

AGENDA

August 9, 2007

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 AUGUST 9, 2007 AGENDA**
- * 3. **APPROVAL OF JULY 12, 2007 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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:

- P 5. METROPOLITAN PLANNING COMMISSION **7-B-07-OA****

Consideration of amendments to the City of Knoxville Zoning Ordinance to increase the maximum residential accessory building size.

- 6. METROPOLITAN PLANNING COMMISSION **8-A-07-OA****

Consideration of amendments to the City of Knoxville Zoning Ordinance, Article 5, Section 21, adding newly created zone districts to residential occupancy standards.

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Alley or Street Closures:

7. **MYRA PATE / COMMUNITY DEVELOPMENT** **8-A-07-AC**
Request closure of Unnamed right of way between parcels 094CB011-014 and south of unnamed alley. Council District 5.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

8. **WEST CITY SECTOR PLAN UPDATE** **8-A-07-SAP**
Council District 2 and Council District 6.

Concepts/Uses on Review:

- W 9. **VILLAGE AT HARDIN VALLEY - MICHAEL BRADY INC. FOR JIMMIE DOSS & JAMES PINKSTON****
- a. Concept Subdivision Plan** **12-SH-06-C**
North side of Hardin Valley, northeast of Bryant Ln., Commission District 6.
- W b. Use On Review** **12-I-06-UR**
Proposed use: Commercial development in PC (Planned Commercial) TO (Technology Overlay) District.
- W 10. **DORCHESTER - EAGLE BEND REALTY****
- a. Concept Subdivision Plan** **5-SK-07-C**
West side Carpenter Rd., north of W. Emory Rd., Commission District 6.
- W b. Use On Review** **5-J-07-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
11. **WILLOW CREEK - GRAHAM CORPORATION**
- a. Concept Subdivision Plan** **5-SM-07-C**
South side Maynardville Pk., west side of Quarry Rd., Commission District 7.
- b. Use On Review** **5-B-07-UR**
Proposed use: Commercial development in PC (Planned Commercial) & F (Floodway) District.

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- 12. WALKERS GATE (REVISED) - SADDLEBROOK, LLC**
a. Concept Subdivision Plan **6-SI-07-C**
North & south sides of Karns Valley Dr., west side of Fairwinds Rd.,
Commission District 6.
- b. Use On Review** **6-L-07-UR**
Proposed use: Attached and detached residential development in PR
(Planned Residential) District.
- 13. WILDWOOD GARDENS** **6-SJ-07-C**
North end of Remagen Ln., northeast end of Marston Ln., Commission
District 9.
- P 14. M&M PARTNERS ON RATHER RD. (REVISED) - M&M PARTNERS**
a. Concept Subdivision Plan **7-SE-07-C**
Northwest side of Rather Rd., east of George Light Rd., Commission
District 6.
- P b. Use On Review** **7-G-07-UR**
Proposed use: Attached Residential Subdivision in PR (Planned
Residential) & TO (Technology Overlay) District.
- 15. RUFUS SMITH SUBDIVISION ON CHILDRESS ROAD - WANIS A. RGHEBI**
a. Concept Subdivision Plan **8-SA-07-C**
West side of Childress Rd., north of Yow Way and northwest of
Pedigo Rd., Commission District 7.
- b. Use On Review** **8-H-07-UR**
Proposed use: Detached Residential Subdivision in PR (Planned
Residential) District.
- 16. ASHLEY MEADOWS - SADDLEBROOK, LLC**
a. Concept Subdivision Plan **8-SB-07-C**
West side of Gray Hendrix Rd., north of Byington Solway Rd.,
Commission District 6.
- b. Use On Review** **8-A-07-UR**
Proposed use: Detached residential subdivision in PR (Planned
Residential) pending District.
- 17. EAST VIEW** **8-SC-07-C**
Terminus of Crosswood Blvd., west of Brakebill Rd., Commission
District 8.

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- 18. THE HIGHLANDS AT CHOTO** **8-SD-07-C**
Southeast side of Choto Rd, southwest side of Whitten Ln.,
Commission District 5.
- 19. HANCOCK ESTATES** **8-SE-07-C**
Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver
Creek, Commission District 6.
- 20. PLANTATION OAKS** **8-SF-07-C**
East side of N. Gallaher View Rd., west side of Broome Rd., west end
of Chadwick Dr., Council District 2.
- P 21. SUMMERFIELD REVISED** **8-SG-07-C**
South side of Millertown Pk., east of Ellistown Rd., Commission
District 8.

Final Subdivisions:

- P 22. JOHN HILL PROPERTY** **6-SA-07-F**
At terminus of Brownlow Road, northeast of Salem Church Road,
Commission District 8.
- W 23. RIVERGATE LLC AT AMHERST ROAD LOT 1** **6-SR-07-F**
South side of Amherst Road at east side of Piney Grove Church Road,
Council District 3.
- * 24. CAMPBELL STATION VILLAS, PHASE I** **6-SV-07-F**
Northeast side of N. Campbell Station Road at Ridgeland Drive,
Commission District 5.
- P 25. CAMPBELLS POINT, PHASE 3** **6-SII-07-F**
West side of Tazewell Pike, south of Wood Road, Commission District
8.
- P 26. HANCOCK ESTATES** **6-SKK-07-F**
Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver
Creek, Commission District 6.
- * 27. JOHN H. LEWIS S/D, RESUBDIVISION OF LOT 4R-2** **7-SB-07-F**
East end of Moreland Heights School Road, southeast of Magazine
Road, Council District 1.
- P 28. THE MENCER PROPERTY** **7-SG-07-F**
At the terminus of Donovan Lane, east of Fox Road, Commission
District 5.

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- 29. GOOSE LANDING, RESUBDIVISION OF LOT 3**
Southside of West Gallaher Ferry Road, northwest of Hickory Creek Road, Commission District 6. **7-SJ-07-F**
- 30. CARTER MILL UNIT 3**
North side of Carter Mill Drive, southwest of Asheville Hwy., Commission District 8. **7-SK-07-F**
- P 31. MAITLAND WOODS UNIT 2**
Northeast end of Airtree Lane, northeast of Ashridge Road, Commission District 3. **7-SN-07-F**
- P 32. THE VILLAGE OF JOHN SEVIER**
North side of E. governor John Sevier Hwy., southwest side of Arthur Harmon Road, Commission District 9. **7-SQ-07-F**
- * 33. BROOKE MACDONALD CUSTOM HOME BUILDERS, INC. S/D RESUB. OF LOTS 2-4 & COLONIAL PARK S/D RESUB. OF PART OF LOT 6**
South side of Cherry Drive north of Northshore Drive, Council District 2. **8-SA-07-F**
- * 34. PLANTATION OAKS**
West side of Broome Road, north of N. Gallaher View Road intersection, Council District 2. **8-SB-07-F**
- * 35. CRAWFORD'S ADDITION RESUBDIVISION OF LOTS 1-7**
Northeast side of Mingle Avenue, north of Middlebrook Pike, Council District 3. **8-SC-07-F**
- * 36. WESTRIDGE MEADOW**
Northwest side of Westridge Drive, 170' southwest of Stockton Drive, Council District 2. **8-SD-07-F**
- * 37. RESUBDIVISION OF THE VILLAGE AT CATES BEND & BARRINGTON RESUBDIVISION OF LOTS 58R & 59R & LOT 3 OF THE XDR PROPERTY**
Southwest side of Cate Road at Lexi Landing Lane, Commission District 6. **8-SE-07-F**
- * 38. JAMES DOCKINS PROPERTY**
Northwest intersection of Wayne Drive and Shangri-La Drive, Council District 4. **8-SF-07-F**
- * 39. THE SUMMIT AT CHOTO**
Southeast side of Choto Road, south of Early Road, Commission District 5. **8-SG-07-F**

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- * **40. THE FIRST BAPTIST CHURCH OF KNOXVILLE**
Southeast side of Main Street, along Walnut Street to Neyland Drive,
Council District 6. **8-SH-07-F**

- P 41. COLLIER HILLS**
Southwest intersection of Helen Drive and Granville Conner Road,
Commission District 6. **8-SI-07-F**

- * **42. HOLLYWOOD HILLS ADDITION RESUBDIVISION OF LOTS 4R,
5R, & 8**
Northeast intersection of Papermill Drive and Hollywood Drive, Council
District 6. **8-SJ-07-F**

- * **43. ARLINGTON RIDGE RESUBDIVISION OF LOTS 16 & 18 AND
PART OF COMMON AREA**
Northeast side of Andersonville Pike, northwest of Pleasant Gap Drive,
Commission District 8. **8-SK-07-F**

- * **44. B H SPRANKLES ADDITION TO WEST KNOXVILLE RESUB. OF
LOTS 215-217**
North side of Sutherland Avenue, southwest of Harry Street, Council
District 6. **8-SL-07-F**

- * **45. EMORY CENTER**
Northwest side of E Emory Road, southwest of Bishop Road,
Commission District 7. **8-SM-07-F**

- * **46. LAKECOVE UNIT 2**
Northwest side of Choto Road, east of S. Northshore Drive,
Commission District 5. **8-SN-07-F**

- * **47. NEAL'S COMMERCE PARK**
Northwest side of Strawberry Plains Pike, south side of Pine Grove
Rd., Council District 4. **8-SO-07-F**

Rezoning and Plan Amendment/Rezoning:

- 48. CITY OF KNOXVILLE**
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**

- 49. 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 **6-H-06-SP**
From LDR (Low Density Residential) to O (Office).

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- b. Rezoning** **8-S-06-RZ**
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).
- 50. H. FREDRICK PARKER, HARDIN VALLEY, LLC (REVISED)** **6-H-07-RZ**
South side Hardin Valley Rd., southwest of Westcott Blvd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) and PC (Planned Commercial).
- 51. JOE WALLEN** **8-A-07-RZ**
Southeast side White Ave., southwest of Nineteenth St., Council District 1. Rezoning from O-1 (Office, Medical, and Related Services) to C-7 (Pedestrian Commercial).
- 52. WITHDRAWN PRIOR TO PUBLICATION** **8-B-07-RZ**
- 53. MICHAEL C. RHODES**
South and east sides Stonecress Ln., south of W. Ford Valley Rd., Commission District 9.
a. South County Sector Plan Amendment **8-A-07-SP**
From A/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).
b. Rezoning **8-C-07-RZ**
From A (Agricultural) to PR (Planned Residential).
- 54. TIM WOODS**
Northeast side Byington Solway Rd., northwest of Westcott Blvd., Commission District 6.
a. Northwest County Sector Plan Amendment **8-B-07-SP**
From STPA (Stream Protection Area) and O (Office) to STPA (Stream Protection Area) and C (Commercial).
b. Rezoning **8-D-07-RZ**
From A (Agricultural) and F (Floodway) to CA (General Business) and F (Floodway).
- 55. AVERITT PROPERTIES** **8-E-07-RZ**
Northeast end Starkey Ln., northeast and southwest of Cogdill Rd., Commission District 6. Rezoning from RA (Low Density Residential) / TO (Technology Overlay) and A (Agricultural) / TO to PC (Planned Commercial) / TO (Technology Overlay).
- 56. ANDREWS PROPERTIES, INC.**
South side Kingston Pike, south of Market Place Blvd., west of N. Cedar Bluff Rd., Council District 2.
a. Southwest County Sector Plan Amendment **8-C-07-SP**

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From MU (Mixed Uses) (Commercial, Office, Medium Density Residential, Low Density Residential) and SLPA (Slope Protection) to MU (Mixed Uses) (Commercial, Office, Medium Density Residential) and SLPA (Slope Protection).

b. Rezoning

From A-1 (General Agricultural) to PC-1 (Retail and Office Park), O-1 (Office, Medical & Related Services) & RP-1 (Planned Residential).

8-F-07-RZ

57. ROBYN BRANCA

Southeast side Sutherland Ave., northeast of Carr St., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

8-G-07-RZ

58. FOUNTAIN CITY ENGINEERING CO.

East side Texas Ave., north of Western Ave., Council District 5. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to I-3 (General Industrial).

8-H-07-RZ

59. GERALD ANDERSON

Southeast side Cabbage Dr., northeast of Andersonville Pike, Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

8-I-07-RZ

60. PATRICK MCINTURFF/METROPOLITAN PLANNING COMMISSION

South side W. Fifth Ave., east side N. Broadway, Council District 6.

a. One Year Plan Amendment

From GC (General Commercial) to CBD (Central Business District).

8-A-07-PA

b. Rezoning

From C-3 (General Commercial) to C-2 (Central Business District).

8-J-07-RZ

61. ROD TOWNSEND

Southeast side E. Beaver Creek Dr., northeast of Ghiradelli Rd., Commission District 7.

a. North County Sector Plan Amendment

From LDR (Low Density Residential) to MDR (Medium Density Residential).

8-D-07-SP

b. Rezoning

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

8-K-07-RZ

62 METROPOLITAN PLANNING COMMISSION

Highland Drive and portions of Maple Drive from Jenkins Road to west of Broadway, Council District 5. Rezoning from R-1 (Low Density Residential) & R-1A (Low Density Residential) to R-1EN (Established Neighborhood).

8-L-07-RZ

Uses on Review:

- 63. SCOTT M. CONNATSER** **8-B-07-UR**
Southeast side of Lovell Rd., east end of Centerpoint Blvd. Proposed use: Child Day Care Center in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.
- 64. VICTORY VIEW BAPTIST CHURCH** **8-C-07-UR**
Northeast side of Castle St., northwest of Lay Av. Proposed use: Child day care center in R-1 (Low Density Residential) District. Council District 6.
- 65. TRICIA STUTH & TED SHELTON** **8-D-07-UR**
North side of Gill Ave., east side of Stewart St. Proposed use: Three residential structures with a total of 5 dwelling units in RP-1 (Planned Residential) District. Council District 4.
- 66. BILL FULGHUM** **8-E-07-UR**
Northwest side of Carmichael Rd., southwest side of Valley Vista Rd. Proposed use: Attached Residential Development in PR (Planned Residential) District. Commission District 6.
- 67. JOHNSON ARCHITECTURE** **8-F-07-UR**
North, south & west end of Electric Av., west of Cogdill Rd. Proposed use: Office & parking expansion in PC (Planned Commercial) & TO (Technology Overlay) District. Commission District 6.
- 68. DLM CONSTRUCTION** **8-G-07-UR**
South side of Blue Star Dr., west side of Spring Park Rd. Proposed use: Reduction of the required front yard setback from 30' to 20' & reduction of the rear yard setback from 25' to 12'. in RP-1 (Planned Residential) District. Council District 2.

Other Business:

- 69. Consideration of Staff Report for Plans of Service.** **8-A-07-OB**
- 70. Consideration of pre-payment to KGIS for services to be provided by CH2M Hill.** **8-B-07-OB**
- 71. Consideration of authorization of payment for KGIS services for TPO.** **8-C-07-OB**

Adjournment

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

TABLED

<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>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>ANDREWS POINTE - GARY ANDREWS</u> a. Concept Subdivision Plan South side of Westland Dr., southwest of S. Northshore Dr, Commission District 5. b. Use On Review Proposed use: Detached single family subdivision in PR (Planned Residential) pending & F (Floodway) District.	12-SH-05-C 12-G-05-UR
<u>SOUTH GROVE</u> Southeast side of Mountain Grove Dr., southeast of Chapman Hwy., Commission District 9.	1-SH-07-C
<u>CHERRY STREET TOWN HOMES</u> Northeast side of Washington Ave., east of Mundy St., Council District 6.	3-SD-07-C
<u>JAMES M. & MILDRED PARKER CLAPP</u> Southeast side of E. Emory Rd., southeast of Findhorn Blvd., Commission District 8.	5-SL-07-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>Agenda Item No.</u>	MPC File No.
<u>EMORY PLACE</u> Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.	4-SX-06-F
<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>SHILOH GARDENS</u> Southwest side of Pedigo Road northwest of Emory Road, Commission District 7.	1-SI-07-F
<u>HEIRS OF JAMES M. & MILDRED PARKER CLAPP</u> Southeast side of E. Emory Rd, east of Tazewell Pike, Commission District 8.	4-SB-07-F
<u>SHOREWALKER PLACE, LLC</u> South side Middlebrook Pike, southeast side Broome Rd., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).	7-F-05-RZ
<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

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
22	JOHN HILL PROPERTY (6-SA-07-F)	Robert Campbell & Associates	At terminus of Brownlow Road, northeast of Salem Church Road	Campbell	5.4	3		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
23	RIVERGATE LLC AT AMHERST ROAD LOT 1 (6-SR-07-F)	Rivergate, LLC	South side of Amherst Road at east side of Piney Grove Church Road	Batson, Himes, Norvell & Poe	1.437	1	1. To reduce the required right of way of Old Amherst Road from 25' to 20' from the centerline to the property line. 2. To reduce the required right of way of Piney Grove Church Road from 30' to 25' from the centerline to the property line. 3. To reduce the required intersection radius at the intersection of Old Amherst Road and Amherst Road from 25' to the cutoff as shown on plat. 4. To reduce the required intersection radius at the property line at the corner of Piney Grove Church Road from 25' to 0'.	WITHDRAWN at the applicant's request
24	CAMPBELL STATION VILLAS, PHASE I (6-SV-07-F)	M & M Partners	Northeast side of N. Campbell Station Road at Ridgeland Drive	Batson, Himes, Norvell & Poe	5.085	19		APPROVE Final Plat
25	CAMPBELLS POINT, PHASE 3 (6-SII-07-F)	Dixon Greenwood	West side of Tazewell Pike, south of Wood Road	Campbell	47.56	50		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
26	HANCOCK ESTATES (6-SKK-07-F)	Scott Williams & Associates	Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver Creek	Williams	4.476	4		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
27	JOHN H. LEWIS S/D, RESUBDIVISION OF LOT 4R-2 (7-SB-07-F)	Smoky Mountain Land Surveying	East end of Moreland Heights School Road, southeast of Magazine Road	Dawson	1.04	2		APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
28	THE MENCER PROPERTY (7-SG-07-F)	Urban Engineering, Inc.	At the terminus of Donovan Lane, east of Fox Road	Urban Engineering	3.79	3		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
29	GOOSE LANDING, RESUBDIVISION OF LOT 3 (7-SJ-07-F)	Michael Brady Inc.	Southside of West Gallaher Ferry Road, northwest of Hickory Creek Road	Michael Brady, Inc.	5.009	3	1. To reduce the required improvements of a JPE that serves more than 6 lots to existing conditions.	Deny Variance DENY Final Plat
30	CARTER MILL UNIT 3 (7-SK-07-F)	Carter Mill GP	North side of Carter Mill Drive, southwest of Asheville Hwy.	Sullivan	15.53	3		DENY Final Plat
31	MAITLAND WOODS UNIT 2 (7-SN-07-F)	B & J Enterprises	Northeast end of Airtree Lane, northeast of Ashridge Road	Batson, Himes, Norvell & Poe	12.38	38		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
32	THE VILLAGE OF JOHN SEVIER (7-SQ-07-F)	Franklin Development LLC	North side of E. governor John Sevier Hwy., southwest side of Arthur Harmon Road	Dawson	18.78	38		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
33	BROOKE MACDONALD CUSTOM HOME BUILDERS, INC. S/D RESUB. OF LOTS 2-4 & COLONIAL PARK S/D RESUB. OF PART OF LOT 6 (8-SA-07-F)	Lynch Surveys LLC	South side of Cherry Drive north of Northshore Drive	Lynch Surveys, LLC	2.19	3		APPROVE Final Plat
34	PLANTATION OAKS (8-SB-07-F)	Lynch Surveys LLC	West side of Broome Road, north of N. Gallaher View Road intersection	Lynch Surveys, LLC	8.519	52	1. To reduce the utility and drainage easement within the detention easements from 5' or 10' as required to 0'.	APPROVE Final Plat

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ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
35	CRAWFORD'S ADDITION RESUBDIVISION OF LOTS 1-7 (8-SC-07-F)	Kennebeck Land Surveyors	Northeast side of Mingle Avenue, north of Middlebrook Pike	Kennebeck Land Surveyors	1.442	1	1. To reduce the utility and drainage easement under the existing retaining wall from 10' to 0'. 2. To reduce the utility and drainage easement under the existing building from 10' to 4.7'.	Approve Variances 1-2 APPROVE Final Plat
36	WESTRIDGE MEADOW (8-SD-07-F)	Professional Land Systems	Northwest side of Westridge Drive, 170' southwest of Stockton Drive	Ferguson	1.974	4	1. To reduce the required radius at the southwest side of the JPE from 25' to 0'.	Approve Variance APPROVE Final Plat
37	RESUBDIVISION OF THE VILLAGE AT CATES BEND & BARRINGTON RESUBDIVISION OF LOTS 58R & 59R & LOT 3 OF THE XDR PROPERTY (8-SE-07-F)	Worley Builders Inc.	Southwest side of Cate Road at Lexi Landing Lane	Batson, Himes, Norvell & Poe	19.94	4		APPROVE Final Plat
38	JAMES DOCKINS PROPERTY (8-SF-07-F)	Michael Brady Inc.	Northwest intersection of Wayne Drive and Shangri-La Drive	Michael Brady, Inc.	2.58	4		APPROVE Final Plat
39	THE SUMMIT AT CHOTO (8-SG-07-F)	Scott Williams and Associates	Southeast side of Choto Road, south of Early Road	Williams	20.08	20		APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
40	THE FIRST BAPTIST CHURCH OF KNOXVILLE (8-SH-07-F)	First Baptist Church	Southeast side of Main Street, along Walnut Street to Neyland Drive	Benchmark Associates, Inc.	2.753	2	<ol style="list-style-type: none"> 1. To reduce the required right of way of Main Street from 44' to 37.2' from the centerline to the property line. 2. To reduce the required right of way of Walnut Street along City Block 02122 from 25' to 12' from the centerline to the property line. 3. To reduce the required right of way of Walnut Street along City Block 02123 from 25' to 19.2' from the centerline to the property line. 4. To reduce the required right of way of Hill Avenue along City Block 02122 from 25' to 17.3' from the centerline to the property line. 5. To reduce the required right of way of Hill Avenue along City Block 02123 from 25' to 14.9' from the centerline to the property line. 6. To reduce the required right of way of Locust Street from 35' to 23.2' from the centerline to the property line. 7. To reduce the utility and drainage easement on Lot 2 under existing structures and walls to as shown on plat. 8. To reduce the utility and drainage easement on Lot 1R under existing structures to as shown on plat. 9. To reduce the required radius at the southwest quadrant of the intersection of Main Street and Walnut Street from 25' to 0'. 10. To reduce the required radius at the northwest quadrant of the intersection 	Approve Variances 1-12 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
							of Walnut Street and W. Hill Avenue from 25' to 0'. 11. To reduce the required radius at the southwest quadrant of the intersection of Walnut Street and W. Hill Avenue from 25' to 0'. 12. To reduce the required radius at the southeast quadrant of the intersection of W. Hill Avenue and Locust Street from 25' to 0'.	
41	COLLIER HILLS (8-SI-07-F)	Brad Gayer	Southwest intersection of Helen Drive and Granville Conner Road	Campbell	6.47	8		POSTPONE until the September 13, 2007 MPC meeting, at the applicant's request
42	HOLLYWOOD HILLS ADDITION RESUBDIVISION OF LOTS 4R, 5R, & 8 (8-SJ-07-F)	James Andes	Northeast intersection of Papermill Drive and Hollywood Drive	Batson, Himes, Norvell & Poe	2.59	3	1. To reduce the required right of way along Papermill Drive from 35' to 30' from the centerline to the property line. 2. To reduce the required right of way along Hollywood Drive from 33' to 25' from the centerline to the property line. 3. To reduce the required corner radius at the intersection of Papermill Drive and Hollywood Drive from 75' to 25'. 4. To reduce the required utility and drainage easement under the existing wall from 10' to 0'. 5. To reduce the required utility and drainage easement under the existing building from 5' to 0'. 6. To leave the remainder of Lot 5R without the benefit of a survey.	Approve Variances 1-6 APPROVE Final Plat

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
43	ARLINGTON RIDGE RESUBDIVISION OF LOTS 16 & 18 AND PART OF COMMON AREA (8-SK-07-F)	John Secrest	Northeast side of Andersonville Pike, northwest of Pleasant Gap Drive	Campbell	16.72	2		APPROVE Final Plat
44	B H SPRANKLES ADDITION TO WEST KNOXVILLE RESUB. OF LOTS 215-217 (8-SL-07-F)	Hatcher-Hill Properties, LLC	North side of Sutherland Avenue, southwest of Harry Street	Michael Brady, Inc.	17311	1	1. To reduce the required right of way of Sutherland Avenue from 35' to 25' from the centerline to the property line. 2. To reduce the utility and drainage easement along the front property line from 10' to 0' under the existing wall and sign.	Approve Variances 1-2 APPROVE Final Plat
45	EMORY CENTER (8-SM-07-F)	Miller Land Surveying, LLC	Northwest side of E Emory Road, southwest of Bishop Road	Miller Land Surveying	8.24	5		APPROVE Final Plat
46	LAKECOVE UNIT 2 (8-SN-07-F)	Don Duncan	Northwest side of Choto Road, east of S. Northshore Drive	Campbell	18.79	27		APPROVE Final Plat
47	NEAL'S COMMERCE PARK (8-SO-07-F)	Benchmark Associates	Northwest side of Strawberry Plains Pike, south side of Pine Grove Rd.	Benchmark Associates, Inc.	19.3	4		APPROVE Final Plat