

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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AGENDA

July 12, 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 JULY 12, 2007 AGENDA**
- * 3. **APPROVAL OF JUNE 14, 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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	<u>*</u>)

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 (REFERRED BACK TO MPC BY CITY COUNCIL)** **5-C-07-OA**
Amendments to Article 4, Section 11b, C-7 (Pedestrian Commercial) District, and associated sections of the Knoxville Zoning Ordinance creating design guidelines for the Cumberland Avenue
- 6. **METROPOLITAN PLANNING COMMISSION** **7-A-07-OA**
Amendment to Article 4, Section 11a, C-6 (General Commercial Park) District, changing the body that hears appeals to MPC.

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- 7. 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.

Alley or Street Closures:

- 8. CITY OF KNOXVILLE **7-A-07-SC****
Request closure of Ridgebrook Ln between Southeast ROW of Major Ave. and a line 10 feet from and parallel to Major Ave., Council District 6.

Street or Subdivision Name Changes:

- 9. KNOX COUNTY EMERGENCY COMMUNICATIONS **3-B-07-SNC****
Change E and W Magnolia Ave. to 'E and W Regas Ave.' between Hall of Fame Dr. and N. Broadway, Council District 6.
- 10. METROPOLITAN PLANNING COMMISSION **7-A-07-SNC****
Change Unnamed easement to 'Harold Duncan Way' between Copper Ridge Rd. and dead end, Commission District 6.
- 11. KNOXVILLE DEPARTMENT OF ENGINEERING **7-B-07-SNC****
Change Kenilworth Drive to 'Kenilworth Lane' between Alice Bell Road and dead end, Council District 4.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- P 12. VILLAGE AT HARDIN VALLEY - MICHAEL BRADY INC. FOR JIMMIE DOSS & JAMES PINKSTON **12-SH-06-C****
a. Concept Subdivision Plan
North side of Hardin Valley, northeast of Bryant Ln., Commission District 6.
- P b. Use On Review **12-I-06-UR****
Proposed use: Commercial development in PC (Planned Commercial) TO (Technology Overlay) District.
- 13. DORCHESTER - EAGLE BEND REALTY **5-SK-07-C****
a. Concept Subdivision Plan
West side Carpenter Rd., north of W. Emory Rd., Commission District 6.

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- b. Use On Review** **5-J-07-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 14. WILLOW CREEK - GRAHAM CORPORATION** **5-SM-07-C**
a. Concept Subdivision Plan
South side Maynardville Pk., west side of Quarry Rd., Commission District 7.
- P b. Use On Review** **5-B-07-UR**
Proposed use: Commercial development in PC (Planned Commercial) & F (Floodway) District.
- P 15. WALKERS GATE (REVISED) - SADDLEBROOK, LLC** **6-SI-07-C**
a. Concept Subdivision Plan
North & south sides of Karns Valley Dr., west side of Fairwinds Rd., Commission District 6.
- P b. Use On Review** **6-L-07-UR**
Proposed use: Attached and detached residential development in PR (Planned Residential) District.
- 16. WILDWOOD GARDENS** **6-SJ-07-C**
North end of Remagen Ln., northeast end of Marston Ln., Commission District 9.
- 17. TEAL CREEK - LANDVIEW DEVELOPMENT, LLC** **7-SA-07-C**
a. Concept Subdivision Plan
East side of Solway Rd., north of Guinn Rd., Commission District 6.
- b. Use On Review** **7-A-07-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 18. RUDDER VALLEY FARMS** **7-SB-07-C**
East side of Rudder Ln., south of Timbergrove Dr., Commission District 4.
- 19. SOUTH CREEK, UNIT 2 - WHITE CREEK, LLC** **7-SC-07-C**
a. Concept Subdivision Plan
West side of Tipton Station, southwest of Chapman Hwy., Commission District 9.
- b. Use On Review** **7-E-07-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

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- 20. BELL PLACE, UNIT 4 - BUTLER BROTHERS EXCAVATING, INC.**
a. Concept Subdivision Plan **7-SD-07-C**
 Northeast side of Bell Campground Rd., northwest of Oak Terrace Ln.,
 Commission District 6.

b. Use On Review **7-F-07-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.
- 21. 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.

b. Use On Review **7-G-07-UR**
 Proposed use: Attached Residential Subdivision in PR (Planned
 Residential) & TO (Technology Overlay) District.
- 22. CARTER MILL** **7-SF-07-C**
 Northwest side of Carter Mill Rd., southwest of Drakewood Rd.,
 Commission District 8.
- 23. DAVID MORINS - HOWARD DAWSON**
a. Concept Subdivision Plan **7-SG-07-C**
 Southwest side of Joe Lewis Rd., north and south sides of Walter
 Reed Ln., Commission District 9.

b. Use On Review **7-I-07-UR**
 Proposed use: Detached Residential Subdivision in PR (Planned
 Residential) District.
- 24. LOVELL ROAD VILLAS - THE FULLER GROUP**
a. Concept Subdivision Plan **7-SH-07-C**
 Southeast side of Lovell Rd., northeast of Hickey Rd., Commission
 District 6.

b. Use On Review **7-C-07-UR**
 Proposed use: Condominiums in PR (Planned Residential) District.

Final Subdivisions:

- 25. ROY VANDERGRIF PROPERTY** **8-SH-06-F**
 East intersection of Dan McBee Rd & E. Emory Rd, Commission
 District 8.
- 26. BROWN & WHITTLE SPRINGS ADDITION** **11-SV-06-F**

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- Northwest side of Mineral Springs Avenue, northwest of Whittle Springs Road, Council District 4.
- 27. BENNY HOWARD GRAY PROPERTY** **4-SAA-07-F**
Southeast side of Cline Rd, west of Bell Rd, Commission District 8.
- 28. GET REAL PROPERTY MANAGEMENT LLC** **4-SDD-07-F**
Southeast side of Creekhead Dr, southwest of Helmbolt Rd, Council District 3.
- 29. JOHN HILL PROPERTY** **6-SA-07-F**
At terminus of Brownlow Road, northeast of Salem Church Road, Commission District 8.
- 30. BLUFF POINT, UNIT 1, RESUB. OF LOTS 27-29** **6-SC-07-F**
Southwest intersection of Duck Cove Drive and Holderwood Lane, Commission District 5.
- 31. TRENTVILLE VILLAS** **6-SD-07-F**
Northwest side of Andrew Johnson Hwy., southwest side of Ruggles Ferry Pike, Commission District 8.
- 32. KENNETH ZACHARCZYP PROPERTY** **6-SP-07-F**
North side of Baxter Avenue, west side of N. Central Street, Council District 4.
- 33. 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.
- 34. CAMPBELL STATION VILLAS, PHASE I** **6-SV-07-F**
Northeast side of N. Campbell Station Road at Ridgeland Drive, Commission District 5.
- 35. CAMPBELLS POINT, PHASE 3** **6-SII-07-F**
West side of Tazewell Pike, south of Wood Road, Commission District 8.
- P 36. HANCOCK ESTATES** **6-SKK-07-F**
Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver Creek, Commission District 6.
- 37. BEAMAN'S LAKESIDE ADDITION, RESUBDIVISION OF LOT 10 & PART OF LOT 9** **7-SA-07-F**
Northwest intersection of Martin Luther King Jr. Avenue and N. Mary Street, Council District 6.
- 38. JOHN H. LEWIS S/D, RESUBDIVISION OF LOT 4R-2** **7-SB-07-F**

Agenda Item No.

MPC File No.

East end of Moreland Heights School Road, southeast of Magazine Road, Council District 1.

- 39. B H SPRANKLES 8TH ADDITION RESUBDIVISION OF LOTS 836-839 & 840R** **7-SC-07-F**
Northeast intersection of Vandeventer Avenue and Rule Street, Council District 6.
- 40. REGAL RIDGE UNIT 2** **7-SD-07-F**
Northwest side of Nubbin Ridge Road, east of Ferncliff Way, Commission District 5.
- 41. PAUL LEE PROPERTY** **7-SE-07-F**
South side of Swafford Road, south of Dunaway Road, Commission District 6.
- 42. VILLIA GARDENS ADDITION, RESUBDIVISION OF LOT 3 & PART OF LOT 4** **7-SF-07-F**
Southeast intersection of Garden Drive and Pinewood lane, Council District 4.
- P 43. THE MENCER PROPERTY** **7-SG-07-F**
At the terminus of Donovan Lane, east of Fox Road, Commission District 5.
- 44. JAMES R. NORTHERN PROPERTY** **7-SH-07-F**
Southeast side of Stock Creek Road, west of Martin Mill Pike, Commission District 9.
- 45. ANSLEY WOODS, RESUBDIVISION OF LOTS 7-11** **7-SI-07-F**
Intersection of Ansley Woods Way and Apple Orchard Way, Commission District 4.
- 46. GOOSE LANDING, RESUBDIVISION OF LOT 3** **7-SJ-07-F**
Southside of West Gallaher Ferry Road, northwest of Hickory Creek Road, Commission District 6.
- 47. CARTER MILL UNIT 3** **7-SK-07-F**
North side of Carter Mill Drive, southwest of Asheville Hwy., Commission District 8.
- 48. WALKER SPRINGS PLAZA LOT 1** **7-SL-07-F**
North side of Kingston Pike, east of Walker Springs Road, Council District 6.
- 49. PROPERTY OF TOMPAT PROPERTIES LP** **7-SM-07-F**
Northwest intersection of Old Kingston Pike and S. Forest Park Blvd., Council District 2.

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| 50. <u>MAITLAND WOODS UNIT 2</u>
Northeast end of Airtree Lane, northeast of Ashridge Road, Commission District 3. | 7-SN-07-F |
| 51. <u>WESTLAND FOREST UNIT 3 AND RESUBDIVISION OF LOT 11</u>
Southside of Westland Drive, west of Morrell Road, Commission District 4. | 7-SO-07-F |
| 52. <u>FALCON POINTE, UNIT 2, RESUBDIVISION OF LOTS 82-93</u>
South of s. Northshore Drive, east of Harvey Road, Commission District 5. | 7-SP-07-F |
| 53. <u>THE VILLAGE OF JOHN SEVIER</u>
North side of E. governor John Sevier Hwy., southwest side of Arthur Harmon Road, Commission District 9. | 7-SQ-07-F |
| 54. <u>MIDDLEBROOK HEIGHTS, BLOCK B, PART OF LOTS 5 7 12</u>
Northwest side of Lonas Drive, southwest of Hope Way, Council District 6. | 7-SR-07-F |
| 55. <u>BLUE GRASS VILLAGE</u>
East side of Bluegrass Road, north of Northshore Drive, Commission District 5. | 7-SS-07-F |
| 56. <u>ROBERT W. & LORA J. JOHNSON PROPERTY</u>
Northwest side of maloney Road, southwest side of Belt Road, Commission District 9. | 7-ST-07-F |
| 57. <u>RONALD FLOYD RUSSELL PROPERTY RESUBDIVISION OF PART OF TRACT 2</u>
Terminus of Pickel Lane, Commission District 8. | 7-SU-07-F |
| 58. <u>OAKHURST RESUBDIVISION OF LOTS 76-103</u>
Southeast side of W. Beaver Creek Drive, southwest of Brickyard Road, Commission District 6. | 7-SV-07-F |

Rezoning and Plan Amendment/Rezoning:

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| 59. <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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MPC File No.

- 60. LANDVIEW DEVELOPMENT, LLC**
North side Beaver Ridge Rd., east side Wyndham Pointe Ln., Commission District 6. Rezoning from A (Agricultural) to CN (Neighborhood Commercial). **6-C-07-RZ**
- 61. H. FREDRICK PARKER**
South side Hardin Valley Rd., southwest of Westcott Blvd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential) and CA (General Business). **6-H-07-RZ**
- 62. TIM KALTHOFF**
Southwest side of Hunters Hollow Way, northwest side of Everett Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **6-D-07-SP**
From A/RR (Agricultural/Rural Residential) to C (Commercial).
b. Rezoning **6-P-07-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- 63. RICK MOLCHAN** **7-A-07-RZ**
Southeast side Sutherland Ave., east side Varner St., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- 64. LEIGH ANN EVANS** **7-B-07-RZ**
Northeast side Mine Rd., southeast of Fox Creek Way, Commission District 8. Rezoning from I (Industrial) to A (Agricultural).
- 65. MOHAMMED AZEEM KHAN**
Southeast side Maryville Pike, southwest side Sims Rd., Council District 1.
a. One Year Plan Amendment **7-A-07-PA**
From HI (Heavy Industrial) to GC (General Commercial).
b. Rezoning **7-C-07-RZ**
From I-3 (General Industrial) to C-3 (General Commercial).
- 66. NICHOLAS G. CAZANA**
Northwest side Lonas Dr., southwest of Timber Pass, Council District 2.
a. One Year Plan Amendment **7-B-07-PA**
From LDR (Low Density Residential) to MU (Mixed Uses).
b. Rezoning **7-D-07-RZ**
From R-1 (Low Density Residential) to O-3 (Office Park).

Agenda Item No.

MPC File No.

- 67. CHRIS FORTUNE**
Northeast side Western Ave., northwest of John May Dr., Council District 3.
a. One Year Plan Amendment **7-C-07-PA**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
b. Rezoning **7-E-07-RZ**
From R-1 (Low Density Residential) to R-2 (General Residential).
- 68. VICTOR JERNIGAN**
Southeast side Washington Pike, northeast of McCampbell Dr., Commission District 8.
a. Northeast County Sector Plan Amendment **7-A-07-SP**
From LDR (Low Density Residential) to C (Commercial).
b. Rezoning **7-F-07-RZ**
From PR (Planned Residential) to CA (General Business).
- 69. SADDLEBROOK DEVELOPMENT, LLC** **7-G-07-RZ**
West side Gray Hendrix Rd., east side Hodge Rd., north of Byington Solway Rd., Commission District 6. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 70. STEVE BETHEL**
Northwest and southeast sides Comstock Rd., southwest side of Bridgewater Rd., Council District 2.
a. One Year Plan Amendment **7-D-07-PA**
From LDR (Low Density Residential) & MDR (Medium Density Residential) to GC (General Commercial).
b. Rezoning **7-H-07-RZ**
From R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac to C-4 (Highway and Arterial Commercial).
- 71. ROBERT WERDERMANN** **7-I-07-RZ**
Southwest side Ellistown Rd., southeast of Rutledge Pike, Commission District 8. Rezoning from I (Industrial) to A (Agricultural).
- 72. RANDY GUIGNARD** **7-J-07-RZ**
Northwest side Marjorie Ln., northeast of Alice Bell Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

Agenda Item No.

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73. CITY OF KNOXVILLE

7-K-07-RZ

Northwest and southeast sides Treybrooke Ln., northeast side Shannondale Rd., Council District 4. Rezoning from No Zone to R-2 (General Residential).

Uses on Review:

74. SHELIA PROFFITT

2-I-07-UR

North side of Mineral Springs Av., east of Whittle Springs Rd. Proposed use: 3 detached dwellings in RP-1 (Planned Residential) & O-1 (Office, Medical & Related Services) District. Council District 4.

75. PAUL WALDSCHLAGER

7-B-07-UR

Northeast side of Heiskell Rd., northwest of E. Copeland Dr. Proposed use: Condominiums in PR (Planned Residential) District. Commission District 7.

76. GLENVIEW HOMEOWNERS ASSOC.

7-D-07-UR

South side of Creekhead Dr., southeast of Silver Cloud Ln. Proposed use: Remove the requirement to construct a walking trail along the detention basin as shown on the previously approved plan in RP-1 (Planned Residential) / F (Floodway) District. Council District 3.

77. W & W PROPERTIES

7-H-07-UR

North side of Neal Dr., west of Maynardville Hwy. Proposed use: Wholesale & business services in PC (Planned Commercial) District. Commission District 7.

78. THE GODDARD SCHOOLS

7-J-07-UR

East side of Valley Vista Rd., south of Hardin Valley Rd. Proposed use: Daycare Facility in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

79. HARDIN VALLEY LAND PARTNERS, LLC

7-K-07-UR

East side of Valley Vista Rd., south of Hardin Valley Rd. Proposed use: Office in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

80. M. S. CHAUDHARY

7-L-07-UR

Northwest side Corridor Park Blvd., northeast of Innovation Dr. Proposed use: Office/Warehouse Building in BP (Business and Technology)/TO (Technology Overlay) District. Commission District 6.

Other Business:

81. Consideration of Amendment No. 1 to MPC's FY 2007-2008 Budget.

7-A-07-OB

Agenda Item No.

MPC File No.

- 82. Consideration of purchase of PC's from Knox County contract with Technology Express and purchase of M2E software.**

7-B-07-OB

Adjournment

Tabled Items (Actions on Tabled items take place 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

Agenda Item No.

MPC File No.

HILL PROPERTY

Northwest side of Greenwell Rd., northeast of Pedigo Rd.,
Commission District 7.

4-SG-06-F

EMORY PLACE

Northwest side of E. Emory Rd, southwest of Bishop Rd,
Commission District 6.

4-SX-06-F

VARNELL PROPERTY ON DERRIS DRIVE

North side of Derris Drive, East of Wrights Ferry Road, Commission
District 4.

5-SP-06-F

PROPERTY OF J. RONALD SCHOOLCRAFT, JR.

Southeast side of Northshore Drive, southwest of Terrace Woods
Way, Council District 2.

7-SU-06-F

SHILOH GARDENS

Southwest side of Pedigo Road northwest of Emory Road,
Commission District 7.

1-SI-07-F

HEIRS OF JAMES M. & MILDRED PARKER CLAPP

Southeast side of E. Emory Rd, east of Tazewell Pike, Commission
District 8.

4-SB-07-F

SHOREWALKER PLACE, LLC

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

NORMAN SHAW

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