

AGENDA

December 11, 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 DECEMBER 11, 2008 AGENDA
- * 3. APPROVAL OF NOVEMBER 13, 2008 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be automatically Postponed (Indicated with **P**)
 Items to be voted on to be Postponed (Indicated with **P**)
 Items to be automatically Withdrawn (Indicated with **W**)
 Items to be voted on to be Withdrawn (Indicated with **W**)
 Items to be voted on to be Tabled (Indicated with **T**)
 Items to be voted on to be Untabled (Indicated with **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**

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.

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- 6. METROPOLITAN PLANNING COMMISSION (REFERRED BACK TO MPC BY CITY COUNCIL)** **5-A-08-OA**
Amendments to the City of Knoxville Zoning Ordinance, Article 5, Section 10 (Signs, Billboards, and other Advertising Structures) and related sections regarding the operating regulations of Electronic Message Centers.
- P 7. 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.
- P 8. METROPOLITAN PLANNING COMMISSION** **10-A-08-OA**
Amendment to the Knox County Zoning Ordinance to add landscape businesses as a use permitted on review in the Agricultural zone.
- 9. METROPOLITAN PLANNING COMMISSION** **12-A-08-OA**
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 27 (South Waterfront Form Based Development Code), providing new street section designations in Chapter 3 (the Regulating Plan) and creating new street standards within Chapter 6 (Streetscape Standards). The amendments specifically address River Road, Lincoln Street, Barber Street, Claude Street, Dixie Street, "E" Street and Langford Avenue. Council District 1.

Alley or Street Closures:

- 10. CITY OF KNOXVILLE** **12-A-08-AC**
Request closure of Unnamed alley between Stonewall St. and Bragg St. (closed portion), Council District 5.
- 11. CHIP STANLEY** **12-A-08-SC**
Request closure of Portion of radius of Bridge Ave at the northeast corner of Twelfth St. and northwest corner of Eleventh St., Council District 1.
- 12. CHIP STANLEY** **12-B-08-SC**
Request closure of Portion of radius of Highland Ave. at the southwest corner of Eleventh St., Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

13. TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCDA)

10-A-08-SAP

TTCDA Comprehensive Plan and Northwest County Sector Plan amendment. Commission Districts 5 & 6 and Council District 2.

Concepts/Uses on Review:

14. HEARTLAND DEVELOPMENT ON HIGHLAND VIEW DRIVE - HEARTLAND DEVELOPMENT, LLC

11-SD-08-C

a. Concept Subdivision Plan

North side of Highland View Dr., west of Chapman Highway., Commission District 9.

b. Use On Review

11-J-08-UR

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

Final Subdivisions:

P 15. JOHNSTONE UNIT 2

8-SZ-08-F

At the terminus of Calvert Lane, west of Havenstone Lane, Commission District 7.

P 16. FINAL PLAT OF HAYNES PROPERTY

8-SGG-08-F

Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.

17. WILDWOOD GARDENS PHASE IV

9-SH-08-F

Liverpool Lane at Remagen Lane, Commission District 9.

18. LECONTE VISTA

11-SP-08-F

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

19. WHITES ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 11 & 12R

12-SA-08-F

Southwest of intersection of Highland Ave. and Eleventh St., Council District 1.

20. INGLES MARKETS INC. STORE #399

12-SB-08-F

South side of E. Emory Rd, east of I-75, Council District 5.

21. WAYNE LETT PROPERTY

12-SC-08-F

Northeast side of Shoffner Ln, northwest side of Griffith Rd, Commission District 7.

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| 22. | <u>ELK RIDGE PHASE I</u>
South side of Kimberlin Heights Rd at terminus of Arron Ln.,
Commission District 9. | 12-SD-08-F |
| 23. | <u>MCMURTERY AND GROVE PROPERTY</u>
Northeast side of Ellistown Rd, north of Millertown Pike,
Commission District 8. | 12-SE-08-F |
| 24. | <u>W. R. COOPERS ADDITION RESUBDIVISION OF LOT 12 &
P/O LOT 13</u>
Southeast side of Folsom Ave, south of Bluff Ave., Council District
4. | 12-SF-08-F |
| 25. | <u>MICHAEL KOONTZ PROPERTY</u>
North side of Houstonia Dr, northeast of Parkdale Dr., Council
District 4. | 12-SG-08-F |
| P 26. | <u>HART PROPERTY</u>
East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8. | 12-SH-08-F |
| 27. | <u>BREAKTHROUGH</u>
At the terminus of Thurman Ln. off Woodson Dr., Commission
District 9. | 12-SI-08-F |
| 28. | <u>CORRECTED FINAL PLAT OF TRACT 3 OF EDWARDS
ESTATES</u>
West side of Ward Rd, north of Dante Rd., Commission District 7. | 12-SJ-08-F |
| 29. | <u>LOVELAND BAPTIST CHURCH</u>
Southeast side of Spring Hill Rd, east of Maplehill Rd., Council
District 4. | 12-SK-08-F |
| 30. | <u>BASLER PROPERTY</u>
Southeast side of Clinch Avenue, northeast side of S. Seventeenth
Street, Council District 1. | 12-SL-08-F |
| 31. | <u>MRS HANNAH W. SWANS ADDITION TO KNOXVILLE
RESUBDIVISION OF LOTS 27-31 & 54</u>
Corner of Blackstock Avenue, Western Avenue, and Ramsey Street,
Council District 6. | 12-SM-08-F |
| 32. | <u>ROBERT & SHARON MORTON PROPERTY</u>
South side of Callahan Drive, south of Keck Road, Council District
3. | 12-SN-08-F |

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- 33. ELBERT L. MAYES PROPERTY RESUBDIVISION OF LOTS 6 & 7** **12-SO-08-F**
North of W. Emory Road, west of Oak Ridge Highway, Commission District 6.
- W 34. WHITE'S ADDITION RESUBDIVISION OF PARCELS 8 AND 19** **12-SP-08-F**
Northeast intersection of Clinch Avenue and Nineteenth Street, Council District 1.

Rezoning and Plan Amendment/Rezoning:

- 35. CITY OF KNOXVILLE** **3-R-02-RZ**
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).
- P 36. 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.
- 37. RENEE WHEELER** **11-A-08-RZ**
West side N. Broadway, south of Bluff Ave., Council District 4. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- 38. JOHN KING** **11-B-08-RZ**
Southwest side Edington Rd., northeast side Wells Rd., northwest side Willoughby Rd., Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 39. XIONG DONG** **12-A-08-RZ**
Southeast side Middlebrook Pike, northeast side Sky Blue Dr., Commission District 5. Rezoning from RA (Low Density Residential) to CA (General Business).
- 40. TIM WALLER - WALLER CONSTRUCTION** **12-B-08-RZ**
North and south sides Mynatt Rd., west of Bowling Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

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- 41. W.C. DEVELOPMENT** **12-C-08-RZ**
Northeast side Solway Rd., north end of Teal Green Ln., Commission District 6. Rezoning from PR (Planned Residential) @ up to 3 du/ac to PR (Planned Residential) @ up to 5 du/ac.
- 42. KNOXVILLE CITY COUNCIL**
Southeast side Kingston Pike, southeast of Alcoa Hwy., Council District 1.
- a. One Year Plan Amendment** **12-A-08-PA**
From LI (Light Industrial) to MU (Mixed Uses) (High Density Residential, Commercial, Office).
- b. Rezoning** **12-D-08-RZ**
From O-2 (Civic and Institutional) to RP-3 (Planned Residential).
- 43. KNOXVILLE CITY COUNCIL** **12-E-08-RZ**
South, southeast and west side Aberdeen Ln., northwest, west and southwest of Harold Ln. north and northeast of Southside Rd., southwest of Island Home Pike, Council District 1. Rezoning from I-4 (Heavy Industrial) R-1 (Low Density Residential) to R-1 (Low Density Residential) and OS-1 (Open Space).
- 44. CITY OF KNOXVILLE** **12-F-08-RZ**
South side Pine Grove Rd., east of Union School Rd., Council District 4. Rezoning from No Zone to RP-1 (Planned Residential) at up to 8 du/ac.

Uses on Review:

- 45. SCOTT BRADLEY** **12-A-08-UR**
Southeast side of the intersection of Hardin Valley Rd. and Greenland Way Proposed use: Monument sign in PC (Planned Commercial) & OB (Office, Medical & Related Services) / TO (Technology Overlay) District. Commission District 6.
- 46. TIMOTHY SANDS** **12-B-08-UR**
Northwest side of Gray Hendrix Rd., northeast of Garrison Dr. Proposed use: Garage apartment in RA (Low Density Residential) District. Commission District 6.
- 47. RALPH SMITH / PROFESSIONAL LAND SYSTEMS** **12-C-08-UR**
Northwest side of Louise Ave., northeast of S. Chestnut St. Proposed use: Duplex in R-1 (Low Density Residential) & R-1A (Low Density Residential) District. Council District 6.

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P **48. SAMUEL ANDREW JOHNSON**

12-D-08-UR

Northwest side of Judith Dr., north of Grandin Dr. Proposed use: Duplex in R-1 (Low Density Residential) District. Council District 1.

Other Business:

49. Consideration of Election of MPC Officers for Calendar Year 2009.

12-A-08-OB

Adjournment

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

KNOX COUNTY ZONING ORDINANCE AMENDMENT

10-A-04-OA

Definitions and development standards for adult oriented establishments, including, but not limited to, bookstores and motion picture theaters, and changes to related sections

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.

LAKEVIEW POINT

1-SC-05-C

West side of Fredonia Rd., north of Merchant Dr., Council District 3.

ROSEBAY PLACE

8-SB-05-C

East side of Rosebay Rd., south of Garden Dr., Council District 4.

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.

WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R

1-SF-04-F

Southeast side of Buffat Mill Rd., Council District 4.

<u>Agenda Item No.</u>	MPC File No.
<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>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>BEACON PARK PHASE I</u> South end of Chandler Road at Rogers Island Road, Commission District 5.	11-SQ-07-F
<u>DEWAYNE WHITT PROPERTY</u> North side of Wood Road, northeast of Majors Road, Commission District 8.	11-SW-07-F
<u>NATALIE ROBINSON PROPERTY</u> Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.	12-SQ-07-F
<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>ISAIAHS 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>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

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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 8-S-06-RZ
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

FLENNIKEN HOUSING, L.P.

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). 7-L-08-RZ

VICTOR JERNIGAN

North side Thorngrove Pike, east side Atchley Ln., Commission District 8.

- a. East County Sector Plan Amendment 8-D-08-SP
From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) to LDR (Low Density Residential).
- b. Rezoning 8-H-08-RZ
From A (Agricultural) to PR (Planned Residential).

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