

AGENDA

May 8, 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 MAY 8, 2008 AGENDA
- * 3. APPROVAL OF APRIL 10, 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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:

- 5. **METROPOLITAN PLANNING COMMISSION**
Amendments to the City of Knoxville Zoning Ordinance, Article 5, Section 10 (Signs, Billboards, and other Advertising Structures) and related sections regarding the operating regulations of Electronic Message Centers.

5-A-08-OA

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Alley or Street Closures:

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| T 6. | <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 |
| 7. | <u>SAMUEL J. FURROW</u>
Request closure of Simmons Rd. between north side of I-40/75 right-of-way and a point approximately 300' south of Lexington Dr., Council District 2. | 5-A-08-SC |
| 8. | <u>SAMUEL J. FURROW</u>
Request closure of Cogdill Rd between southeast corner of parcel 131FA005, southwest corner of parcel 131-110.02 and Parkside Drive, Council District 2. | 5-B-08-SC |

Street or Subdivision Name Changes:

- | | | |
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| 9. | <u>HARVEY R. BOWMAN, IV</u>
Change unnamed easement to 'Whistlers Way' between Dutch Valley Drive and terminus of easement, Council District 5. | 5-A-08-SNC |
| 10. | <u>JACKY WAYNE NEWMAN</u>
Change unnamed joint permanent easement to 'Anna Lester Way' between Clement Rd. and deadend, Commission District 8. | 5-B-08-SNC |

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- | | | |
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| 11. | <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 |

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- P 12. BREAKTHROUGH CORPORATION - EUGENE LACKEY, RLS, LACKEY & ASSOC., INC.**
a. Concept Subdivision Plan **5-SA-08-C**
Terminus of Thurman Ln., north of Maryville Pike, Commission District 9.
- P b. Use On Review** **5-J-08-UR**
Proposed use: Residential subdivision in PR (Planned Residential) - pending District.
- 13. WOODSONG** **5-SB-08-C**
North side of Strawberry Plains Pike, terminus of Woodsong Ln., Commission District 8.
- 14 HANCOCK ESTATES - JOHN HANCOCK**
a. Concept Subdivision Plan **5-SC-08-C**
Terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr., Commission District 6.
- b. Use On Review** **5-E-08-UR**
Proposed use: Residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- P 15. DEWAYNE WHITT PROPERTY** **11-SW-07-F**
North side of Wood Road, northeast of Majors Road, Commission District 8.
- 16. 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.
- T 17. NATALIE ROBINSON PROPERTY** **12-SQ-07-F**
Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.
- * 18. REALIGNMENT OF BEAVER RIDGE ROAD AT OAK RIDGE HIGHWAY** **2-SD-08-F**
Beaver Ridge Road at Oak Ridge Highway, Commission District 6.
- P 19. BLACKBERRY FOREST** **2-SF-08-F**
South side of Pedigo Road, north of Greenwell Road, Commission District 7.

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| P 20. | <u>SCRIPPS CAMPUS</u> | 2-SJ-08-F |
| (7/10/08) | North of Sherrill, east of Pellissippi, west of Cedar Bluff, Council District 2. | |
| * 21. | <u>JACKY & MICHAEL NEWMAN PROPERTY</u> | 3-SB-08-F |
| | South side of Clement Rd, west of Jim Wolfe Rd, Commission District 8. | |
| * 22. | <u>DANIEL AND WALKER PROPERTIES</u> | 4-SA-08-F |
| | South of Millstone Lane, west of Freels Lane, Commission District 5. | |
| * 23. | <u>MCMILLAN PROPERTY</u> | 4-SF-08-F |
| | North side of N. Ruggles Ferry Pike, east and west of Rugby Lane, Commission District 8. | |
| * 24. | <u>ALEXANDER PROPERTY</u> | 4-SI-08-F |
| | Northwest side of Strong Rd, north of Howell Rd, Commission District 8. | |
| * 25. | <u>CITY OF KNOXVILLE PROPERTY</u> | 5-SA-08-F |
| | South side of Cumberland Ave., west of Poplar St., Council District 6. | |
| P 26. | <u>FURROW-HOLROD DEVELOPMENT LLC TRACT A</u> | 5-SB-08-F |
| | West of Cogdill Rd, north side of Interstates 40/75, Council District 2. | |
| * 27. | <u>WALKERS GATE PHASE II</u> | 5-SC-08-F |
| | North side of Karns Valley Dr, southwest of Henderson Rd., Commission District 6. | |
| * 28. | <u>MERINDA PLASE RESUBDIVISION OF LOTS 6R & 7-10</u> | 5-SD-08-F |
| | East side of McCloud Rd, north of Harrell Lane, Commission District 7. | |
| * 29. | <u>NORTH HILLS ESTATES RESUBDIVISION OF LOTS 9 & 10</u> | 5-SE-08-F |
| | Southeast side of Gaston Ave, northeast of Kantebury St., Council District 4. | |
| P 30. | <u>HARBOR COVE @ TIMBERLAKE UNIT 6A</u> | 5-SF-08-F |
| | Northeast terminus of Shoregate Lane, northeast of Reflection Bay Dr., Commission District 7. | |
| * 31. | <u>ANSLEY WOODS RESUBDIVISION OF LOTS 49-52, 55, & 56</u> | 5-SG-08-F |
| | Northeast side of Ansley Woods Way, southeast of Nubbin Ridge Rd., Commission District 4. | |

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- * **32.** [PLASTILINE UNIT 1 RESUBDIVISION OF LOTS 4R2R &](#)
North intersection of Barnett Way and Delozier Way, Commission District 7. **5-SH-08-F**

- * **33.** [MARION D AND BARBARA JEAN MARSEE PROPERTY](#)
Northwest end of Bella Vista Lane, Commission District 8. **5-SI-08-F**

- * **34.** [HARBOR COVE AT TIMBERLAKE RESUBDIVISION OF LOTS170-173](#)
Southeast side of Harbor Cove Dr, northeast of Reflection Bay, Commission District 7. **5-SJ-08-F**

- * **35.** [HARBOR COVE AT TIMBERLAKE UNIT 6B](#)
Oasis Lane west of Reflection Bay, Commission District 7. **5-SK-08-F**

- * **36.** [THE SUMMIT AT CHOTO RESUBDIVISION OF LOTS 1-3](#)
Terminus of Summit vista Way at Choto Highlands Way, Commission District 5. **5-SL-08-F**

- * **37.** [WOOD CREEK WEST RESUBDIVISION OF LOTS 11, 12, & 13R](#)
Terminus of Wolf Den Lane, northwest of Plumb Ridge Rd., Commission District 6. **5-SM-08-F**

- P 38.** [CITY VIEW AT RIVER WALK](#)
Northwest side of W. Blount Ave, south of Chapman Hwy., Council District 1. **5-SN-08-F**

- * **39.** [KIRWOOD UNIT 4 RESUBDIVISION OF LOTS 64-71 & COMMON AREA](#)
South side of Harbin Ridge Lane, northeast of Ellisville lane, Council District 3. **5-SO-08-F**

- * **40.** [HARRISON KEEPE UNIT 3](#)
North side of Bend River Blvd., east of Houser Rd., Commission District 4. **5-SP-08-F**

- * **41.** [RUDDER VALLEY](#)
Southeast side of Rudder Lane, southeast of S. Northshore Dr., Commission District 4. **5-SQ-08-F**

Rezoning and Plan Amendment/Rezoning:

- 42.** [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**

- 43. 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).

b. Rezoning **3-C-08-RZ**
 From A (Agricultural) to PR (Planned Residential).
- 44. 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).
- W 45. METROPOLITAN PLANNING COMMISSION** **3-L-08-RZ**
 Westmoreland Heights area (See map on file), Council District 2. Rezoning from R-1 (Low Density Residential) to R-1EN (Established Neighborhood).
- 46. TAAM, LLC** **4-H-08-RZ**
 Southeast side Westland Dr., southwest end Crestmore Cir., southwest of Dartford Rd., Commission District 4. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 47. MARIA M. ENAMORADO** **5-A-08-RZ**
 Northwest side W. Oldham Ave., northeast side Elm St., southwest of I-275, Council District 5. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- 48. BEAVER CREEK LAND COMPANY, LLC** **5-B-08-RZ**
 Southeast side E. Beaver Creek Dr., southwest of Leopard Way, Commission District 7. Rezoning from CA (General Business) to RB (General Residential).
- 49. GERALD B. SWEENEY** **5-C-08-RZ**
 South side Dutchtown Rd., east side Manis Ln., Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

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| 50. <u>ANN SCHUELER</u>
Southeast side Sutherland Ave., northeast side Carr St., Council District 2. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services). | 5-D-08-RZ |
| 51. <u>JOSEPH D. CHALMERS</u>
Northeast side Sherill Blvd., southeast of Mabry Hood Rd., Commission District 5. Rezoning from BP (Business and Technology) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay). | 5-E-08-RZ |
| 52. <u>CITY OF KNOXVILLE</u>
Northwest side Sherill Blvd., southeast of Mabry Hood Rd., Council District 2. Rezoning from No Zone to RP-1 (Planned Residential). | 5-F-08-RZ |
| 53. <u>CITY OF KNOXVILLE</u>
East of Duncan Rd., southeast of S. Northshore Dr., Council District 2. Rezoning from No Zone to R-1 (Low Density | 5-G-08-RZ |
| 54. <u>CITY OF KNOXVILLE</u>
Southwest side Cogdill Rd., northwest of Land Oak Rd., Council District 2. Rezoning from No Zone to O-1 (Office, Medical, and Related Services) or C-6 (General Commercial Park). | 5-H-08-RZ |
| 55. <u>CITY OF KNOXVILLE</u>
Northwest side Washington Pike, northeast of New Harvest Ln., Council District 4. Rezoning from No Zone to R-2 (General Residential) & I-2 (Restricted Manufacturing and Warehousing). | 5-I-08-RZ |
| 56. <u>JANICE OR GARY HINES</u>
South side Longvale Dr., northeast of Chapman Hwy., Commission District 9. Rezoning from RB (General Residential) to CB (Business and Manufacturing). | 5-J-08-RZ |
| 57. <u>LYLAN SHEPHERD FITZGERALD</u>
South side S. Northshore Dr., southwest of Nolina Rd, Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential). | 5-K-08-RZ |
| 58. <u>GLEN GLAFENHEIN & JIM LORD</u>
South side W. Gov. John Sevier Hwy., west of W. Martin Mill Pike, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential). | 5-L-08-RZ |
| 59. <u>GARRETT JERNIGAN</u>
North side S. Ruggles Ferry Pike, east of E. Gov. John Sevier Hwy., south of Asheville Hwy., Commission District 8. Rezoning from RB (General Residential) to CA (General Business). | 5-M-08-RZ |

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- 60. WELLS CREEK, LLC** **5-N-08-RZ**
Northwest side Tipton Station Rd., northeast of Winkle Ln., Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential).
- 61. DAVID HURST** **5-O-08-RZ**
North side Fountain Valley Dr., west of Maynardville Pike, Commission District 7. Rezoning from PC (Planned Commercial) to CB (Business and Manufacturing).

Uses on Review:

- T 62. 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.
- 63. 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.
- 64. RETURN TO TORAH MINISTRIES** **4-D-08-UR**
Northeast side of Galbraith School Rd., southeast side of Decatur Dr. Proposed use: Church and outreach programs in R-1 (Low Density Residential) District. Council District 1.
- 65. 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.
- 66. PARK WEST CHURCH OF GOD** **4-I-08-UR**
North side of Middlebrook Pike, south side of Piney Grove Church Rd. Proposed use: Child day care facility for up to 80 children in RP-1 (Planned Residential) & R-1 (Low Density Residential) District. Council District 3.
- 67. BLUEGRASS MEADOWS, LLC.** **5-A-08-UR**
Southeast side of Bluegrass Rd., southeast of Teton Ln. Proposed use: 9 residential units and reduction of peripheral setback in PR (Planned Residential) District. Commission District 4.

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- 68. CARIS HEALTHCARE** **5-B-08-UR**
North side of Executive Park Dr., east side of Corporate Dr. Proposed use: Monument sign in PC (Planned Commercial) District. Commission District 5.
- 69. 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.
- 70. VISTA DEI MONTE** **5-D-08-UR**
Southeast side of Hardin Valley Rd., northeast side of Valley Vista Rd. Proposed use: Sign plans in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- 71. JOHNSON ARCHITECTURE, INC./ KNOXVILLE CATHOLIC HIGH SCHOOL** **5-F-08-UR**
North side of Fox Lonas Rd., west of N. Cedar Bluff Rd. Proposed use: Expansion of fieldhouse and reduction of peripheral setback in RP-1 (Planned Residential) District. Council District 2.
- P 72. 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.
- 73. CHILD & FAMILY TENNESSEE** **5-H-08-UR**
Northeast side of Lake Brook Blvd., northeast of Hospitality Cir. Proposed use: Day care facility & school in O-2 (Civic and Institutional) District. Council District 3.
- 74. HIGHWAY MARKINGS, LLC.** **5-I-08-UR**
Southeast side of Maynardville Pike, southeast of Old Maynardville Pike. Proposed use: Highway markings office and storage facility in PC (Planned Commercial) District. Commission District 8.
- 75. KNOXVILLE TVA EMPLOYEES CREDIT UNION** **5-K-08-UR**
Southwest side of Valley Vista Rd., south of Hardin Valley Rd. Proposed use: credit union/office in PC(k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.

Other Business:

- 76. Consideration of FY 2009-2014 City of Knoxville Capital Improvements Program.** **5-A-08-OB**

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| 77. | Consideration of request for permission to use two non-standard street types (suffix) in Edwards Place Subdivision. | 5-B-08-OB |
| 78. | Consideration of two-year extension of concept plan for Whelahan Farm - 5-SH-05-C. | 5-C-08-OB |
| 79. | Consideration of two-year extension of concept plan for MPM Development on Dry Gap Road - 5-SA-06-C. | 5-D-08-OB |
| 80. | Consideration of appeal by Charles R. Faubion of decision of IH-1Housing Design Review Committee to require that structure on property located at 1333 Delaware Avenue have finished floor elevation of 109' and roof pitch of 5:12. | 5-E-08-OB |

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>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>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>Agenda Item No.</u>	MPC File No.
<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>THE MENCER PROPERTY</u> At the terminus of Donovan Lane, east of Fox Rd, Commission District 5.	7-SG-07-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
<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
<u>SHERRILL HILL COMMERCIAL</u> 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.	11-E-07-UR