

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

March 12, 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 MARCH 12, 2009 AGENDA
- * 3. APPROVAL OF FEBRUARY 12, 2009 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND
CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- | | | |
|-------------|---|-------------------|
| W 5. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knox County Zoning Ordinance dealing with definitions and development standards for adult oriented establishments, including, but not limited to, book stores and motion picture theaters, and changes to related sections. | 10-A-04-OA |
| P 6. | <u>METROPOLITAN PLANNING COMMISSION</u>
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. | 11-A-07-OA |
| P 7. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.1.2 (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. | 8-A-08-OA |
| P 8. | <u>METROPOLITAN PLANNING COMMISSION</u>
At the request of the Knox County Board of Zoning Appeals, staff has prepared amendments to Article 2, Article 4 and Article 5 of the Knox County Zoning Ordinance to add commercial landscape operation businesses as a use permitted on review in the Agricultural zone. | 10-A-08-OA |

Alley or Street Closures:

- | | | |
|------------|--|------------------|
| 9. | <u>DON E. GUIGNARD</u>
Request closure of Unnamed alley between Ambrose St. and Deadend, Council District 5. | 3-A-09-AC |
| 10. | <u>CITY OF KNOXVILLE</u>
Request closure of all unnamed alleys between North side of Langford Av. and South side of waters edge of Tennessee River, Council District 1. | 3-B-09-AC |
| 11. | <u>CITY OF KNOXVILLE</u>
Request closure of Claude St. and an unnamed street to the east between North side of Langford Ave. and South side of waters edge of Tennessee River, Council District 1. | 3-A-09-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- 12. METROPOLITAN PLANNING COMMISSION 3-A-09-OYP**
2009 City of Knoxville One Year Plan Update.

Concepts/Uses on Review:

- P 13. LAKEVIEW POINT 1-SC-05-C**
West side of Fredonia Rd., north of Merchant Dr., Council District 3.
- 14. ROSEBAY PLACE 8-SB-05-C**
East side of Rosebay Rd., south of Garden Dr., Council District 4.
- P 15. WILLOW FORK - GRAHAM CORPORATION 11-SJ-08-C**
(5/14/09) **a. Concept Subdivision Plan**
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- P b. Use On Review 11-H-08-UR**
(5/14/09) Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.
- 16. CATE ROAD DEVELOPMENT - CATE RD. DEVELOPMENT / WANIS RGHEBI 1-SA-09-C**
a. Concept Subdivision Plan
Northeast side of Cate Rd., north of E. Emory Rd., Commission District 6.
- b. Use On Review 1-F-09-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- 17. 5321 MILLERTOWN PIKE 3-SA-09-C**
Northwest side of Millertown Pk., northeast side of Kinzel Way, Council District 4.
- 18. COVERED BRIDGE AT HARDIN VALLEY, UNIT 5 - CORNERSTONE DEVELOPMENT GROUP 3-SB-09-C**
a. Concept Subdivision Plan
Northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail., Commission District 6.
- b. Use On Review 3-C-09-UR**
Proposed use: Detached Residential Lots in PR (Planned Residential) District.

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| 19. | <u>WILLOW BAY FORMERLY QUARRY ROAD SUBDIVISION</u>
Northeast side of Quarry Rd., southeast of Maynardville Pk.,
Commission District 7. | 3-SC-09-C |
| <u>W</u> 20. | <u>KHFH - KNOXVILLE COLLEGE DRIVE - KNOXVILLE'S
COMMUNITY DEVELOPMENT CORPORATION</u>
a. Concept Subdivision Plan
Northwest side of Knoxville College Dr., southwest side of Reynolds
St., Council District 6. | 3-SD-09-C |
| <u>W</u> | b. Use On Review
Proposed use: Detached Residential Subdivision with access from
the alley in TND-1 (Traditional Neighborhood Development)
District. | 3-D-09-UR |

Final Subdivisions:

- | | | |
|------------|--|-------------------|
| 21. | <u>WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R</u>
Southeast side of Buffat Mill Rd., Council District 4. | 1-SF-04-F |
| 22. | <u>HATAUB SUBDIVISION</u>
West side of Hickory Creek Rd., north of Everett Rd., Commission District 6. | 6-SY-05-F |
| 23. | <u>HILL PROPERTY</u>
Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission
District 7. | 4-SG-06-F |
| 24. | <u>EMORY PLACE</u>
Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission
District 6. | 4-SX-06-F |
| 25. | <u>VARNELL PROPERTY ON DERRIS DRIVE</u>
North side of Derris Drive, East of Wrights Ferry Road, Commission
District 4. | 5-SP-06-F |
| 26. | <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 |
| 27. | <u>BEACON PARK PHASE I</u>
South end of Chandler Road at Rogers Island Road, Commission
District 5. | 11-SQ-07-F |
| 28. | <u>DEWAYNE WHITT PROPERTY</u>
North side of Wood Road, northeast of Majors Road, Commission
District 8. | 11-SW-07-F |

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| 29. | <u>NATALIE ROBINSON PROPERTY</u>
Northeast end of Nighbert Lane, northeast of Choto Road,
Commission District 5. | 12-SQ-07-F |
| P 30. | <u>FINAL PLAT OF HAYNES PROPERTY</u>
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council
District 4. | 8-SGG-08-F |
| P 31.
(5/14/09) | <u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF
LOTS 3 & 4</u>
South side of Hardin Valley Road between Schaeffer and Iron Gate,
Commission District 6. | 11-SO-08-F |
| 32. | <u>LECONTE VISTA</u>
Kelly Lane near intersection of Kodak Road, Commission District 8. | 11-SP-08-F |
| T 33. | <u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF
TRACT 1</u>
Intersection of I-40 and McMillan Road, Commission District 8. | 2-SO-09-F |
| * | <u>HARVEST WILLIAMSON RESUBDIVISION OF LOTS 4R 7 5R</u>
North side of Crippen Road, east of Rival Lane, Commission District
7. | 3-SA-09-F |
| * | <u>CALLAHAN BUSINESS CENTER</u>
Northwest side of Callahan Drive, northeast of Old Callahan,
Council District 3. | 3-SB-09-F |
| * | <u>KEEBLE ADDITION RESUBDIVISION OF PART OF LOT 51</u>
At the intersection of Keeble Avenue and W. Martin Mill Pike,
Council District 1. | 3-SC-09-F |
| * | <u>POWELL GARDENS RESUBDIVISION OF LOTS 5B, 5C, & 5D</u>
Northwest corner of Brickyard Road and W. Emory Road,
Commission District 6. | 3-SD-09-F |
| * | <u>WOODFORD PROPERTY</u>
Central Avenue Pike at Murray Road, Commission District 6. | 3-SE-09-F |
| * | <u>SANDS POINTE RESUBDIVISION OF LOTS 13-15</u>
At the terminus of Rhododendron Court, Commission District 6. | 3-SF-09-F |
| * | <u>WYRICK/CHITWOOD PROPERTY AND MCDANIEL
PROPERTY RESUBDIVISION OF LOT 2</u>
North of Callahan Drive, east of Clinton Highway, Council District 3. | 3-SG-09-F |

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- * **41. ERNEST CLARK PROPERTY** **3-SH-09-F**
North side of Flint Gap Road, east of Drinnen Road, Commission District 8.

- * **42. SIX FORTY CENTER RESUBDIVISION** **3-SI-09-F**
South side of Hinton Road, west side of Western Avenue, Commission District 3.

- P 43. 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.

- * **44. LONSDALE LAND COMPANY'S ADDITION RESUBDIVISION OF LOTS 8-10** **3-SK-09-F**
Northwest side of Ohio Avenue, southwest side McPherson Street, Council District 3.

- * **45. CASCADE VILLAS PHASE II** **3-SL-09-F**
Northwest side of Ball Camp Pike at Cascade Falls Lane, Commission District 6.

- * **46. BETTIE A. STYLES PROPERTY** **3-SM-09-F**
East side of Clove Lane, north of Middlebrook Pike, Council District 3.

- * **47. MOSES FAIRVIEW ADDITION RESUBDIVISION OF LOTS 338-342** **3-SN-09-F**
Intersection of Reynolds Street and Knoxville College Drive, Council District 6.

- * **48. GRAYSBURG RESUBDIVISION OF LOT 17 AND DR TROY BAGWELL FARM LOTS 2 & 3** **3-SO-09-F**
South side of Elna Marie Drive , east of Susan Renee Lane, Commission District 8.

Rezoning and Plan Amendment/Rezoning:

- P 49. 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.

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- W 50.** **CONTINENTAL 253 FUND, LLC (REVISED)** **11-F-08-RZ**
East side Iron Gate Blvd., east of Schaeffer Rd., south of Hardin Valley Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).
- 51.** **THREE HUGHS PROPERTIES, LLC (REVISED)**
Northwest side E. Inskip Dr., northeast of Rowan Rd., Council District 5.
a. One Year Plan Amendment **1-D-09-PA**
From LDR (Low Density Residential) to O (Office).
b. Rezoning **1-E-09-RZ**
From R-2 (General Residential) to O-1 (Office, Medical & Related Services).
- 52.** **BRYAN T. CAMPBELL** **2-M-09-RZ**
Southeast side Millertown Pike, northeast of Ellistown Rd., Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).
- 53.** **DOUG SHOFFNER** **3-A-09-RZ**
Northwest side Dutch Valley Dr., southwest of Plummer Rd., Council District 5. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).
- 54.** **SOUTH HEIGHTS AND ARTELLA SUBDIVISIONS** **3-B-09-RZ**
Northeast and southeast sides Brown Rd., southeast of Sims Rd., northwest of Artella Dr., Commission District 9. Rezoning from RB (General Residential) to RAE (Exclusive Residential).
- 55.** **REBECCA ANN STEWART** **3-C-09-RZ**
Northeast side Beverly Rd., northwest of Greenway Dr., Commission District 7. Rezoning from I (Industrial) to RA (Low Density Residential).
- 56.** **METROPOLITAN PLANNING COMMISSION** **3-D-09-RZ**
Northwest side of W. Anderson Ave., southwest of N. Central St., Council District 4. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).
- 57.** **CITY OF KNOXVILLE** **3-E-09-RZ**
Southeast side Cherokee Trail, northeast and southwest sides Candora Rd., east side Edington Rd., Council District 1. Rezoning from No Zone to RP-1 (Planned Residential).

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- 58. TIM NICHOLS** **3-F-09-RZ**
Northeast side Tippins Dr., northwest of Lewis Ave., Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).
- 59. NORMAN SHAW** **4-H-06-PA**
Northwest side Asheville Hwy., southwest of Grata Rd. Council District 6. One Year Plan Amendment from LDR (Low Density Residential) to O (Office).

Uses on Review:

- 60. FORTRESS CORPORATION** **1-G-09-UR**
South side of Kingston Pike, west side of Pellissippi Parkway. Proposed use: Expansion of professional office and out patient surgery in PC (Planned Commercial) District. Commission District 5.
- 61. OUTBACK DEVELOPMENT, LLC** **2-D-09-UR**
East and west side of Andalusian Way, south side of Westland Dr. Proposed use: Revised attached residential development in PR (Planned Residential) District. Commission District 5.
- 62. SHEILA PROFFITT** **2-F-09-UR**
West side of Spruce Dr., north of Edington Rd. Proposed use: Duplex residential units in RA (Low Density Residential) District. Commission District 9.
- 63. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION** **3-A-09-UR**
Southeast side of Knoxville College Dr., southwest and northeast side of Avice Lennon St. Proposed use: Revision to the Mechanicsville Commons Residential Design Guidelines for architectural styles in TND-1 (Traditional Neighborhood Development) District. Council District 6.
- 64. WILLIAMS & ASSOCIATES - TROY MOORE** **3-B-09-UR**
Southwest side of Edington Rd., northeast side of Wells Rd., northeast side of Greeley Ford Rd. Proposed use: Detached and attached residential - student housing development in PR (Planned Residential) - Pending District. Commission District 9.

Other Business:

- 65. Consideration of use determination to allow a pharmacy in the OB Office, Medical, and Related Services District, Art. 4, Sec. 5.41.02(O).** **3-A-09-OB**

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Adjournment

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

<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>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>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u> South side of Woodlawn Pike, east of Southwood Drive, Council District 1.	8-SB-08-F
<u>ISAIAHS LANDING RESUBDIVISION</u> South side of S. Mall Road, south of East Towne Road, Council District 4.	8-SR-08-F
<u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u> South side of Kingston Pike, south of Walker Springs, Council District 2.	10-SQ-08-F
<u>HART PROPERTY</u> East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.	12-SH-08-F
<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

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- U** 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).
- 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.