

AGENDA

June 12, 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 JUNE 12, 2008 AGENDA
- * 3. APPROVAL OF MAY 8, 2008 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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**

11-A-07-OA

Amendments to the City of Knoxville Zoning Ordinance creating a new O-4 (Office Residential) district providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods.

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| 6. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Performance Standards regarding commercial and industrial uses in the Knox County Zoning Ordinance (Article 4.10, Section 1). | 6-A-08-OA |
| 7. <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville Zoning Ordinance reorganizing Article 4 (Specific Zoning Districts) and Article 7 (Administration and Enforcement). | 6-B-08-OA |

Alley or Street Closures:

- | | |
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| 8. <u>FORT SANDERS REGIONAL MEDICAL CENTER</u>
Request closure of unnamed alley between terminus (turnaround) and approximately 60' to east, Council District 1. | 6-A-08-AC |
| 9. <u>CITY OF KNOXVILLE</u>
Request closure of Clinch Ave. between James White Parkway and S Hall of Fame Dr, Commission District 6. | 6-A-08-SC |

Street or Subdivision Name Changes:

- | | |
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| 10. <u>LYNCH SURVEYS, LLC</u>
Change Walkers Gate Subdivision, Phases I & II, to 'Walkers Reserve', Commission District 6. | 6-A-08-SDNC |
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Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | |
|---|------------------|
| 11. <u>BREAKTHROUGH CORPORATION - EUGENE LACKEY, RLS, LACKEY & ASSOC., INC.</u>
a. Concept Subdivision Plan
Terminus of Thurman Ln., north of Maryville Pike, Commission District 9. | 5-SA-08-C |
| b. Use On Review
Proposed use: Residential subdivision in PR (Planned Residential) District. | 5-J-08-UR |
| 12. <u>CITY VIEW AT RIVERWALK</u>
Northwest side of W. Blount Ave., north end of Donaldson St. and west of Chapman Highway., Council District 1. | 6-SA-08-C |

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- 13. JEFFERSON PARK WEST, UNIT 2 - REVISED - MESANA INVESTMENTS, LLC**
- a. Concept Subdivision Plan** **6-SB-08-C**
West side of S. Northshore Dr., northeast side of Charlottesville Blvd., Commission District 5.
- b. Use On Review** **6-D-08-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- 14. SOUTH KNOXVILLE WATERFRONT** **6-SC-08-C**
South side of Tennessee River, north side of Langford Ave. from Barber St. east to Lincoln St. and its intersection with Sevier Ave., Council District 1.
- 15. FOX CREEK SUBDIVISION - S & E PROPERTIES**
- a. Concept Subdivision Plan** **6-SD-08-C**
West side of Fox Rd., south of Pipkin Ln., Council District 2.
- b. Use On Review** **6-E-08-UR**
Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.
- P 16. STONE POINT FARM - STONEY POINT FARM, LLC** **6-SE-08-C**
- a. Concept Subdivision Plan**
South side of S. Northshore Dr., southwest of Nolina Rd., Commission District 5.
- P b. Use On Review** **6-F-08-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 17. WITHDRAWN PRIOR TO PUBLICATION** **6-SF-08-C**
6-H-08-UR
- 18. CAMPBELL PROPERTIES, LLC # 1 & GREYSTONE SUMMIT - KNOXVILLE, LLC** **6-SG-08-C**
Southwest side of Solway Rd., southeast of Sam Lee Rd., Commission District 6.

Final Subdivisions:

- P 19. DEWAYNE WHITT PROPERTY** **11-SW-07-F**
North side of Wood Road, northeast of Majors Road, Commission District 8.

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| 20. | <u>GOOSE LANDING RESUBDIVISION OF LOT 3</u>
Southwest side of W. Gallaher Ferry Road northwest of Hickory Creek Road, Commission District 6. | 12-SP-07-F |
| 21. | <u>BLACKBERRY FOREST</u>
South side of Pedigo Road, north of Greenwell Road, Commission District 7. | 2-SF-08-F |
| P 22. | <u>FURROW-HOLROD DEVELOPMENT LLC TRACT A</u>
West of Cogdill Rd, north side of Interstates 40/75, Council District 2. | 5-SB-08-F |
| 23. | <u>CITY VIEW AT RIVER WALK</u>
Northwest side of W. Blount Ave, south of Chapman Hwy., Council District 1. | 5-SN-08-F |
| P 24. | <u>MICHAEL E & PATRICIA A STINNETT PROPERTY RESUBDIVISION OF LOT 3</u>
Northwest side of Mary Lay Lane, southwest of N. Wooddale Road, Commission District 8. | 6-SA-08-F |
| 25. | <u>BONNIE COKER CAVANAUGH PROPERTY</u>
Northwest side of Smith School Road, west of Midway Road, Commission District 8. | 6-SB-08-F |
| 26. | <u>W. M. BRAGG RESUBDIVISION OF LOTS 5 & 6</u>
E Emory Road, west of I-75 and Emory Road intersection, Commission District 6. | 6-SC-08-F |
| 27. | <u>3812 WESTERN AVENUE</u>
Southeast intersection of Western Avenue and Sanderson Road, Council District 3. | 6-SD-08-F |
| 28. | <u>ACKER PLACE RESUBDIVISION</u>
East Weisgarber Road, northwest of Middlebrook Pike, Council District 3. | 6-SE-08-F |
| 29. | <u>TERRY & ALVIN MCMURRY S/D RESUBDIVISION OF LOT 2 AND UNPLATTED PROPERTY</u>
North intersection of Callahan Drive and Old Callahan Drive, Council District 3. | 6-SF-08-F |
| 30. | <u>GRIZZLY CREEK</u>
Northwest side of Irwin Avenue, northeast of Oakmeade Road, Commission District 6. | 6-SG-08-F |

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| 31. | <u>WILIFORD PHASE I, RESUBDIVISION OF LOTS 47-50</u>
Southeast side of Bluegrass Road at Sweet Amber Lane,
Commission District 4. | 6-SH-08-F |
| 32. | <u>PRESTON PARK RESUBDIVISION OF LOTS 16-17 AND
COMMON AREA</u>
Northeast side of Preston Landing, northeast of Choto Road,
Commission District 5. | 6-SI-08-F |
| 33. | <u>JEFFERSON PARK WEST UNIT 2</u>
Northwest side of S. Northshore Drive, northeast of Charlottesville
Blvd., Commission District 5. | 6-SJ-08-F |
| 34. | <u>MICHAEL L. MATTHEWS PROPERTY</u>
East side of Hudson Road, south of McKinney Road, Commission
District 8. | 6-SK-08-F |
| 35. | <u>THE PARK AT BABELAY UNIT 2</u>
North side of Babelay Road, east of Happy Acres Road,
Commission District 8. | 6-SL-08-F |
| 36. | <u>WESTMORELAND HEIGHTS RESUBDIVISION OF LOTS 22A
& 22R, BLOCK G</u>
North side of Westland Drive, southeast of Stone Mill Drive, Council
District 2. | 6-SM-08-F |
| 37. | <u>WITHDRAWN PRIOR TO PUBLICATION</u> | 6-SN-08-F |
| 38. | <u>CLEAR VIEW HILLS RESUBDIVISION OF LOT 1R1</u>
Southeast quad of intersection of Farris Drive and Clinton Highway,
Council District 3. | 6-SO-08-F |
| 39. | <u>HERMAN GODDARD PROPERTY RESUBDIVISION OF LOTS
1 & 2</u>
West side of W. Martin Mill Pike, South of Crenshaw Road,
Commission District 9. | 6-SP-08-F |
| 40. | <u>DAMERON'S ADDITION TO KNOXVILLE RESUBDIVISION
OF LOTS 244 7 PART OF LOT 243</u>
Northeast side of N. Central Street, west of Stewart Street, Council
District 4. | 6-SQ-08-F |

Rezoning and Plan Amendment/Rezoning:

- 41. 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
- 42. DR. STEVE COPELAND (REFERRED BACK TO MPC BY CITY COUNCIL)**
 Northwest side Millertown Pike, northwest of Amelia and Spring Hill Rds., Council District 4. Rezoning from R-1 (Low Density Residential) to C-3 (General Commercial).

3-H-08-RZ
- 43. 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**
- 44. LYLAN SHEPHERD FITZGERALD**
 South side S. Northshore Dr., southwest of Nolina Rd, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).

5-K-08-RZ
- 45. LKM PROPERTIES, LP**
 Southwest side Ellistown Rd., southeast of Millertown Pike, Commission District 8.

 - a. Northeast County Sector Plan Amendment**
 From LDR (Low Density Residential) to C (Commercial). **6-A-08-SP**
 - b. Rezoning**
 From A (Agricultural) to CA (General Business). **6-A-08-RZ**
- 46. ANDERSON AVENUE PROPERTIES**
 Northwest side W. Anderson Ave., southwest of N. Central St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).

6-B-08-RZ
- 47. JEFF HUFFAKER**
 Northwest side Callahan Dr., northeast side and southeast sides Old Callahan Dr., Council District 3. Rezoning from C-4 (Highway

6-C-08-RZ

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and Arterial Commercial) & C-6 (General Commercial Park) to C-3 (General Commercial).

- 48. COVENTRY CREEK, LLC** **6-D-08-RZ**
 Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd., Council District 4. Rezoning from A-1 (General Agricultural) to C-3 (General Commercial).
- 49. S & E PROPERTIES, LLC**
 North side Dutchtown Rd., west side Bob Kirby Rd., Commission District 5.

 - 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).
- 50. CLAIBORNE HAULING CONTRACTORS, LLC**
 East side Woods Creek Rd., southeast of Rutledge Pike, Commission District 8.

 - a. Northeast County Sector Plan Amendment** **6-C-08-SP**
 From C (Commercial) & SLPA (Slope Protection Area) to HI (Heavy Industrial) & SLPA (Slope Protection Area).
 - b. Rezoning** **6-F-08-RZ**
 From RB (General Residential) to I (Industrial).
- 51. BULLDOG DEVELOPMENT, LLC**
 South side Hammer Rd., north side I-40, west of Union School Rd., Commission District 8.

 - a. East County Sector Plan Amendment** **6-D-08-SP**
 From LDR (Low Density Residential) to C (Commercial).
 - b. Rezoning** **6-G-08-RZ**
 From A (Agricultural) to CA (General Business).
- 52. HOUND DOG INVESTMENTS** **6-H-08-RZ**
 East side Fox Rd., north of Donovan Ln., Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
- 53. 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).

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- b. Rezoning** **6-I-08-RZ**
From PR (Planned Residential) to PC (Planned Commercial).
- P 54. 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).
- P b. Rezoning** **6-J-08-RZ**
From A (Agricultural) to CA (General Business).
- 55. 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).

Uses on Review:

- 56. T-MOBILE SOUTH LLC LANNIE GREENE** **3-G-08-UR**
North of Ward Rd., south of E. Beaver Creek Dr. Proposed use: 190' Telecommunications Monopole in A (Agricultural) District. Commission District 7.
- 57. HERMAN L. GODDARD** **5-C-08-UR**
West side of Martin Mill Pike, south side of Crenshaw Rd. Proposed use: 6 duplexes in RA (Low Density Residential) District. Commission District 9.
- 58. UNITED ENGINEERING, LLC.** **5-G-08-UR**
Terminus of Heritage Lake Blvd., southeast of Westland Dr. Proposed use: Assisted & independent living facility in PR (Planned Residential) District. Commission District 5.
- 59. JOHN FAWAZ** **6-A-08-UR**
Northwest side of Lyons View Pike, southwest side of Colony Way. Proposed use: Financial planning home occupation in R-2 (General Residential) District. Council District 2.

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| 60. <u>WIRELESS PROPERTIES, LLC.</u>
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. | 6-B-08-UR |
| 61. <u>S&E PROPERTIES, LLC.</u>
North side of Winter Sun Ln., southeast of Cumberland Ridge Dr. Proposed use: Reduction in the required periphery boundary from 25' to 15' along the northern property line in RP-1 (Planned Residential) District. Council District 2. | 6-C-08-UR |
| 62. <u>KL REAL ESTATE CORPORATION</u>
South side of Ball Camp Pk., north side of Matlock Dr. Proposed use: 29 attached dwellings in RP-1 (Planned Residential) District. Council District 3. | 6-G-08-UR |
| 63. <u>GRAHAM CORPORATION</u>
Southeast side of Old Callahan Rd., northeast of Clinton Hwy. Proposed use: Retail shopping center in PC-1 (Retail and Office Park) District. Council District 3. | 6-I-08-UR |
| 64. <u>INLAND WESTERN KNOXVILLE CORRIDOR PARK, LLC.</u>
Southeast side of Corridor Park Blvd., southwest of Data Ln. Proposed use: Parking lot expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6. | 6-J-08-UR |

Other Business:

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| 65. Consideration of revised MPC & TTCDA Fee Schedules | 6-A-08-OB |
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Adjournment

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

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| <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>KNOX COUNTY SCHOOLS</u>
Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4. | 1-C-08-SC |
| <u>HABITAT FOR HUMANITY</u>
Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1. | 3-A-08-SC |

<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 & 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

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<u>BEACON PARK PHASE I</u> South end of Chandler Road at Rogers Island Road, Commission District 5.	11-SQ-07-F
<u>NATALIE ROBINSON PROPERTY</u> Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.	12-SQ-07-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
<u>OLIVER A. SMITH</u> 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
<u>REVEIZ CUSTOM HOMES, LLC</u> 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
<u>LISA HOSKINS</u> 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