

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

July 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 JULY 9, 2009 AGENDA
- * 3. APPROVAL OF JUNE 11, 2009 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND
CONSENT ITEMS READ AND VOTED ON

Items to be *automatically* Postponed

(Indicated with an underlined **P**)

Items to be voted on to be Postponed

(Indicated with a **P**)

Items to be *automatically* Withdrawn

(Indicated with an underlined **W**)

Items to be voted on to be Withdrawn

(Indicated with a **W**)

Items to be voted on to be Tabled

(Indicated with a **T**)

Items to be voted on to be Untabled

(Indicated with a **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.

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 4.2 (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 7. METROPOLITAN PLANNING COMMISSION **5-A-09-OA****
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 3.9, TC-1 Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.
- P 8. METROPOLITAN PLANNING COMMISSION **5-B-09-OA****
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.91, TC Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.

Alley or Street Closures:

- 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.
- 10. GARY MITCHELL **6-A-09-SC****
Request closure of Ramsey St between Western Avenue and Blackstock Avenue, Council District 6.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- 11. METROPOLITAN PLANNING COMMISSION **6-A-09-SAP****
Magnolia Avenue Corridor Plan and associated amendments to the Central and East City Sector Plans. Council Districts 4 and 6.

Concepts/Uses on Review:

- 12. WILLOW FORK - GRAHAM CORPORATION**
- a. Concept Subdivision Plan** **11-SJ-08-C**
Southeast side of Maynardville Hwy., southwest side of Quarry Rd.,
Commission District 7.
- b. Use On Review** **11-H-08-UR**
Proposed use: Retail subdivision in PC (Planned Commercial) & F
(Floodway) District.
- 13. CIRCLE LANE EXTENSION** **5-SB-09-C**
East end of Circle Ln., northeast of Westfield Rd., Council District 2.
- 14. GOVERNORS LANDING - COTTAGES AT GOVERNORS LANDING**
- a. Concept Subdivision Plan** **7-SA-09-C**
Northwest side of E. Governor John Sevier Hwy., southwest of
Holbert Ln., Commission District 8.
- b. Use On Review** **7-A-09-UR**
Proposed use: Attached residential subdivision in PR (Planned
Residential) District.

Final Subdivisions:

- W 15. 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.
- P 16. PAUL VICKERS AND JACK JAMES SIMPSON PROPERTY** **5-SC-09-F**
South side of McCall Lane, east of Prospect Road, Commission
District 9.
- P 17. OAKLEIGH UNIT 3** **5-SU-09-F**
Northeast side of Amherst Road, north and west of Mossy Oaks
Lane, Council District 3.
- W 18. HANNAH W SWAN'S ADDITION TO KNOXVILLE RESUBDIVISION OF PART OF LOTS 33 & 34** **6-SJ-09-F**
East side of Proctor Street, west side of Orange Avenue, Council
District 6.

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- * **19. MARLENE MILLS PROPERTY** **6-SO-09-F**
North side of W. Raccoon Valley Drive, southwest of Crisman Road, Commission District 7.

- * **20. HOLLIFIELD PROPERTY** **7-SA-09-F**
Intersection of Wood Smith Road and Barnard Road, Commission District 3.

- * **21. DENTON PROPERTY** **7-SB-09-F**
Southwest side of Bakertown Road, north of Ball Camp Pike, Commission District 6.

- * **22. MAPLE SUNSET APARTMENTS** **7-SC-09-F**
Northeast corner of E. Inskip Drive and Maple Road, Council District 2.

- * **23. EDWARDS PLACE UNIT 2** **7-SD-09-F**
Thompson School Road north of Emory Road, Commission District 8.

- * **24. CONOCO BREADBOX TRANSGLOBAL GAS & OIL COMPANY, INC.** **7-SE-09-F**
North side of Middlebrook Pike, west side of Piney Grove Church Road, Council District 3.

- * **25. SPREADING OAKS UNIT OF CHEROKEE HILLS RESUBDIVISION OF LOTS 1-3** **7-SF-09-F**
Intersection of Scenic Drive and Oak Hurst Drive, Council District 2.

- * **26. ELK RIDGE PHASE 1** **7-SG-09-F**
Southeast side of Kimberlin Heights Road at Terminus of Aaron Lane, Commission District 9.

- * **27. MCCALLIE SCHOOL PROPERTY RESUBDIVISION OF LOT 17R4** **7-SH-09-F**
South side of Gill Avenue and west side of Gratz Street, Council District 4.

- 28. THE LYLE FARM RESUBDIVISION OF LOTS 1, 2R1, & 2R2** **7-SI-09-F**
Northwest side of W. Beaver Creek Drive, northeast of Martingale Drive, Commission District 6.

- * **29. WESTLAND FOREST RESUBDIVISION OF LOTS 20-25** **7-SJ-09-F**
South side of Westland Drive west of Morrell Road, Commission District 4.

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- * **30. CARTREF ADDITION** **7-SK-09-F**
South side of Sherwood Drive, west of Westland Drive, Council District 2.
- * **31. RANGLES C. SOLOMON, JR. PROPERTY** **7-SL-09-F**
North side of Brickyard Road, south of Copeland Drive, Commission District 6.
- * **32. OLIVER, HOPSON, & EVANS PROPERTY** **7-SM-09-F**
Northwest side of Gamble Drive, southwest of I-75, Commission District 7.
- * **33. GEYLAND HEIGHTS RESUBDIVISION OF LOTS 23-25** **7-SN-09-F**
Southwest side of intersection of Candora Road and England Drive, Commission District 9.
- * **34. SIX FORTY CENTER RESUBDIVISION OF LOT 2** **7-SO-09-F**
Southeast side of Hinton Road, southwest side of Shoppers Lane, Council District 3.
- * **35. AUTUMN WALK RESUBDIVISION OF LOTS 59-61** **7-SP-09-F**
South side of Autumn Path Lane, north of Dry Gap Pike, Commission District 7.

Rezoning and Plan Amendment/Rezoning:

- 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.
- P 37. THE PAVILION AT HUNTER VALLEY FARM, LLC (REVISED)**
Northwest side Hunter Valley Ln., northeast of Keller Bend Rd., Commission District 4.
 - a. Southwest County Sector Plan Amendment** **5-A-09-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to O (Office) & SLPA (Slope Protection Area).
 - P b. Rezoning** **5-A-09-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).

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| <p>38. <u>DELBERT E. & JANA W. MORGAN</u>
 Southeast end Holston Dr., north end George Bounds Rd., southwest side Holston River, Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).</p> | <p>5-D-09-RZ</p> |
| <p>39. <u>EDDIE JOE BENNETT</u>
 Northwest side Gillespie Ave., northeast of N. Sixth Ave., Council District 4.
 a. One Year Plan Amendment
 From LI (Light Industrial) to LDR (Low Density Residential).</p> | <p>7-A-09-PA</p> |
| <p>b. Rezoning
 From I-3 (General Industrial) to R-1A (Low Density Residential).</p> | <p>7-A-09-RZ</p> |
| <p>40. <u>KALEA DERRY</u>
 South side Andersonville Pike, west of Eiffel Ln., Commission District 8.
 a. North County Sector Plan Amendment
 From AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).</p> | <p>7-A-09-SP</p> |
| <p>b. Rezoning
 From A (Agricultural) to RA (Low Density Residential).</p> | <p>7-B-09-RZ</p> |
| <p>41. <u>FRANKIE ATKINS</u>
 West side Tazewell Pike, north of E. Emory Rd., Commission District 8. Rezoning from A (Agricultural) to CA (General Business).</p> | <p>7-C-09-RZ</p> |
| <p>42. <u>LLOYD DAVIS, JR.</u>
 Southeast side Middlebrook Pike, northeast side E. Weisgarber Rd. Council District 2. One Year Plan Amendment from LI (Light Industrial) to MU (Mixed Use) (Light Industrial, Office, General Commercial).</p> | <p>7-B-09-PA</p> |

Uses on Review:

- | | |
|--|-------------------------|
| <p>43. <u>VULCAN LANDS, INC.</u>
 East & west sides of Graybeal Rd., south of Buttermilk Rd. Proposed use: Mining and mineral extraction, quarry expansion in A (Agricultural) District. Commission District 6.</p> | <p>4-B-09-UR</p> |
| <p>44. <u>U. S. CELLULAR CORPORATION</u>
 East side of Graves Rd., north of Ruggles Ferry Pike. Proposed use: 195' monopole telecommunications tower in A (Agricultural) District. Commission District 8.</p> | <p>6-I-09-UR</p> |

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- P 45. CEDAR BLUFF LAND PARTNERS, LLC** **7-B-09-UR**
West side of N Cedar Bluff Rd., west end of Fox Lonas Rd. Proposed use: Restaurant with drive thru window in CN (Neighborhood Commercial) District. Commission District 5.
- 46. FIRST BAPTIST CHURCH, CONCORD** **7-C-09-UR**
Northwest side of Westland Dr., southwest side of Emory Church Rd. Proposed use: Temporary gravel parking lot for existing church in RP-1 (Planned Residential) District. Council District 2.
- 47. WIRELESS PROPERTIES II, LLC** **7-D-09-UR**
North side of Clinton Hwy., west of Wallwood Rd. Proposed use: 180' monopole telecommunications tower in C-4 (Highway and Arterial Commercial) District. Council District 5.
- 48. U. S. CELLULAR CORPORATION** **7-E-09-UR**
Southeast side of Andes Rd., west of Chert Pit Rd. Proposed use: 100' monopole telecommunications tower in A (Agricultural) District. Commission District 5.

Other Business:

- 49. Consideration of extension of concept plan for Elk Ridge Subdivision - 6-SB-07-C.** **7-A-09-OB**
- 50. Consideration of extension of concept plan for the Rufus Smith Subdivision on Childress Road - 8-SA-07-C.** **7-B-09-OB**
- 51. Consideration of revisions to fees for Historic Zoning Commission.** **7-C-09-OB**
- 52. Consideration of extension of concept plan for South Creek Unit 2 - 7-SC-07-C.** **7-D-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.

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MPC File No.

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

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

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT

a. Concept Subdivision Plan
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

4-SC-09-C

b. Use On Review
Proposed use: Detached dwellings in PR (Planned Residential) District.

4-D-09-UR

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18
South side of Woodlawn Pike, east of Southwood Drive, Council District 1.

8-SB-08-F

ISAIAHS LANDING RESUBDIVISION
South side of S. Mall Road, south of East Towne Road, Council District 4.

8-SR-08-F

U

FINAL PLAT OF HAYNES PROPERTY

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

8-SGG-08-F

DAVIN AND STURM RESUBDIVISION OF LOT 1R2
South side of Kingston Pike, south of Walker Springs, Council District 2.

10-SQ-08-F

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4
South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.

11-SO-08-F

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

11-SP-08-F

HART PROPERTY
East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.

12-SH-08-F

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1
Intersection of I-40 and McMillan Road, Commission District 8.

2-SO-09-F

Agenda Item No.

MPC File No.

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.

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

PROPERTIES DIVERSIFIED, INC.

Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.

a. North County Sector Plan Amendment 8-B-08-SP
From LDR (Low Density Residential) to C (Commercial).

b. Rezoning 8-E-08-RZ
From RB (General Residential) to CB (Business and Manufacturing).

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

11-E-07-UR

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.

REVEIZ CUSTOM HOMES, LLC

11-J-07-UR

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

LISA HOSKINS

4-F-08-UR

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.