EASTERDAY ESTATES, LLC**  
West side Sisk Rd., south of Pleasant Ridge Rd., Council District 3.  
**a. One Year Plan Amendment** **4-C-09-PA**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).  
**b. Rezoning** **4-E-09-RZ**  
From RP-1 (Planned Residential) @ 1-5 du/ac to RP-1 (Planned Residential) @ up to 14 du/ac.
- 45. NANCY S. FOSTER** **4-F-09-RZ**  
Southwest side Granville Connor Rd., southeast of Shady Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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| <p><b>46.</b>    <b><u>BILL GEORGE ESTATE</u></b><br/>                 Southeast side Maynardville Pike, southwest side Quarry Rd.,<br/>                 Commission District 7. Rezoning from PC (Planned Commercial) to<br/>                 CB (Business and Manufacturing).</p>   | <p><b>4-G-09-RZ</b></p>                         |
| <p><b>47.</b>    <b><u>RONALD A WATKINS</u></b><br/>                 Northeast and southwest sides of Lovell Crossing Way, north side<br/>                 new Yarnell Rd. realignment, Commission District 6. Rezoning<br/>                 from PC (Planned Commercial) / TO (Technology Overlay) to OB<br/>                 (Office, Medical &amp; Related Services) / TO (Technology Overlay).</p>   | <p><b>4-H-09-RZ</b></p>                         |
| <p><b>48.</b>    <b><u>KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION</u></b><br/>                 Southeast side Bethel Ave., southwest side McConnell St., Council<br/>                 District 6.</p> <p style="margin-left: 20px;"><b>a. One Year Plan Amendment</b><br/>                 From LDR (Low Density Residential) to MDR (Medium Density<br/>                 Residential).</p> <p style="margin-left: 20px;"><b>b. Rezoning</b><br/>                 From R-1 (Low Density Residential) to RP-1 (Planned Residential).</p> | <p><b>4-D-09-PA</b></p> <p><b>4-I-09-RZ</b></p> |
| <p><b>49.</b>    <b><u>SOUTH HEIGHTS, ARTELLA SUBDIVISION/MPC</u></b><br/>                 North side Artella Dr., north and south sides of Marmor Dr., east<br/>                 and west side of Fontaine Rd. and Randonell Rd., Commission<br/>                 District 9. Rezoning from A (Agricultural) to RAE (Exclusive<br/>                 Residential).</p>   | <p><b>4-J-09-RZ</b></p>                         |

**Uses on Review:**

- |  |                         |
|--|-------------------------|
| <p><b>50.</b>    <b><u>SHEILA PROFFITT</u></b><br/>                 West side of Spruce Dr., north of Edington Rd. Proposed use: Duplex<br/>                 residential units in RA (Low Density Residential) District. Commission<br/>                 District 9.</p>   | <p><b>2-F-09-UR</b></p> |
| <p><b>51.</b>    <b><u>TENNESSEE VALLEY SURVEYING, INC.</u></b><br/>                 North side of Valley View Dr., east of Saylor Ct. Proposed use:<br/>                 Detached residences on individual lots in RP-1 (Planned Residential)<br/>                 District. Council District 4.</p>              | <p><b>4-A-09-UR</b></p> |
| <p><b>P 52.</b>    <b><u>VULCAN LANDS, INC.</u></b><br/>                 (6-11-09) East &amp; west sides of Graybeal Rd., south of Buttermilk Rd. Proposed<br/>                 use: Mining and mineral extraction, quarry expansion in A<br/>                 (Agricultural) District. Commission District 6.</p> | <p><b>4-B-09-UR</b></p> |
| <p><b>P 53.</b>    <b><u>BENCHMARK ASSOCIATES, INC.</u></b><br/>                 South side of W. Governor John Sevier Hwy, north side of Tipton<br/>                 Station Rd., east side of Winkle Ln. Proposed use: 140 unit</p>  | <p><b>4-E-09-UR</b></p> |

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residential development in PR (Planned Residential) District.  
Commission District 9.

- 54. SITE INCORPORATED 4-F-09-UR**  
Northwest side of E. Emory Rd., northeast side of Norris Freeway.  
Proposed use: Food store in SC (Shopping Center), A (Agricultural) &  
F (Floodway) District. Commission District 7.
- 55. MARC BROWN 4-G-09-UR**  
West side of Rocky Mountain High Blvd., north of E. Beaver Creek Dr.  
Proposed use: Reduction of rear yard setback in RP-1 (Planned  
Residential) District. Council District 5.
- 56. CANNON & CANNON, INC 4-H-09-UR**  
South of Kingston Pike, south end of Moss Grove Blvd. Proposed use:  
336 Apartment Units in RP-1 (k) (Planned Residential with conditions)  
District. Council District 2.

**Other Business:**

- 57. Consideration of extension of concept plan for Stratford Park - 1-SB-05-C. 4-A-09-OB**
- 58. Consideration of extension of concept plan for Edwards Place Subdivision - 2-SI-07-C. 4-B-09-OB**
- 59. Consideration of the Mayor's Report on Preservation - 2008. 4-C-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.

<u>Agenda Item No.</u>	MPC File No.
b. Use On Review Proposed use: Attached residential subdivision in PR (Planned Residential) District.	1-J-08-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>ISAIHHS LANDING RESUBDIVISION</u> South side of S. Mall Road, south of East Towne Road, Council District 4.	8-SR-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>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>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
<u>PROPERTIES DIVERSIFIED, INC.</u> 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
<u>VICTOR JERNIGAN</u> North side Thorngrove Pike, east side Atchley Ln., Commission District 8.	
a. East County Sector Plan Amendment From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) to LDR (Low Density Residential).	8-D-08-SP

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

8-H-08-RZ

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

REVEIZ CUSTOM HOMES, LLC

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

11-J-07-UR

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