

# AGENDA

## July 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 JULY 10, 2008 AGENDA
- \* 3. APPROVAL OF JUNE 12, 2008 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be automatically Postponed	(Indicated with	<b><u>P</u></b> )
Items to be voted on to be Postponed	(Indicated with	<b>P</b> )
Items to be automatically Withdrawn	(Indicated with	<b><u>W</u></b> )
Items to be voted on to be Withdrawn	(Indicated with	<b>W</b> )
Items to be voted on to be Tabled	(Indicated with	<b>T</b> )
Items to be voted on to be Untabled	(Indicated with	<b>U</b> )
Items to be heard on Consent requiring a vote	(Indicated with	<b>*</b> )

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**  
Amendments to the City of Knoxville Zoning Ordinance creating a new Residential/Office District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods.

**11-A-07-OA**

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|---|------------------|
| <b>6.</b> <b><u>METROPOLITAN PLANNING COMMISSION</u></b><br>Amendments to the City of Knoxville Zoning Ordinance reorganizing Article 4 (Specific Zoning Districts) and Article 7 (Administration and Enforcement).   | <b>6-B-08-OA</b> |
| <b>7.</b> <b><u>KNOX COUNTY COMMISSION</u></b><br>Amendments to the Knox County Zoning Ordinance to reorganize Industrial permitted uses.   | <b>7-A-08-OA</b> |
| <b>8.</b> <b><u>METROPOLITAN PLANNING COMMISSION</u></b><br>Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 26, D-1 Downtown Design Overlay District, requiring a Certificate of Appropriateness for demolitions and adding staff approvals for demolitions. | <b>7-B-08-OA</b> |

**Alley or Street Closures:**

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|--|------------------|
| <b>9.</b> <b><u>GERDAU AMERISTEEL</u></b><br>Request closure of Unnamed alley between Badgett Dr. and southwest boundary line of parcels 081PP008 and 081PP024, Council District 5.                        | <b>7-A-08-AC</b> |
| <b>10.</b> <b><u>GERDAU AMERISTEEL</u></b><br>Request closure of Badgett Dr. between Louisiana Ave. and eastern boundary line of parcels 094AA00101 and 081PP001, Council District 5.                      | <b>7-A-08-SC</b> |
| <b>11.</b> <b><u>GERDAU AMERISTEEL</u></b><br>Request closure of Louisiana Ave. between Sherman St. and southwest terminus at railroad tracks, Council District 5.   | <b>7-B-08-SC</b> |
| <b>12.</b> <b><u>GERDAU AMERISTEEL</u></b><br>Request closure of Tennessee Ave. between Western Ave. and Schofield St., Council District 5.  | <b>7-C-08-SC</b> |
| <b>13.</b> <b><u>CITY OF KNOXVILLE</u></b><br>Request closure of E Church Ave. between northern strip of right-of-way west of S. Hall of Fame Dr and east side of James White Parkway, Council District 6. | <b>7-D-08-SC</b> |

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

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- 14. METROPOLITAN PLANNING COMMISSION**  
Amend the **Major Road Plan** to change Loves Creek Road, north of Millertown Pike to a major collector. (City and County approval required.) Council District 4 and Commission District 2.

**7-A-08-MRP**

**Concepts/Uses on Review:**

- 15. STONE POINT FARM - STONEY POINT FARM, LLC**
- a. Concept Subdivision Plan** **6-SE-08-C**  
South side of S. Northshore Dr., southwest of Nolina Rd., Commission District 5.
- b. Use On Review** **6-F-08-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 16. CASTLE PINES, REVISED** **7-SA-08-C**  
Northwest side of Maloney Rd., southwest side of Belt Rd., Commission District 9.
- P 17. TWILIGHT AT RIVER ISLAND - DAMON A. FALCONNIER**
- a. Concept Subdivision Plan** **7-SB-08-C**  
East side of Kelly Ln., south of Kodak Rd., Commission District 8.
- P b. Use On Review** **7-B-08-UR**  
Proposed use: Residential subdivision in PR (Planned Residential) District.

**Final Subdivisions:**

- P 18. DEWAYNE WHITT PROPERTY** **11-SW-07-F**  
North side of Wood Road, northeast of Majors Road, Commission District 8.
- 19. GOOSE LANDING RESUBDIVISION OF LOT 3** **12-SP-07-F**  
Southwest side of W. Gallaher Ferry Road northwest of Hickory Creek Road, Commission District 6.
- 20. SCRIPPS CAMPUS** **2-SJ-08-F**  
North of Sherrill east of Pellissippi, west of Cedar Bluff, Council District 2.
- 21. FURROW-HOLROB DEVELOPMENT LLC TRACT A** **5-SB-08-F**  
West of Cogdill Rd, north side of Interstates 40/75, Council District 2.

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|---------------------|---|------------------|
| <b>P 22.</b>        | <b><u>MICHAEL E &amp; PATRICIA A STINNETT PROPERTY RESUBDIVISION OF LOT 3</u></b><br>Northwest side of Mary Lay Lane, southwest of N. Wooddale Road, Commission District 8. | <b>6-SA-08-F</b> |
| <b>23.</b>          | <b><u>3812 WESTERN AVENUE</u></b><br>Southeast intersection of Western Avenue and Sanderson Road, Council District 3.   | <b>6-SD-08-F</b> |
| <b>24.</b>          | <b><u>STERLING LANCE PROPERTY RESUBDIVISION OF LOT 2</u></b><br>Southeast side of S. Middlebrook Pike, northeast of Knott Road, Council District 2.                         | <b>7-SA-08-F</b> |
| <b>25.</b>          | <b><u>CHARLES BROWN PROPERTY</u></b><br>North side of Valley View Drive, east side of Knox Lane, Council District 4.  | <b>7-SB-08-F</b> |
| <b>26.</b>          | <b><u>FOUNTAIN CITY COMPANY'S ADDITION RESUBDIVISION OF LOTS 16 &amp; 17</u></b><br>East side of Campus Lane, northeast of Gresham Road, Council District 4.                | <b>7-SC-08-F</b> |
| <b>27.</b>          | <b><u>MARTHA WASHINGTON HEIGHTS RESUBDIVISION OF LOTS 30-32</u></b><br>Southwest intersection of Saratoga Drive and Yorktown Road, Commission District 9.                   | <b>7-SD-08-F</b> |
| <b>28.</b>          | <b><u>HARRISON SPRINGS UNIT 3</u></b><br>Northeast end of Harrison Springs Lane, northeast of Schaeffer Road, Commission District 6.  | <b>7-SE-08-F</b> |
| <b>29.</b>          | <b><u>PARK WEST PLASTIC SURGERY</u></b><br>Northwest intersection of Park West Blvd. and Park 40 North Blvd., Commission District 5.  | <b>7-SF-08-F</b> |
| <b>30.</b>          | <b><u>BALL CAMP COMMERCIAL PARTNERS</u></b><br>North side of Ball Camp Pike at Schaad Road, Commission District 6.  | <b>7-SG-08-F</b> |
| <b>31.</b>          | <b><u>NORTHPOINTE RESUBDIVISION OF LOTS 13-16</u></b><br>Terminus of Rival Lane, Commission District 7.   | <b>7-SH-08-F</b> |
| <b><u>W</u> 32.</b> | <b><u>NMC PROPERTIES LLC RESUBDIVISION OF LOT 1</u></b><br>Southeast side of Fairmont Blvd., northeast side of Avondale Avenue, Council District 4.                         | <b>7-SI-08-F</b> |

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- 33. HICKORY CREEK DEVELOPMENT**  
Northwest side of El Camino Lane, west of Everett Road, north of I-40, Commission District 6.

**7-SJ-08-F**
- 34. COLONIAL FOREST RESUBDIVISION OF LOTS 2-4 & COLONIAL PARK ADDITION RESUB. OF PART OF LOTS 5& 11**  
Northeast intersection of S. Northshore Drive and Craig Road, Council District 6.

**7-SK-08-F**
- 35. MCNEIL & HANKINS RESUBDIVISION OF LOTS 2 & 3 BLOCK A**  
West side of Stewart Street, southwest of Alexander Street, Council District 4.

**7-SL-08-F**
- P 36. BLUE HERON POINTE**  
Southeast side of Westland Drive, southwest of S. Northshore Drive, Commission District 5.

**7-SM-08-F**
- 37. GREYSTONE SUMMIT**  
West of Solway Road, south of Same Lee Road, Commission District 6.

**7-SN-08-F**
- 38. DOGWOOD GARDENS CONDOMINIUMS**  
Northwest side of Highland Drive, southwest of Elizabeth Road, Council District 5.

**7-SO-08-F**

**Rezoning and Plan Amendment/Rezoning:**

- 39. 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**
- 40. 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**  
From LDR (Low Density Residential) & STPA (Stream Protection Area) to LI (Light Industrial) & STPA (Stream Protection Area). **3-D-08-SP**
  - b. Rezoning**  
From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway). **3-I-08-RZ**

**3-D-08-SP**
- 41. S & E PROPERTIES, LLC**  
North side Dutchtown Rd., west side Bob Kirby Rd., Commission District 5.

**3-I-08-RZ**

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- a. Northwest County Sector Plan Amendment** **6-B-08-SP**  
From LDR (Low Density Residential) to C (Commercial).
  - b. Rezoning** **6-E-08-RZ**  
From A (Agricultural) to CA (General Business).
  
- 42. HARDIN VALLEY TWO, LLC**  
South side Hardin Valley Rd., west of Westcott Blvd., Commission District 6.
  - a. Northwest County Sector Plan Amendment** **6-E-08-SP**  
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
  - b. Rezoning** **6-I-08-RZ**  
From PR (Planned Residential) to PC (Planned Commercial).
  
- 43. SUNDOWN PROPERTIES**  
Northeast side Conner Rd., southeast of Tate Trotter Rd., northwest of E. Emory Rd., Commission District 7.
  - a. North County Sector Plan Amendment** **6-F-08-SP**  
From MDR (Medium Density Residential) & O (Office) to C (Commercial).
  - b. Rezoning** **6-J-08-RZ**  
From A (Agricultural) to CA (General Business).
  
- 44. TYLER FARRIS**  
Southeast side Yarnell Rd., northeast of Carmichael Rd., Commission District 5.
  - a. Northwest County Sector Plan Amendment** **6-G-08-SP**  
From A/RR (Agricultural/Rural Residential) to HI (Heavy Industrial).
  - b. Rezoning** **6-K-08-RZ**  
From A (Agricultural) to I (Industrial).
  
- 45. KELLY NICHOLS** **7-A-08-RZ**  
Southeast side Washington Pike, southwest of Mill Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to C-1 (Neighborhood Commercial).
  
- 46. PRIORITY HEALTHCARE SERVICES OF TENNESSEE**  
Northeast side Liberty St., northwest of Middlebrook Pike, Council District 3.
  - a. One Year Plan Amendment** **7-A-08-PA**  
From LI (Light Industrial) to MU (Mixed Uses) (O, MDR).

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- b. Rezoning**  
From I-2 (Restricted Manufacturing and Warehousing) & R-2 (General Residential) to O-1 (Office, Medical, and Related Services). **7-B-08-RZ**
- 47. RODDY KIRBY** **7-C-08-RZ**  
Southeast side Robinson Rd., southwest of Dana Ln., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 48. STEPHEN T. BLANKENSHIP** **7-D-08-RZ**  
South side Chambliss Ave., west side Lebanon St., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- 49. HOUND DOG INVESTMENTS** **7-E-08-RZ**  
East side Fox Rd., north of Donovan Ln., Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
- 50. GERDAU AMERISTEEL**  
East side Mynderse Ave., north of Western Ave., Council District 5.  
**a. One Year Plan Amendment** **7-B-08-PA**  
From LI (Light Industrial), P (Public Institution) and MDR (Medium Density Residential) to HI (Heavy Industrial).  
**b. Rezoning** **7-F-08-RZ**  
From I-3 (General Industrial) and I-3 / IH-1 (Infill Housing Overlay) to I-4 (Heavy Industrial) and I-4 / IH-1 (Infill Housing Overlay).
- 51. GERDAU AMERISTEEL**  
Northwest side Louisiana Ave., southwest side Sherman St., northeast side Badgett Dr., Council District 5.  
**a. One Year Plan Amendment** **7-C-08-PA**  
From LDR (Low Density Residential) to HI (Heavy Industrial).  
**b. Rezoning** **7-G-08-RZ**  
From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay).
- 52. ROBERT PRYOR** **7-A-08-SP**  
Southwest side Pennell Ln., northwest of Oak Ridge Hwy., Commission District 6.  
**a. Northwest County Sector Plan Amendment**  
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

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- b. Rezoning** **7-H-08-RZ**  
From RA (Low Density Residential) to CA (General Business).
- 53. TODD KENNEDY** **7-I-08-RZ**  
Northeast side Cherokee Trl., northwest of Edington Rd., Council District 1. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- 54. JOHN HANCOCK** **7-J-08-RZ**  
Southeast terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
- 55. SHAN WILCOX** **7-K-08-RZ**  
Northeast side Western Ave., northwest of John May Dr., Council District 3. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- 56. 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).
- 57. THE KROGER CO.** **7-M-08-RZ**  
Southwest side N. Broadway, northeast side Knox Rd., Council District 5. Rezoning from SC-1 (Neighborhood Shopping Center) to PC-1 (Retail and Office Park).
- 58. DAVID JETTON** **7-N-08-RZ**  
North side Gleason Dr., southwest of Java Way, Commission District 5. Rezoning from PR (Planned Residential) @ 4 du/ac to PR (Planned Residential) @ 5 du/ac.
- 59. JAMES R. CHRISTOPHER** **7-D-08-PA**  
East side Morrell Rd., north of Queensbury Dr. Council District 2. One Year Plan Amendment from LDR (Low Density Residential) to O (Office).

**Uses on Review:**

- 60. WIRELESS PROPERTIES, LLC.** **6-B-08-UR**  
Northeast side of Pleasant Ridge Rd., southeast of I-640. Proposed use: 180' monopole telecommunications tower in C-3 (General Commercial) District. Council District 3.

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- 61. MACKEY BROWNLEE** **7-A-08-UR**  
Southeast side of S. Middlebrook Pike, southeast of Knott Rd.  
Proposed use: Master sign plan in I-2 (Restricted Manufacturing and Warehousing) & I-3 (General Industrial) District. Council District 2.
- 62. COTTAGES AT GOVERNOR'S LANDING** **7-C-08-UR**  
Northwest side of E. Gov. John Sevier Hwy., southwest of Holbert Ln.  
Proposed use: Residential subdivision in PR (Planned Residential) District. Commission District 8.

### **Other Business:**

- 63. Consideration of Extension of concept plan for I-40/I-75 Business Park, File No. 8-SB-06-C.** **7-A-08-OB**
- 64. Consideration of two-year extension of concept plan for 7-SC-06-C and 7-D-06-UR.** **7-B-08-OB**
- P 65. Consideration of Fiscal Year 2008-09 Revenue and Expenditure Budget - 1st Amendment.** **7-C-08-OB**
- 66. Consideration of Amendment to the City of Knoxville Downtown Design Review Board Administrative Rules and Procedures adding staff approvals for demolitions.** **7-D-08-OB**
- 67. Consideration of Amendments to the Downtown Knoxville Design Guidelines adding a Demolition and Removal of Building Features section, a Promenade District for signs, and other modifications.** **7-E-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.

<u>Agenda Item No.</u>	MPC File No.
<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>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES &amp; CONSTRUCTION</u> a. Concept Subdivision Plan Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.	1-SG-08-C
b. Use On Review Proposed use: Attached residential subdivision in PR (Planned Residential) District.	1-J-08-UR
<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>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

Agenda Item No.

MPC File No.

BEACON PARK PHASE I

South end of Chandler Road at Rogers Island Road, Commission District 5.

11-SQ-07-F

NATALIE ROBINSON PROPERTY

Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.

12-SQ-07-F

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

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

From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

6-S-06-RZ

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