

# AGENDA

## March 13, 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 MARCH 13, 2008 AGENDA
- \* 3. APPROVAL OF FEBRUARY 14, 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><u>P</u></b> )
Items to be automatically Withdrawn	(Indicated with	<b><u>W</u></b> )
Items to be voted on to be Withdrawn	(Indicated with	<b><u>W</u></b> )
Items to be voted on to be Tabled	(Indicated with	<b><u>T</u></b> )
Items to be voted on to be Untabled	(Indicated with	<b><u>U</u></b> )
Items to be heard on Consent requiring a vote	(Indicated with	<b><u>*</u></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:**

- P 5. **METROPOLITAN PLANNING COMMISSION**

**11-A-07-OA**

Amendments to the City of Knoxville Zoning Ordinance creating a new Office-Residential zoning district providing for a mix of such uses that are complementary in scale to adjacent neighborhood housing.

Agenda Item No.

MPC File No.

- 6. METROPOLITAN PLANNING COMMISSION** **2-A-08-OA**  
Amendments to the Knoxville-Knox County Minimum Subdivision Regulations revising language dealing with appeals of concept plans and subdivision plats in the City of Knoxville, consistent with state law.
- P 7. METROPOLITAN PLANNING COMMISSION** **2-C-08-OA**  
Amendments to the City of Knoxville Zoning Ordinance regarding parking in front yards.

### **Alley or Street Closures:**

- T 8. 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.

### **Street or Subdivision Name Changes:**

None

### **Plans, Studies, Reports:**

- 9. CITY OF KNOXVILLE ONE YEAR PLAN 2008 UPDATE** **3-A-08-OYP**

### **Concepts/Uses on Review:**

- 10. EVERETT WOODS - BENCHMARK ASSOCIATES, INC.** **12-SF-07-C**  
**a. Concept Subdivision Plan**  
Northeast side of Everett Rd., north of I-40, Commission District 6.
- b. Use On Review** **12-I-07-UR**  
Proposed use: Residential subdivision in PR (Planned Residential) District.
- 11. BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION** **1-SG-08-C**  
**a. Concept Subdivision Plan**  
Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.
- b. Use On Review** **1-J-08-UR**  
Proposed use: Attached residential subdivision in PR (Planned Residential) District.
- P 12. BRIAR TOWNE - SDG, INC** **2-SB-08-C**  
**a. Concept Subdivision Plan**

Agenda Item No.

MPC File No.

South side of Asheville Hwy., east of Boundary Ln., Commission District 8.

- P**      **b. Use On Review**      **2-F-08-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- 13.**      **BRACKETT FARMS - LEGACY BUILDERS**      **3-SA-08-C**  
**a. Concept Subdivision Plan**

North side of Brackett Rd., northwest of E. Emory Rd., Commission District 8.

- b. Use On Review**      **3-D-08-UR**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.

- 14.**      **KARNS CROSSING**      **3-SB-08-C**  
North side of Oak Ridge Hwy., east and west sides of Karns Crossing Ln., Commission District 6.

**Final Subdivisions:**

- \* **15.**      **BROWN & WHITTLE SPRINGS ADDITION**      **11-SV-06-F**  
Northwest side of Mineral Springs Ave northwest of Whittle Springs Rd, Council District 4.

- P** **16.**      **DEWAYNE WHITT PROPERTY**      **11-SW-07-F**  
(5/8/08) North side of Wood Road, northeast of Majors Road, Commission District 8.

- 17.**      **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.

- P** **18.**      **NATALIE ROBINSON PROPERTY**      **12-SQ-07-F**  
Northeast end of Nighbert lane, northeast of Choto Road, Commission District 5.

- 19.**      **SMITHBILT, LLC PROPERTY**      **1-SC-08-F**  
South side of Hardin Valley Road, west of Westcott Blvd., Commission District 6.

- \* **20.**      **GOVERNORS LANDING**      **1-SK-08-F**  
West side of E. Governor John Sevier Highway, south of Holbert Lane, Commission District 7.

<u>Agenda Item No.</u>	MPC File No.
* <b>21.</b> <b><u>CREEKHEAD</u></b> Southeast side of Creekhead Drive, west side of Helmbolt Road, Council District 3.	<b>1-SS-08-F</b>
* <b>22.</b> <b><u>WELLS-WATSON PROPERTY</u></b> Hill Road south of Cabbage Lane, Commission District 7.	<b>2-SC-08-F</b>
<b>P 23.</b> <b><u>REALIGNMENT OF BEAVER RIDGE ROAD AT OAK RIDGE HIGHWAY</u></b> Beaver Ridge Road at Oak Ridge Highway, Commission District 6.	<b>2-SD-08-F</b>
<b>P 24.</b> <b><u>BLACKBERRY FOREST</u></b> South side of Pedigo Road, north of Greenwell Road, Commission District 7.	<b>2-SF-08-F</b>
<b>P 25.</b> <b><u>SCRIPPS CAMPUS</u></b> (5/8/08) North of Sherrill, east of Pellissippi, west of Cedar Bluff, Council District 2.	<b>2-SJ-08-F</b>
* <b>26.</b> <b><u>QUALITY MACHINE &amp; WELDING COMPANY PROPERTY RESUBDIVISION</u></b> Southeast side of Ninth Ave, Gillespie and Fleming, Council District 4.	<b>3-SA-08-F</b>
<b>P 27.</b> <b><u>JACKY &amp; MICHAEL NEWMAN PROPERTY</u></b> (5/8/08) South side of Clement Rd, west of Jim Wolfe Rd, Commission District 8.	<b>3-SB-08-F</b>
* <b>28.</b> <b><u>FOUNTAIN CITY COMPANY RESUBDIVISION OF PART OF LOTS 14 &amp; 15</u></b> Northeast side of Gresham Rd, northwest of Campus Ln, Council District 4.	<b>3-SC-08-F</b>
<b>P 29.</b> <b><u>BROOKVIEW TOWN CENTRE RESUBDIVISION</u></b> Northeast side of N. Weisgarber Rd, southeast of Brookvale Ln, Council District 2.	<b>3-SD-08-F</b>
* <b>30.</b> <b><u>THORNE</u></b> Terminus of Sellers Lane off Sherrill Lane, Commission District 5.	<b>3-SE-08-F</b>
* <b>31.</b> <b><u>EDWARD SMITH PROPERTY RESUBDIVISION</u></b> Ball Camp Pike at Schaad Rd, Commission District 6.	<b>3-SF-08-F</b>
* <b>32.</b> <b><u>J B CHADWELL RESUBDIVISION OF PART OF LOT 2</u></b> South side of Howell Road east of Hudson Road, Commission District 8.	<b>3-SG-08-F</b>
* <b>33.</b> <b>WITHDRAWN PRIOR TO PUBLICATION</b>	<b>3-SH-08-F</b>



Agenda Item No.

MPC File No.

- \* **45. KNOX COUNTY KODAK ROAD PARK** **3-ST-08-F**  
Southeast side of Kodak Rd, east of Voltz Ln, Commission District 8.

**Rezoning and Plan Amendment/Rezoning:**

- P 46. 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).

- 47. DAVID HARRELL**  
South side Fox Lonas Rd., northeast side N Cedar Bluff Rd., Council District 2.  
**a. One Year Plan Amendment** **1-G-08-PA**  
From MDR (Medium Density Residential) to GC (General Commercial).

- b. Rezoning (Revised)** **1-R-08-RZ**  
From RP-1 (Planned Residential) to C-6 (General Commercial Park).

- 48. AARON ROBERTS** **3-A-08-RZ**  
Southwest side Mayes Chapel Rd., southeast of Gordon Smith Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

- 49. JERRY A. DRAIN** **3-B-08-RZ**  
Northwest side Oak Ridge Hwy., southwest of Karns Crossing Ln., Commission District 6. Rezoning from A (Agricultural) to CA (General Business).

- P 50. SOUTHERN DESIGN GROUP**  
Northwest side Gamble Dr., north side Willow Way, Commission District 6.  
**a. North County Sector Plan Amendment** **3-C-08-SP**  
From A/RR (Agricultural/Rural Residential)/SLPA (Slope Protection Area) to LDR (Low Density Residential)/SLPA (Slope Protection Area).

- P b. Rezoning** **3-C-08-RZ**  
From A (Agricultural) to PR (Planned Residential).

- 51. PHILLIPS REAL ESTATE, INC.**  
Northwest side Rutledge Pike, west of Transport Ln., Commission District 8.  
**a. Northeast County Sector Plan Amendment** **3-A-08-SP**  
From LDR (Low Density Residential) to C (Commercial).

Agenda Item No.

MPC File No.

- b. Rezoning** **3-D-08-RZ**  
From RB (General Residential) to CB (Business and Manufacturing).
- 52. BREAKTHROUGH CORP. INC.** **3-E-08-RZ**  
Northwest side Maryville Pike, southwest of Woodson Dr., Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 53. JIM SLYMAN** **3-F-08-RZ**  
West side Fox Rd., west of Donovan Ln., Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).
- 53.5 TODD HOWARTH**  
Southeast side Westland Dr., southwest of Vista Oaks Ln., Commission District 4.
- a. West City Sector Plan Amendment** **3-B-08-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- b. Rezoning** **3-G-08-RZ**  
From PR (Planned Residential) @ 1-4 du/ac to PR (Planned Residential) @ up to 6.7 du/ac.
- 54. DR. STEVE COPELAND** **3-H-08-RZ**  
Northwest side Millertown Pike, northwest of Amelia and Spring Hill Roads, Council District 4. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).
- 55. 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** **3-D-08-SP**  
From LDR (Low Density Residential) & STPA (Stream Protection Area) to LI (Light Industrial) & STPA (Stream Protection Area).
- b. Rezoning** **3-I-08-RZ**  
From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway).
- 56. CAMBRIDGE DEVELOPMENT** **3-J-08-RZ**  
South side Western Ave., west side Tennessee Ave., Council District 3. Rezoning from I-3 (General Industrial) to O-2 (Civic and Institutional).



Agenda Item No.

MPC File No.

- |  |                         |
|--|-------------------------|
| <p><b>65. <u>KING PROPERTIES &amp; DEVELOPMENT, LLC.</u></b><br/>         Northeast side of Dewine Rd., northeast side of Fleetwood Dr.<br/>         Proposed use: Reduce the required peripheral setback along the southern and eastern property lines from 25' to 15' to enclose porches on previously approved plan in RP-1 (Planned Residential) District. Council District 3.</p> | <p><b>3-A-08-UR</b></p> |
| <p><b>66. <u>WEST END ACADEMY</u></b><br/>         Northwest side of McKamey Rd, northwest of Brierley Dr. Proposed use: Day care facility for up to 25 children in A (Agricultural) District. Commission District 3.</p>  | <p><b>3-B-08-UR</b></p> |
| <p><b>67. <u>NEW CONCEPT DEVELOPMENT LLC</u></b><br/>         Southeast side of George Williams Rd., northeast side of I-140, southwest of Hidden Glen Ln. Proposed use: Attached Residential Units in PR (Planned Residential) Pending District. Commission District 5.</p>   | <p><b>3-C-08-UR</b></p> |
| <p><b>68. <u>BRINA TATE / TATE'S TOTZ AND TEENS</u></b><br/>         Northeast side of Clinton Plaza Dr., southeast of Merchant Dr. Proposed use: Child day care facility for up to 50 children in C-3 (General Commercial) District. Council District 5.</p>  | <p><b>3-E-08-UR</b></p> |
| <p><b>69. <u>K L REAL ESTATE CORP.</u></b><br/>         South side of Ball Camp Pk., north side of Matlock Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 3.</p>  | <p><b>3-F-08-UR</b></p> |
| <p><b>70. <u>T-MOBILE SOUTH LLC LANNIE GREENE</u></b><br/>         North of Ward Rd., south of E. Beaver Creek Dr. Proposed use: 190' Telecommunications Monopole in A (Agricultural) District. Commission District 7.</p>   | <p><b>3-G-08-UR</b></p> |
| <p><b>71. <u>CANNON &amp; CANNON, INC.</u></b><br/>         South side of Gleason Dr., west side of Wellsley Park Rd., north side of Deane Hill Dr. Proposed use: 322 Apartment Units in RP-1 (Planned Residential) District. Council District 2.</p>  | <p><b>3-H-08-UR</b></p> |

**Other Business:**

- |  |                         |
|--|-------------------------|
| <p><b>72. <u>Consideration of amendments to MPC's Administrative Rules and Procedures revising language dealing with appeals of actions regarding the Minimum Subdivision Regulations.</u></b></p> | <p><b>2-F-08-OB</b></p> |
| <p><b>73. <u>Consideration of extension of Jenkins Creek Concept Plan 9-SD-04-C and 9-F-04-UR.</u></b></p>   | <p><b>3-A-08-OB</b></p> |

## Adjournment

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

<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>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
<b>U    <u>THE MENCER PROPERTY</u></b> At the terminus of Donovan Lane, east of Fox Road, Commission District 5.	<b>7-SG-07-F</b>
<u>COPPERLEAF</u> Northeast side of Heiskell Rd, northwest of E. Copeland Dr, Commission District 7.	9-SO-07-F

<u>Agenda Item No.</u>	MPC File No.
<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
<u>BEACON PARK PHASE I</u> South end of Chandler Road at Rogers Island Road, Commission District 5.	11-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