

AGENDA

March 8, 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 MARCH 8, 2007 AGENDA
- * 3. APPROVAL OF FEBRUARY 8, 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	P)
Items to be automatically Withdrawn	(Indicated with	<u>W</u>)
Items to be voted on to be Withdrawn	(Indicated with	W)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:

- 5. **METROPOLITAN PLANNING COMMISSION**
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.51, EC Employment Center Zone, amending subsections regarding uses permitted, site development standards and administration.

7-C-06-OA

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6. **METROPOLITAN PLANNING COMMISSION** **3-A-07-OA**
Amendment to Article 5, Section 22, A (Agricultural Zone) of the Knox County Zoning Ordinance regarding the use and development standards for Duplexes and Garage Apartments.

Alley or Street Closures:

7. **DORIS SAMS** **3-A-07-AC**
Request closure of Unnamed right-of-way between Avenue A and alley, Council District 1.
8. **RIVERGATE, LLC** **3-A-07-SC**
Request closure of Amherst Rd. between Amherst Rd. and Piney Grove Church Rd., Council District 3.

Street or Subdivision Name Changes:

9. **WITHDRAWN PRIOR TO PUBLICATION** **3-A-07-SNC**
10. **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.

Plans, Studies, Reports:

11. **METROPOLITAN PLANNING COMMISSION** **3-A-07-OYP**
One Year Plan Update 2007.
- P** 12. **METROPOLITAN PLANNING COMMISSION** **3-A-07-SAP**
Broadway-Central-Emory Place Small Area Plan. Council Districts 4 & 6.

Concepts/Uses on Review:

- P** 13. **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.

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- 14. CHRISTIAN SPRINGS - SPRADLIN PLACE DEVELOPMENT, LLC.**
- a. Concept Subdivision Plan** **1-SC-07-C**
Southeast side of Maloneyville Rd., southeast of Stair Dr., Commission District 8.
- b. Use On Review** **1-G-07-UR**
Proposed use: Detached residential development in PR (Planned Residential) District.
- 15. EDWARDS PLACE - MICHAEL C. RHODES, LLC**
- a. Concept Subdivision Plan** **2-SI-07-C**
Southeast side of Thompson School Rd., southeast of Karnes Rd., Commission District 8.
- b. Use On Review** **2-K-07-UR**
Proposed use: Detached residential development in PR (Planned Residential) pending District.
- 16. HIGDON DRIVE P.U.D. - MAC CARTENG - ACCURATE CONSTRUCTION**
- a. Concept Subdivision Plan** **2-SJ-07-C**
Southeast side of Higdon Dr., south of Oak Ridge Hwy., Commission District 6.
- b. Use On Review** **2-L-07-UR**
Proposed use: Residential development in PR (Planned Residential) District.
- 17. KINLEY'S KANYON REVISED** **3-SA-07-C**
East side of Roberts Rd., south side of Shelton Rd., Commission District 8.
- 18. COURTYARD ESTATES AT WESTLAND** **3-SB-07-C**
Northwest side of Westland Dr., northwest of Craig Rd., Council District 2.
- P 19. GILBERT ESTATES - EDMUNDO SUMARRIVA** **3-SC-07-C**
(5/10/07) **a. Concept Subdivision Plan**
North side of Gilbert Dr., east of Catlett Rd., Commission District 5.
- P** **b. Use On Review** **3-I-07-UR**
(5/10/07) Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 20. CHERRY STREET TOWN HOMES** **3-SD-07-C**
Northeast side of Washington Ave., east of Mundy St., Council District 6.

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- 21. I-40 / I-75 BUSINESS PARK REVISED** **3-SE-07-C**
North side of El Camino Ln., west of Everett Rd., Commission District 6.

Final Subdivisions:

- P 22. TAYLOR'S VIEW, PHASE II** **2-SQ-06-F**
At terminus of Taylor's View Ln south east of Meredith Rd, Commission District 6.
- 23. PROPERTY OF KENNY PIPE AND SUPPLY, INC.** **12-SC-06-F**
Northwest side of W. Scott Avenue, northeast side of Branner St., Council District 4.
- P 24. OCTOBER WOODS, UNIT 3** **12-SI-06-F**
Southeast side of Rising Road, northeast of Rosewood Road, Commission District 8.
- 25. WESTLAND FOREST, UNIT 2 AND RESUB. OF LOT 11** **12-SN-06-F**
Westland Drive, between Morrell Road and Ebenezer Road, Commission District 4.
- T 26. JOSEPH TABERY PROPERTY** **1-SG-07-F**
West side of Alcoa Hwy., northwest of John Sevier Hwy., Council District 1.
- 27. SHAHIN ASSADNIA AND BETH BONIFACE PROPERTY** **1-SH-07-F**
Northwest side of Crenshaw Road, northwest of W. Martin Mill Pike, Commission District 9.
- 28. SHILOH GARDENS** **1-SI-07-F**
Southwest side of Pedigo Road northwest of Emory Road, Commission District 7.
- 29. VISTA DEI MONTE'** **2-SN-07-F**
West side of Pellissippi Parkway, south of Hardin Valley Road, Commission District 6.
- 30 DANNY R. & VICKY L. CLABO PROPERTY RESUBDIVISION** **3-SA-07-F**
Northwest side of Rutledge Pike, south of Hidden Haven Way, Commission District 8.
- 31. MOUNTAIN BROOK ESTATES RESUB. OF LOTS 9, 10R, 11, & 12 AND UNPLATTED LAND** **3-SB-07-F**
Northeast side of Mountain Brook Rd west side of Western Rd, Commission District 7.

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| 32. | <u>LOVELAND HEIGHTS ADDITION, RESUB. OF LOTS 16 & 17</u>
North side of LeConte Rd south side of Memory Ln, Council District 4. | 3-SC-07-F |
| 33. | <u>HOME FEDERAL BANK OF TENNESSEE</u>
East of Walnut; south of Union, north of Church, Council District 6. | 3-SD-07-F |
| 34. | <u>ALPINE MEADOW, UNIT 5</u>
Northeast terminus of Long Shots Ln, northeast of High Alpine Ln, Council District 5. | 3-SE-07-F |
| 35. | <u>FORD VALLEY ESTATES</u>
North side of E. Ford Valley Rd, east of King Rd. Council District 1. | 3-SF-07-F |
| 36. | <u>CHEROKEE RIDGE S/D, RESUB. OF LOTS 1, 19-21, BLOCK</u>
Intersection of Aquoni Dr and Clinton Hwy, Council District 3. | 3-SG-07-F |
| 37. | <u>PLEASANT RIDGE INDUSTRIAL PARK, RESUB. OF LOT</u>
East side of Pleasant Ridge Rd, north of Western Avenue, Council District 3. | 3-SH-07-F |
| 38. | <u>Withdrawn Prior to Publication</u> | 3-SI-07-F |
| <u>W</u> 39. | <u>THE BRADLEY THOMAS WILLIAMS PROPERTY</u>
North side of Oak Ridge Hwy., west of Gray Hendrix Rd, Commission District 6. | 3-SJ-07-F |
| 40. | <u>FOXFIELD</u>
Ball Rd west of Zion Ln, south side of Ball Rd, southeast side of Zion Ln, Commission District 6. | 3-SK-07-F |
| <u>P</u> 41. | <u>THE SANCTUARY OF CHOTO</u>
Early Rd north of Signal Point Rd, Commission District 5. | 3-SL-07-F |
| 42. | <u>LESTER & KATHERYN SPEEKS PROPERTY</u>
Northeast side of Heiskell, southeast of Gardner Ln, Commission District 6. | 3-SM-07-F |
| 43. | <u>TESTERMAN PROPERTY REPLAT</u>
Northwest side of West Jackson Avenue, north of State St., Council District 6. | 3-SN-07-F |
| <u>P</u> 44. | <u>MONTEREY OAKS, UNIT 1</u>
Northwest side of Monterey Rd, northwest of Globe Dr, Council District 3. | 3-SO-07-F |
| 45. | <u>BO CALLOWAY, ET AL PROPERTY</u>
East side of Pelleaux Rd, north of Western Rd, Commission District 7. | 3-SP-07-F |

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| 46. | <u>MICAH CREEK, UNIT 1</u>
East side of Micah Ln, northwest of McCloud, Commission District 7. | 3-SQ-07-F |
| 47. | <u>MICHAEL DUNHAM PROPERTY, RESUB. OF LOT 2R-1B</u>
North side of S. Northshore Dr, east of Nantasket Rd, Commission District 4. | 3-SR-07-F |
| 48. | <u>I-40 & I-75 BUSINESS PARK</u>
Northwest side of El Camino, northwest of Watt Rd, Commission District 6. | 3-SS-07-F |
| 49. | <u>WOOD CREEK SOUTH, UNIT 1</u>
North side of Tipton Station Rd, east of Twin Creek Rd, Commission District 9. | 3-ST-07-F |
| 50. | <u>WAYNE & CONNIE DECKER PROPERTY</u>
Southwest side of Bell Rd, south of Tell Mynatt Rd, Commission District 7. | 3-SU-07-F |
| 51. | <u>LUTTRELL ACRES</u>
Northeast side of Wallace Rd, south of Nubbin Ridge Rd, Commission District 4. | 3-SV-07-F |
| 52. | <u>WYNDHAM POINTE, RESUB. OF LOTS 1 & 2</u>
Northwest intersection of Beaver Ridge & Wyndham Pointe, Commission District 6. | 3-SW-07-F |
| 53. | <u>SWAN & MABRY'S ADDITION TO KNOXVILLE</u>
Market Square, Council District 6. | 3-SX-07-F |
| 54. | <u>DOROTHY COOPER PROPERTY</u>
South side of Woods-Smith Rd off Western Avenue, Council District 3. | 3-SY-07-F |
| P 55. | <u>VINEYARD CREST, RESUB. OF LOT 5</u>
Southeast side of Raj Rd., southwest of Woods Smith Rd, Commission District 3. | 3-SZ-07-F |
| P 56. | <u>VINEYARD CREST, UNIT 1, RESUBDIVISION OF LOT 3 & UNPLATTED PROPERTY</u>
Southeast side of Raj Rd, southwest of Woods-Smith Rd, Commission District 3. | 3-SAA-07-F |
| 57. | <u>OAKHURST</u>
South side of E. Beaver Creek Dr, east of DeBusk Ln, Commission District 6. | 3-SBB-07-F |

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- P 58. VINEYARD CREST, UNIT 1, RESUBDIVISION OF LOT 4 & UNPLATTED PROPERTY**
Southeast side of Raj Rd, southwest of Woods-Smith Rd, Commission District 3.

3-SCC-07-F

Rezoning and Plan Amendment/Rezoning:

- 59. 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).
- 60. 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 **6-H-06-SP**
From LDR (Low Density Residential) to O (Office).
b. Rezoning **6-S-06-RZ**
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).
- 61. CAMDUN REALTY, I** **1-L-07-RZ**
Southeast side Topside Rd., northeast of Alcoa Hwy., Commission District 9. Rezoning from E (Estates) to PR (Planned Residential).
- P 62. DMP PROPERTIES, LLC (REVISED)**
West side Rocky Hill Rd., north of S. Northshore Dr., Council District 2.
a. One Year Plan Amendment **1-F-07-PA**
From LDR (Low Density Residential) to O (Office).
P b. Rezoning **1-M-07-RZ**
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).
- 63. CAMPBELL PROPERTIES, LLC (REVISED)**
East side of Sam Lee Rd., south side proposed SR-475 center line, southwest of Solway Rd. and Pellissippi Parkway, Commission District 6.
a. Northwest County Sector Plan Amendment **3-D-07-SP**
From LDR (Low Density Residential) to MU (Mixed Uses) (O/TP/LDR).
b. Rezoning **1-O-07-RZ**
From PR (Planned Residential) / TO (Technology Overlay) at 1-2.5 du/ac to PR (Planned Residential) / TO (Technology Overlay) at up to 5 du/ac.

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- 64. ED SHERROD** **2-B-07-RZ**
Southeast side Buffat Mill Rd., northeast of Ault Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- P 65. WALT DICKSON** **2-C-07-SP**
(5/10/07) North side Middlebrook Pike, northwest of Albany Rd., Commission District 3.
a. Northwest County Sector Plan Amendment
From MU (Mixed Uses), limited to O (Office) and MDR (Medium Density Residential), to GC (General Commercial).
- P b. Rezoning** **2-O-07-RZ**
(5/10/07) From A (Agricultural) and OA (Office Park) to CA (General Business).
- 66. WALTER R. LANE** **3-A-07-RZ**
Northwest side Nubbin Ridge Rd., northeast of Ferncliff Way, Commission District 5. Rezoning from PR (Planned Residential) @ 2.2 du/ac. to PR (Planned Residential) @ 3.5 du/ac.
- 67. GRAHAM CORPORATION** **3-A-07-SP**
Southeast side of Maynardville Pike, southwest side of Quarry Rd., Commission District 7.
a. North County Sector Plan Amendment
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).
- b. Rezoning** **3-B-07-RZ**
From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway).
- 68. G & R SNYDER DEVELOPMENT LTD, LLP** **3-C-07-RZ**
Northeast side Harvey Rd., north of Choto Rd., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- 69. NADC** **3-D-07-RZ**
North side of Babelay Rd., northeast side of Happy Acres Dr., Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).
- 70. MICHAEL ALLEN** **3-B-07-SP**
Northeast side of Snyder Rd., north of Hayes Ln., Commission District 5.
a. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) to MDR (Medium Density Residential).

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- b. Rezoning**
From A (Agricultural) to PR (Planned Residential). **3-E-07-RZ**
- 71. DAN FISHER**
North side of Middlebrook Pike, west of Andes Rd., Commission District 6.
a. Northwest County Sector Plan Amendment **3-C-07-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to O (Office) & SLPA (Slope Protection Area).
b. Rezoning **3-F-07-RZ**
From PR (Planned Residential) to OB (Office, Medical, and Related Services).
- 72. VICTOR JERNIGAN** **3-G-07-RZ**
Northwest side of McCloud Rd., northeast of Hill Rd., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Uses on Review:

- 73. LEMAY & ASSOCIATES** **10-K-06-UR**
Northwest side of Hardin Valley Rd., northwest of Thompson Rd. Proposed use: Condominiums in PR (Planned Residential) / TO (Technology Overlay) District. Commission District 6.
- W 74. DENNIS & JANA WEAVER** **1-N-07-UR**
Southwest side of Maloney Rd., northwest of Ginn Dr. Proposed use: Condominiums in RP-1 (Planned Residential) & A-1 (General Agricultural) District. Council District 1.
- 75. DMITRIY FAKASHCHUK** **3-A-07-UR**
North side of Tipton Station Rd., west side of Henry Haynes Rd. Proposed use: Auto salvage in I (Industrial) District. Commission District 9.
- 76. DANIEL COX CONSTRUCTION** **3-B-07-UR**
Southeast side of E. Emory Rd., west of Thomas Ln. Proposed use: Attached residential development in PR (Planned Residential) Pending District. Commission District 7.
- 77. CEI ENGINEERING ASSOCIATES, INC.** **3-C-07-UR**
North side of Kingston Pike, east of Walker Springs Rd. Proposed use: Restaurant in PC-1 (Retail and Office Park) District. Council District 2.

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- 78. CITY OF KNOXVILLE PARKS AND RECREATION DIVISION AND OLD NORTH KNOXVILLE, INC.** **3-D-07-UR**
Southeast side of E. Oklahoma Ave., southwest of Harvey St. Proposed use: Neighborhood Park in R-1A (Low Density Residential)/H-1 (Historic Overlay) District. Council District 4.
- 79. MARILYN SURRETT** **3-E-07-UR**
North side of Clinton Hwy., northwest of Murray Rd. Proposed use: Mobile home park in RB (General Residential) & CA (General Business) District. Commission District 6.
- 80. WV APARTMENTS, LTD.** **3-F-07-UR**
East side of Wilson Rd., southeast of I-640. Proposed use: 72 Apartment Units in RP-1 (Planned Residential) District. Council District 3.
- 81. NEW VISION CHILD CARE CENTER** **3-G-07-UR**
Southwest side of Rockbridge Ln., east of Trousdale Rd. Proposed use: Day care facility for up to 15 children in R-1 (Low Density Residential) District. Council District 3.
- 82. DAVID R. MIXON FOR GREG FRANKLIN** **3-H-07-UR**
North side of Kimberlin Heights Rd., east side of Daytona Ln. Proposed use: Attached residential development in PR (Planned Residential) District. Commission District 9.
- 83. ULTIMATE MEGA PARTIES, LLC** **3-J-07-UR**
South side of Washington Pk., southeast of New Harvest Ln. Proposed use: Private commercial athletic facility in I-2 (Restricted Manufacturing and Warehousing) District. Council District 4.
- 84. S & E PROPERTIES** **3-K-07-UR**
South side of Early Rd., northeast of Signal Point Rd. Proposed use: Recreational amenities plan for approved subdivision in PR (Planned Residential) District. Commission District 5.

Other Business:

- 85. Consideration of Staff Report for Plans of Service.** **3-A-07-OB**

Adjournment

Tabled Items (Actions on Tabled items take place under Agenda Item 4)

Agenda Item No.

MPC File No.

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.	12-SH-05-C
	b. Use On Review Proposed use: Detached single family subdivision in PR (Planned Residential) pending & F (Floodway) District.	12-G-05-UR
U	<u>WESTLAND FOREST - EAGLE BEND REALTY</u> a. Concept Subdivision Plan South side of Westland Dr., east and south of Montacres Ln., Commission District 4.	12-SF-06-C
U	b. Use On Review Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.	12-H-06-UR
	<u>SOUTH GROVE</u> Southeast side of Mountain Grove Dr., southeast of Chapman Hwy., Commission District 9.	1-SH-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
	<u>HILL PROPERTY</u> Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission District 7.	4-SG-06-F

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<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>ROY VANDERGRIFF PROPERTY</u> East intersection of Dan McBee Road & E. Emory Road, Commission District 8.	8-SH-06-F
<u>SHOREWALKER PLACE, LLC</u> 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
<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>GEORGE WADSWORTH</u> North side Clinton Hwy., west of Murray Dr., Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).	12-B-06-RZ