

AGENDA

September 11, 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 SEPTEMBER 11, 2008 AGENDA
- * 3. APPROVAL OF AUGUST 14, 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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:

- P 5. **METROPOLITAN PLANNING COMMISSION**

11-A-07-OA

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.

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P 6. METROPOLITAN PLANNING COMMISSION

8-A-08-OA

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.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

7. KNOX COUNTY 911

9-A-08-SNC

Change The Dale to 'Rivendell Way' between Choto Rd. and deadend, Commission District 5.

8. KNOX COUNTY 911

9-B-08-SNC

Change The Great Wood to 'Great Wood Way' between The Dale (Rivendell Way) and deadend, Commission District 5.

9. KNOX COUNTY 911

9-C-08-SNC

Change The Glen to 'Shady Glen Way' between The Dale (Rivendell Way) and deadend, Commission District 5.

10. KNOX COUNTY 911

9-D-08-SNC

Change The Cove to 'Sunny Cove Way' between The Dale (Rivendell Way) and deadend, Commission District 5.

11. CITY OF KNOXVILLE

9-E-08-SNC

Change Mall Road North to 'North Mall Rd' between Millertown Pike and Washington Pike, Council District 4.

12. CITY OF KNOXVILLE

9-F-08-SNC

Change Mall Road South to 'South Mall Rd' between Millertown Pike and Washington Pike, Council District 4.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

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- 13. BRANDYWINE AT TURKEY CREEK (FKA: TOWERING OAKS) - TENNESSEE INVESTMENTS, LLC.**
- a. Concept Subdivision Plan** **8-SA-08-C**
North side of Hatmaker Ln., west side of Fretz Rd., Commission District 6.
- b. Use On Review** **8-H-08-UR**
Proposed use: Attached and detached residential subdivision in PR (Planned Residential) District.
- 14. LOVES KNOLL** **9-SA-08-C**
South side of Hickory Creek Rd., west of W. Gallaher Ferry Rd., Commission District 6.

Final Subdivisions:

- 15. THE MENCER PROPERTY** **7-SG-07-F**
At the terminus of Donovan Lane, east of Fox Rd, Commission District 5.
- 16. RESUB. OF PART OF THE BEREAN BIBLE CHURCH PROPERTY AND UNPLATTED PROPERTY** **10-SC-07-F**
Prosser Rd north of I-40, Council District 4.
- 17. JEFFERSON PARK UNIT 1 RESUBDIVISION OF LOTS 2-8** **8-SO-08-F**
Southeast side of monument Blvd., northwest of S. Northshore Drive, Commission District 5.
- 18. ISAIAHS LANDING RESUBDIVISION** **8-SR-08-F**
South side of S. Mall Road, south of East Towne Road, Council District 4.
- 19. DOGWOOD COVE** **8-SV-08-F**
Northwest side of Dogwood Drive, northeast of Wright's Ferry, Commission District 4.
- 20. JOHNSTONE UNIT 2** **8-SZ-08-F**
At the terminus of Calvert Lane, west of Havenstone Lane, Commission District 7.
- P 21. FINAL PLAT OF HAYNES PROPERTY** **8-SGG-08-F**
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.
- 22. MANIS PROPERTY** **9-SA-08-F**
Southeast intersection of Dutchtown Rd and Manis Ln, Commission District 5.

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| 23. | <u>CHARLES MCDANIEL ESTATE</u>
Southwest side of Boruff Rd, northwest of Chauvin Ln, Commission District 8. | 9-SB-08-F |
| 24. | <u>SWAN FAMILY LIMITED PARTNERSHIP RESUBDIVISION</u>
Corner of Cogdill Rd and Dutchtown Rd, Council District 2. | 9-SC-08-F |
| 25. | <u>GOUFFON BASEBALL TRAINING FACILITY</u>
Amherst Rd west of Jackson Rd, Council District 3. | 9-SD-08-F |
| 26. | <u>BETTY SURE YOUNG PROPERTY</u>
North side of Trout Rd, southwest of Roberts Rd, Commission District 8. | 9-SE-08-F |
| 27. | <u>BORIGHT'S FORESTDALE ADDITION</u>
Northeast side of Brunswick St, northwest of Forestdale, Council District 5. | 9-SF-08-F |
| 28. | <u>RIVERVIEW CHILHOWEE HILLS ADDITION
RESUBDIVISION OF LOTS 16-23</u>
Southwest intersection of Pocahontas Dr and Seminole Rd, Council District 4. | 9-SG-08-F |
| 29. | <u>WILDWOOD GARDENS PHASE IV</u>
Liverpool Lane at Remagen Lane, Commission District 9. | 9-SH-08-F |
| 30. | <u>CLAYTON CROOKS PROPERTY LOT 2</u>
North side of Salem Church Rd, west of Foust Hollow Rd, Commission District 8. | 9-SI-08-F |
| P 31. | <u>COGDILL PROPERTY</u>
North side of Sevierville Pike, north end of Basilfield Dr, Commission District 9. | 9-SJ-08-F |
| 32. | <u>WOODLAND SPRINGS RESUBDIVISION</u>
South side of Frog Pond Ln, east side of Shade Tree Ln, Commission District 5. | 9-SK-08-F |
| 33. | <u>WALKERS RESERVE PHASE I</u>
North side of Karns Valley Dr at Wavetree Dr, Commission District 8. | 9-SL-08-F |
| 34. | <u>HUNTER ESTATES RESUBDIVISION OF LOTS 61-63 AND
COMMON AREA</u>
Snyder Rd at Hunters Green Rd, Commission District 6. | 9-SM-08-F |

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- 35. RICKERMAN PROPERTY** **9-SN-08-F**
West of Greenwell Dr, southwest of Walker Rd, Commission District 7.
- 36. TYLER'S GATE VILLAS** **9-SO-08-F**
Heiskell Rd just west of Copeland Dr, Commission District 7.
- P 37. PART REALTY & TRUST COMPANY RESUBDIVISION** **9-SP-08-F**
Northshore Drive at B Drive, Council District 2.
- 38. BOULDER POINT PHASE I** **9-SQ-08-F**
Northwest side of Stanley Rd, southwest of Clinton Hwy, Commission District 6.
- 39. ROBERT W. & LORA J. JOHNSON PROPERTY RESUBDIVISION OF LOTS 1-3** **9-SR-08-F**
Northwest side of Maloney Ro at the southwest side of Belt Rd, Commission District 9.
- 40. TN SOUTHERN HIGHLANDS** **9-SS-08-F**
Southwest corner of E. Emory Rd and S. Tazewell Pike, Commission District 8.
- 41. HARRISON KEEPE RESUBDIVISION OF LOT 20R1** **9-ST-08-F**
South side of Bent River Blvd., east of Houser Rd, Commission District 4.
- 42. W. M. MOORE ESTATE** **9-SU-08-F**
Western Ave. at Tennessee Ave., Council District 3.
- 43. OVERTON PROPERTIES** **9-SV-08-F**
South side of Overton Lane, east of Central Avenue Pike, Commission District 6.
- 44. MIDDLEBROOK PIKE UNITED METHODIST CHURCH RESUBDIVISION** **9-SW-08-F**
Southeast intersection of Middlebrook Pike and Vanosdale Rd, Council District 2.

Rezoning and Plan Amendment/Rezoning:

- 45. 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).

- 46. ROBERT PRYOR**
Southwest side Pennell Ln., northwest of Oak Ridge Hwy.,
Commission District 6.
- a. Northwest County Sector Plan Amendment** **7-A-08-SP**
From LDR (Low Density Residential) & STPA (Stream Protection
Area) to C (Commercial) & STPA (Stream Protection Area).
- b. Rezoning** **7-H-08-RZ**
From RA (Low Density Residential) to CA (General Business).
- 47. JAMES R. GENTRY (REVISED)**
Northwest and southeast sides Ball Camp Pike, northeast of
Bakertown Rd., Commission District 6.
- a. Northwest County Sector Plan Amendment** **8-A-08-SP**
From LDR (Low Density Residential) to C (Commercial) and MDR
(Medium Density Residential).
- b. Rezoning** **8-C-08-RZ**
From A (Agricultural) & RA (Low Density Residential) to PC
(Planned Commercial) & PR (Planned Residential).
- 48. DICK BALES** **8-D-08-RZ**
Northwest side E. Governor John Sevier Hwy., southwest of Old
French Rd., Commission District 9. Rezoning from A (Agricultural)
to PR (Planned Residential).
- 49. 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).
- 50. CHARLES PILGRIM**
- West side Ebenezer Rd., south of Bluegrass Rd., Commission
District 4.
- a. Southwest County Sector Plan Amendment** **8-C-08-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection
Area) to O (Office) and SLPA (Slope Protection Area).
- b. Rezoning** **8-F-08-RZ**
From PR (Planned Residential) to OB (Office, Medical, and Related
Services).

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- 51. SITE INC.**
Southeast side Dixon Springs Ln., southwest of E. Emory Rd., Commission District 7.
a. North County Sector Plan Amendment **8-G-08-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
b. Rezoning **8-L-08-RZ**
From A (Agricultural) / F (Floodway) to PR (Planned Residential) / F (Floodway).
- 52. TENNESSEE INVESTMENTS, LLC**
West side Fretz Rd., north of Hatmaker Ln., Commission District 6.
a. Northwest County Sector Plan Amendment **8-H-08-SP**
From A/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).
b. Rezoning **8-M-08-RZ**
From A (Agricultural) to PR (Planned Residential).
- P 53. 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.
- 54. EARL SMITH**
North side Middlebrook Pike, south and west of Grassy Meadow Blvd., Commission District 6.
a. Northwest County Sector Plan Amendment **9-A-08-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to O (Office) & SLPA (Slope Protection Area).
b. Rezoning **9-A-08-RZ**
From PR (Planned Residential) to OA (Office Park).
- 55. ROB SANDERS** **9-B-08-RZ**
Northwest side Lexington Dr., southwest of Cogdill Rd., Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to CB (Business and Manufacturing) / TO (Technology Overlay).

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- 56. J.L. TURNER** **9-C-08-RZ**
North side Ebenezer Oaks Ln., east of Ebenezer Rd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).
- 57. BENCHMARK ASSOCIATES, INC.** **9-D-08-RZ**
Northwest side Westland Dr., southwest of Craig Rd., Council District 2. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

Uses on Review:

- P 58. BYRD & COOPER ARCHITECTS BARRY BYRD** **8-E-08-UR**
Southeast side of Old Maynardville Pike, southeast of Cline Rd. Proposed use: Dog kennel in A (Agricultural) District. Commission District 8.
- 59. HARDIN VALLEY, LLC.** **8-K-08-UR**
Southwest side of Iron Gate Blvd., southeast of Hardin Valley Rd. Proposed use: Office park and restaurant in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- 60. ALBERTO & GINNER MONROY** **9-A-08-UR**
Southwest side of N. Cherry St., northwest side of Jefferson Ave. Proposed use: Restaurant in C-1 (Neighborhood Commercial) District. Council District 6.
- 61. JASON CRIPPEN** **9-B-08-UR**
Northeast side of Andersonville Pike, south side of Ellis Ln. Proposed use: Self storage facility limited to the outdoor storage of vehicles and boats in CR (Rural Commercial) District. Commission District 8.

Other Business:

- 62. Consideration of extension of concept plan for South Oak Subdivision, Phase 2 (File No. 9-SE-06-C).** **9-A-08-OB**
- 63. Consideration of appeal by Teresa Johnson, applicant, of Infill Housing Design Review Committee denial of Certificate of Appropriateness for installing a parking pad in the front yard at 315 E Springdale Ave.** **9-B-08-OB**

Adjournment

Agenda Item No.

MPC File No.

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>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>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>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>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>Agenda Item No.</u>	MPC File No.
<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>COPPERLEAF</u> Northeast side of Heiskell Rd, northwest of E. Copeland Dr, Commission District 7.	9-SO-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>DEWAYNE WHITT PROPERTY</u> North side of Wood Road, northeast of Majors Road, Commission District 8.	11-SW-07-F
<u>NATALIE ROBINSON PROPERTY</u> Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.	12-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). b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).	6-H-06-SP 6-S-06-RZ
<u>FLENNIKEN HOUSING, L.P.</u> 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).	7-L-08-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

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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