

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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Knoxville, Tennessee 37902
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AGENDA

May 14, 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 MAY 14, 2009 AGENDA
- * 3. APPROVAL OF APRIL 9, 2009 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND
CONSENT ITEMS READ AND VOTED ON

Items to be *automatically* Postponed

(Indicated with an underlined **P**)

Items to be voted on to be Postponed

(Indicated with a **P**)

Items to be *automatically* Withdrawn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Items to be voted on to be Withdrawn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.

Agenda Item No.

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Ordinance Amendments:

- | | | |
|-------------|---|-------------------|
| P 5. | <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 6. | <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 7. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 24, TC-1 Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions. | 5-A-09-OA |
| P 8. | <u>METROPOLITAN PLANNING COMMISSION</u>
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.91, TC Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions. | 5-B-09-OA |

Alley or Street Closures:

- | | | |
|------------|---|------------------|
| 9. | <u>W & L PROPERTIES</u>
Request closure of eastern 10 ft of Park Village Rd. ROW between Fox Lonas Rd. and southern property line of parcel 004.02 (survey on file, approx 195'), Council District 2. | 4-A-09-SC |
| 10. | <u>KENNY A. & ALLEN SMART</u>
Request closure of Honeysuckle Ave. between west side Chillicothe St. and east side of unnamed alley, Council District 3. | 5-A-09-SC |
| 11. | <u>KNOXVILLE HABITAT FOR HUMANITY</u>
Request closure of Marion St between Belleaire Ave and deadend, Council District 5. | 5-B-09-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- P 12. WILLOW FORK - GRAHAM CORPORATION**
- a. Concept Subdivision Plan** **11-SJ-08-C**
Southeast side of Maynardville Hwy., southwest side of Quarry Rd.,
Commission District 7.
- P b. Use On Review** **11-H-08-UR**
Proposed use: Retail subdivision in PC (Planned Commercial) & F
(Floodway) District.
- P 13. HARRISON SPRINGS - EAGLE BEND DEVELOPMENT**
- a. Concept Subdivision Plan** **4-SC-09-C**
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd.,
Commission District 6.
- P b. Use On Review** **4-D-09-UR**
Proposed use: Detached dwellings in PR (Planned Residential)
District.
- 14. WINNFIELD COURT - SEC SOUTHEAST COMMERCIAL**
- a. Concept Subdivision Plan** **5-SA-09-C**
South side of Hammer Rd., east of Pratts Chapel Ln., Commission
District 8.
- b. Use On Review** **5-E-09-UR**
Proposed use: Attached residential subdivision in PR (Planned
Residential) District.
- P 15. CIRCLE LANE EXTENSION** **5-SB-09-C**
East end of Circle Ln., northeast of Westfield Rd., Council District 2.
- 16. Withdrawn Prior to Publication** **5-SC-09-C**
- 17. STRATFORD PARK, UNIT 2 REVISED** **5-SD-09-C**
Eastern end of Stratford Park Rd., northwest of Dry Gap Pike.,
Council District 5.
- 18. BALL CAMP VILLAS** **5-SE-09-C**
Southwest side of Ball Camp Pk., northwest of Matlock Rd.,
Commission District 3.

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- 19. AUTUMN WALK - H.R. DAVIS**
- a. Concept Subdivision Plan** **5-SF-09-C**
North & south sides of Autumn Path Ln., northeast of Dry Gap Pk.,
Commission District 7.
- b. Use On Review** **5-F-09-UR**
Proposed use: Attached residential subdivision in PR (Planned
Residential) District.

Final Subdivisions:

- T 20. FINAL PLAT OF HAYNES PROPERTY** **8-SGG-08-F**
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council
District 4.
- T 21. HARDIN VALLEY CROWN CENTER RESUBDIVISION OF
LOTS 3 & 4** **11-SO-08-F**
South side of Hardin Valley road between Schaeffer and Iron Gate,
Commission District 6.
- T 22. LECONTE VISTA** **11-SP-08-F**
Kelly Lane near intersection of Kodak Road, Commission District 8.
- T 23. 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.
- * 24. GRAVESTON ESTATES RESUBDIVISION OF LOT 2 & P/O
LOT 3** **4-SD-09-F**
Tazewell Pike at Ridgeland Drive, Commission District 8.
- * 25. GERDAU AMERISTEEL PROPERTY** **4-SK-09-F**
Southeast of Sherman Street, northwest side of Louisiana Avenue,
Council District 5.
- P 26. KENSINGTON TOWN HOMES** **4-SN-09-F**
West side of Tammy Drive, north of Gregg Road, Commission
District 6.
- P 27. GRAYSBURG RESUBDIVISION OF LOTS 21-23 AND DR
TROY BAGWELL FARM P/O LOT 3** **4-SS-09-F**
East side of Susan Renee Lane, south of Elna Marie Drive,
Commission District 8.
- * 28. GLADYS M. BRASHER PROPERTY** **5-SA-09-F**
Northeast side of Legg Lane, north of Millertown Pike, Commission
District 8.

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- * **29. STEPHANIE WHITE JOHNSON PROPERTY** **5-SB-09-F**
Northeast side of Stony Point Road, northwest of Thorn Grove Pike, Commission District 8.
- P 30. PAUL VICKERS AND JACK JAMES SIMPSON PROPERTY** **5-SC-09-F**
South side of McCall Lane, east of Prospect Road, Commission District 9.
- * **31. HUNTERS RIDGE RESUBDIVISION OF LOTS 27 & 29** **5-SD-09-F**
West side of Stony Point Road, north of Kay's Ridge Lane, Commission District 8.
- * **32. RESUBDIVISION OF THE ALLEN ATWOOD PROPERTY** **5-SE-09-F**
North side of Garrison Drive, east of Beaver Ridge Road, Commission District 6.
- * **33. SAND DOLLAR LLC PROPERTY RESUBDIVISION OF LOTS 2R1 & 3R1** **5-SF-09-F**
North side of S. Middlebrook Pike at Henson Road, Council District 2.
- * **34. TJ WALKER SPRINGS PARTNERSHIP PROPERTY** **5-SG-09-F**
North side of Sutherland Avenue at Tobler Lane, Council District 6.
- * **35. JEROME TEMPLETONS S/D RESUBDIVISION OF LOTS 7 &** **5-SH-09-F**
South side of Kingston Pike, west of Neyland Drive, Council District 2.
- * **36. ARP PROPERTY** **5-SI-09-F**
Southeast side of W. Raccoon Valley Drive, southwest of Depot Street, Commission District 6.
- * **37. GENEVA M. ROBINSON RESUB** **5-SJ-09-F**
Southeast side of Messer Lane, east of the intersection of Weaver Road, Commission District 6.
- * **38. WEST ARDEN PHASE II** **5-SK-09-F**
South side of Haversack Drive to Heathgate Road and over to Hammerstone Lane, Commission District 5.
- * **39. CHARLES L & LOIS A ROSE PROPERTY RESUBDIVISION OF LOT 2** **5-SL-09-F**
South side of Blazier Road, southwest of Martin Mill Pike, Commission District 9.

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- * **40. RON C NEWCOMB PROPERTY** **5-SM-09-F**
At the southeast quadrant of intersection of Nichols Avenue and Munday Street, Council District 6.

- * **41. WILLOW BAY** **5-SN-09-F**
North side of Quarry Road, between E Emory Road and Maynardville Pike, Commission District 7.

- * **42. MAITLAND WOODS PHASE 3** **5-SO-09-F**
Northeast of Sands Road, north of intersection of Airtree Lane and Ancient Oak Lane, Commission District 3.

- * **43. BALLCAMP VILLAS RESUBDIVISION OF LOT 1-R** **5-SP-09-F**
South side of Ball Camp Pike, east of McKamey Road, Council District 3.

- * **44. RUBY W. LETSINGER PROPERTY** **5-SQ-09-F**
Southeast side of Snyder Road, northeast of Catlett Road, Commission District 5.

- * **45. BLEDSOE PROPERTY** **5-SR-09-F**
Northwest quadrant at intersection of Washington Pike and Shell Lane, Commission District 8.

- * **46. CAROLINE AND DAVID BOYD FISER IRREVOCABLE TRUST PROPERTY** **5-SS-09-F**
East of intersection of Walker Springs Road and Walbrook Drive, Commission District 5.

- * **47. FOX RIDGE RESUBDIVISION OF LOT 29R** **5-ST-09-F**
South of Washington Pike, west of Link Roads, Commission District 8.

- * **48. OAKLEIGH UNIT 3** **5-SU-09-F**
Northeast side of Amherst Road, north and west of Mossy Oaks Lane, Council District 3.

- * **49. JAMES A HART RESUBDIVISION OF LOT 1R** **5-SV-09-F**
W. Gallaher Ferry Road at Hickory Creek Road, Commission District 5.

- * **50. CASCADE VILLAS RESUBDIVISION OF LOTS 43-47** **5-SW-09-F**
Northwest end of Beacon Light Way, northwest of Spice Tree Way, Commission District 6.

Rezoning and Plan Amendment/Rezoning:

- P 51. 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.
- P 52. THE PAVILION AT HUNTER VALLEY FARM, LLC (REVISED)**
Northwest side Hunter Valley Ln., northeast of Keller Bend Rd., Commission District 4.
a. Southwest County Sector Plan Amendment **5-A-09-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to O (Office) & SLPA (Slope Protection Area).
P b. Rezoning **5-A-09-RZ**
From A (Agricultural) to OB (Office, Medical, and Related Services).
- 53. RALPH SMITH / PROFESSIONAL LAND SURVEY** **5-B-09-RZ**
Northeast of Brackett Rd., northwest of E. Emory Rd., Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).
- 54. ROBERT L. SLUSHER** **5-C-09-RZ**
Northwest side Chambliss Ave., west of Lebanon St., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).
- 55. DELBERT E. & JANA W. MORGAN** **5-D-09-RZ**
Southeast end Holston Dr., north end George Bounds Rd., southwest side Holston River, Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- 56. WELLS CREEK, LLC**
South side W. Gov. John Sevier Hwy., east of Winkle Ln., north of Tipton Station Rd., Commission District 9.
a. South County Sector Plan Amendment **5-B-09-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
b. Rezoning **5-E-09-RZ**
From PR (Planned Residential) @ up to 5 du/ac to PR (Planned Residential) @ up to 9 du/ac.

Uses on Review:

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- P 57.** **BENCHMARK ASSOCIATES, INC.** **4-E-09-UR**
(7/9/09) South side of W. Governor John Sevier Hwy, north side of Tipton Station Rd., east side of Winkle Ln. Proposed use: 140 unit residential development in PR (Planned Residential) District. Commission District 9.
- 58.** **DEAD END BBO** **5-A-09-UR**
North side of Sutherland Av., east of Hollywood Rd. Proposed use: Restaurant in C-1 (Neighborhood Commercial) District. Council District 6.
- 59.** **WILLIAMS & ASSOCIATES JON WILLIAMS** **5-B-09-UR**
Southwest side of Edington Rd., northeast side of Wells Rd., and northeast side of Greeley Ford Rd. Proposed use: Detached and attached residential - student housing development in RA (Low Density Residential) District. Commission District 9.
- 60.** **JIM DICKSON - YMCA** **5-C-09-UR**
West side of S. Northshore Dr., south side of Charlottesville Blvd. Proposed use: Playing field addition to YMCA in PR (Planned Residential) District. Commission District 5.
- 61.** **CANNON & CANNON, INC.** **5-D-09-UR**
South side of Kingston Pike, northwest side of Clearfield Rd. and north side of Brandon Rd. Proposed use: Church parking lot in C-3 (General Commercial)/O-1 (Office, Medical & Related Services) and pending RA (Low Density Residential) and R-1 (Low Density Residential) Districts. Commission District 5 & Council 2.

Other Business:

- 62.** **Consideration of Use Determination that a self-storage facility be allowed the sale of supplies related to or associated with moving and storage to customers or prospective customers in the OB zone.** **5-A-09-OB**
- 63.** **Consideration of City of Knoxville FY 2010-2015 Capital Improvements Program.** **5-B-09-OB**
- 64.** **Consideration of 2nd Amendment to MPC Fiscal Year 2008-2009 Budget.** **5-C-09-OB**
- P 65.** **Consideration of MPC Fiscal Year 2009-2010 Proposed Budget.** **5-D-09-OB**

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- 66. Consideration of New Interlocal Cooperation Agreement Relative to Participation in the Tennessee Municipal League Risk Management Pool.**

5-E-09-OB

Adjournment

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

KNOX COUNTY SCHOOLS

Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

1-C-08-SC

HABITAT FOR HUMANITY

Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1.

3-A-08-SC

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

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

HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18

South side of Woodlawn Pike, east of Southwood Drive, Council District 1.

8-SB-08-F

ISAIAHS LANDING RESUBDIVISION

South side of S. Mall Road, south of East Towne Road, Council District 4.

8-SR-08-F

DAVIN AND STURM RESUBDIVISION OF LOT 1R2

South side of Kingston Pike, south of Walker Springs, Council District 2.

10-SQ-08-F

HART PROPERTY

East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.

12-SH-08-F

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

Intersection of I-40 and McMillan Road, Commission District 8.

2-SO-09-F

Agenda Item No.

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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
From LDR (Low Density Residential) to O (Office). 6-H-06-SP

b. Rezoning 6-S-06-RZ
From PR (Planned Residential) and CA (General Business) to OB (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

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

REVEIZ CUSTOM HOMES, LLC

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

LISA HOSKINS

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