AGENDA
July 10, 2008
1:30 P.M. ◇ Main Assembly Room ◇ City County Building

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

* 2. APPROVAL OF JULY 10, 2008 AGENDA

* 3. APPROVAL OF JUNE 12, 2008 MINUTES

4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

   Items to be automatically Postponed (Indicated with P)
   Items to be voted on to be Postponed (Indicated with P)
   Items to be automatically Withdrawn (Indicated with W)
   Items to be voted on to be Withdrawn (Indicated with W)
   Items to be voted on to be Tabled (Indicated with T)
   Items to be voted on to be Untabled (Indicated with 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 creating a new Residential/Office District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods.
6. **METROPOLITAN PLANNING COMMISSION**
Amendments to the City of Knoxville Zoning Ordinance reorganizing Article 4 (Specific Zoning Districts) and Article 7 (Administration and Enforcement).

7. **KNOX COUNTY COMMISSION**
Amendments to the Knox County Zoning Ordinance to reorganize Industrial permitted uses.

8. **METROPOLITAN PLANNING COMMISSION**
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 26, D-1 Downtown Design Overlay District, requiring a Certificate of Appropriateness for demolitions and adding staff approvals for demolitions.

**Alley or Street Closures:**

9. **GERDAU AMERISTEEL**
Request closure of Unnamed alley between Badgett Dr. and southwest boundary line of parcels 081PP008 and 081PP024, Council District 5.

10. **GERDAU AMERISTEEL**
Request closure of Badgett Dr. between Louisiana Ave. and eastern boundary line of parcels 094AA00101 and 081PP001, Council District 5.

11. **GERDAU AMERISTEEL**
Request closure of Louisiana Ave. between Sherman St. and southwest terminus at railroad tracks, Council District 5.

12. **GERDAU AMERISTEEL**
Request closure of Tennessee Ave. between Western Ave. and Schofield St., Council District 5.

13. **CITY OF KNOXVILLE**
Request closure of E Church Ave. between northern strip of right-of-way west of S. Hall of Fame Dr and east side of James White Parkway, Council District 6.

**Street or Subdivision Name Changes:**
None

**Plans, Studies, Reports:**
14. **METROPOLITAN PLANNING COMMISSION**
   
   Amend the **Major Road Plan** to change Loves Creek Road, north of Millertown Pike to a major collector. (City and County approval required.) Council District 4 and Commission District 2.

**Concepts/Uses on Review:**

15. **STONEY POINT FARM - STONEY POINT FARM, LLC**
   
   a. Concept Subdivision Plan
   South side of S. Northshore Dr., southwest of Nolina Rd., Commission District 5.

   b. Use On Review
   Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

16. **CASTLE PINES, REVISED**
   

17. **TWILIGHT AT RIVER ISLAND - DAMON A. FALCONNIER**
   
   a. Concept Subdivision Plan
   East side of Kelly Ln., south of Kodak Rd., Commission District 8.

   b. Use On Review
   Proposed use: Residential subdivision in PR (Planned Residential) District.

**Final Subdivisions:**

18. **DEWAYNE WHITT PROPERTY**
   
   North side of Wood Road, northeast of Majors Road, Commission District 8.

19. **GOOSE LANDING RESUBDIVISION OF LOT 3**
   
   Southwest side of W. Gallaher Ferry Road northwest of Hickory Creek Road, Commission District 6.

20. **SCRIPPS CAMPUS**
   
   North of Sherrill east of Pellissippi, west of Cedar Bluff, Council District 2.

21. **FURROW-HOLROB DEVELOPMENT LLC TRACT A**
   
   West of Cogdill Rd, north side of Interstates 40/75, Council District 2.
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
<th>Item Description</th>
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</thead>
<tbody>
<tr>
<td>P 22.</td>
<td>6-SA-08-F</td>
<td>MICHAEL E &amp; PATRICIA A STINNETT PROPERTY RESUBDIVISION OF LOT 3 Northwest side of Mary Lay Lane, southwest of N. Wooddale Road, Commission District 8.</td>
</tr>
<tr>
<td>23.</td>
<td>6-SD-08-F</td>
<td>3812 WESTERN AVENUE Southeast intersection of Western Avenue and Sanderson Road, Council District 3.</td>
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<tr>
<td>24.</td>
<td>7-SA-08-F</td>
<td>STERLING LANCE PROPERTY RESUBDIVISION OF LOT 2 Southeast side of S. Middlebrook Pike, northeast of Knott Road, Council District 2.</td>
</tr>
<tr>
<td>25.</td>
<td>7-SB-08-F</td>
<td>CHARLES BROWN PROPERTY North side of Valley View Drive, east side of Knox Lane, Council District 4.</td>
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<tr>
<td>26.</td>
<td>7-SC-08-F</td>
<td>FOUNTAIN CITY COMPANY'S ADDITION RESUBDIVISION OF LOTS 16 &amp; 17 East side of Campus Lane, northeast of Gresham Road, Council District 4.</td>
</tr>
<tr>
<td>27.</td>
<td>7-SD-08-F</td>
<td>MARTHA WASHINGTON HEIGHTS RESUBDIVISION OF LOTS 30-32 Southwest intersection of Saratoga Drive and Yorktown Road, Commission District 9.</td>
</tr>
<tr>
<td>28.</td>
<td>7-SE-08-F</td>
<td>HARRISON SPRINGS UNIT 3 Northeast end of Harrison Springs Lane, northeast of Schaeffer Road, Commission District 6.</td>
</tr>
<tr>
<td>29.</td>
<td>7-SF-08-F</td>
<td>PARK WEST PLASTIC SURGERY Northwest intersection of Park West Blvd. and Park 40 North Blvd., Commission District 5.</td>
</tr>
<tr>
<td>30.</td>
<td>7-SG-08-F</td>
<td>BALL CAMP COMMERCIAL PARTNERS North side of Ball Camp Pike at Schaad Road, Commission District 6.</td>
</tr>
<tr>
<td>31.</td>
<td>7-SH-08-F</td>
<td>NORTHPOINTE RESUBDIVISION OF LOTS 13-16 Terminus of Rival Lane, Commission District 7.</td>
</tr>
<tr>
<td>W 32.</td>
<td>7-SI-08-F</td>
<td>NMC PROPERTIES LLC RESUBDIVISION OF LOT 1 Southeast side of Fairmont Blvd., northeast side of Avondale Avenue, Council District 4.</td>
</tr>
</tbody>
</table>
33. **HICKORY CREEK DEVELOPMENT**  
Northwest side of El Camino Lane, west of Everett Road, north of I-40, Commission District 6.

34. **COLONIAL FOREST RESUBDIVISION OF LOTS 2-4 & COLONIAL PARK ADDITION RESUB. OF PART OF LOTS 5 & 11**  
Northeast intersection of S. Northshore Drive and Craig Road, Council District 6.

35. **MCNEIL & HANKINS RESUBDIVISION OF LOTS 2 & 3 BLOCK A**  
West side of Stewart Street, southwest of Alexander Street, Council District 4.

36. **BLUE HERON POINTE**  
Southeast side of Westland Drive, southwest of S. Northshore Drive, Commission District 5.

37. **GREYSTONE SUMMIT**  
West of Solway Road, south of Same Lee Road, Commission District 6.

38. **DOGWOOD GARDENS CONDOMINIUMS**  
Northwest side of Highland Drive, southwest of Elizabeth Road, Council District 5.

**Rezonings and Plan Amendment/Rezonings:**

39. **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).

40. **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**  
      From LDR (Low Density Residential) & STPA (Stream Protection Area) to LI (Light Industrial) & STPA (Stream Protection Area).
   
   b. **Rezoning**  
      From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway).

41. **S & E PROPERTIES, LLC**  
<table>
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<tr>
<th>Agenda Item No.</th>
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<tbody>
<tr>
<td>a. Northwest County Sector Plan Amendment</td>
<td>6-B-08-SP</td>
<td>From LDR (Low Density Residential) to C (Commercial).</td>
</tr>
<tr>
<td>b. Rezoning</td>
<td>6-E-08-RZ</td>
<td>From A (Agricultural) to CA (General Business).</td>
</tr>
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</table>

42. **HARDIN VALLEY TWO, LLC**  
South side Hardin Valley Rd., west of Westcott Blvd., Commission District 6.  
**a. Northwest County Sector Plan Amendment**  
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).  
**b. Rezoning**  
From PR (Planned Residential) to PC (Planned Commercial).  

43. **SUNDOWN PROPERTIES**  
**a. North County Sector Plan Amendment**  
From MDR (Medium Density Residential) & O (Office) to C (Commercial).  
**b. Rezoning**  
From A (Agricultural) to CA (General Business).  

44. **TYLER FARRIS**  
Southeast side Yarnell Rd., northeast of Carmichael Rd., Commission District 5.  
**a. Northwest County Sector Plan Amendment**  
From A/RR (Agricultural/Rural Residential) to HI (Heavy Industrial).  
**b. Rezoning**  
From A (Agricultural) to I (Industrial).  

45. **KELLY NICHOLS**  

46. **PRIORITY HEALTHCARE SERVICES OF TENNESSEE**  
Northeast side Liberty St., northwest of Middlebrook Pike, Council District 3.  
**a. One Year Plan Amendment**  
From LI (Light Industrial) to MU (Mixed Uses) (O, MDR).
### Agenda Item No. 47. RODDY KIRBY
Southeast side Robinson Rd., southwest of Dana Ln., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).

### Agenda Item No. 48. STEPHEN T. BLANKENSHIP
South side Chambliss Ave., west side Lebanon St., Council District 2. Rezoning from R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

### Agenda Item No. 49. HOUND DOG INVESTMENTS
East side Fox Rd., north of Donovan Ln., Commission District 5. Rezoning from A (Agricultural) to OB (Office, Medical, and Related Services).

### Agenda Item No. 50. GERDAU AMERISTEEL
East side Mynderse Ave., north of Western Ave., Council District 5.

#### a. One Year Plan Amendment
From LI (Light Industrial), P (Public Institution) and MDR (Medium Density Residential) to HI (Heavy Industrial).

#### b. Rezoning
From I-2 (Restricted Manufacturing and Warehousing) & R-2 (General Residential) to O-1 (Office, Medical, and Related Services).

### Agenda Item No. 51. GERDAU AMERISTEEL
Northwest side Louisiana Ave., southwest side Sherman St., northeast side Badgett Dr., Council District 5.

#### a. One Year Plan Amendment
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

#### b. Rezoning
From R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) to I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay).

### Agenda Item No. 52. ROBERT PRYOR

#### a. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).
b. Rezoning
From RA (Low Density Residential) to CA (General Business).

53. **TODD KENNEDY**

54. **JOHN HANCOCK**
Southeast terminus of Lyngate Blvd., southeast of W. Beaver Creek Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

55. **SHAN WILCOX**
Northeast side Western Ave., northwest of John May Dr., Council District 3. Rezoning from O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).

56. **FLENNIKEN HOUSING, L.P.**
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).

57. **THE KROGER CO.**
Southwest side N. Broadway, northeast side Knox Rd., Council District 5. Rezoning from SC-1 (Neighborhood Shopping Center) to PC-1 (Retail and Office Park).

58. **DAVID JETTON**
North side Gleason Dr., southwest of Java Way, Commission District 5. Rezoning from PR (Planned Residential) @ 4 du/ac to PR (Planned Residential) @ 5 du/ac.

59. **JAMES R. CHRISTOPHER**
East side Morrell Rd., north of Queensbury Dr. Council District 2. One Year Plan Amendment from LDR (Low Density Residential) to O (Office).

Uses on Review:

60. **WIRELESS PROPERTIES, LLC.**
61. **MACKEY BROWNLEE**
Southeast side of S. Middlebrook Pike, southeast of Knott Rd.

62. **COTTAGES AT GOVERNOR'S LANDING**
Northwest side of E. Gov. John Sevier Hwy., southwest of Holbert Ln.

**Other Business:**

63. **Consideration of Extension of concept plan for I-40/I-75 Business Park, File No. 8-SB-06-C.**

64. **Consideration of two-year extension of concept plan for 7-SC-06-C and 7-D-06-UR.**

65. **Consideration of Fiscal Year 2008-09 Revenue and Expenditure Budget - 1st Amendment.**

66. **Consideration of Amendment to the City of Knoxville Downtown Design Review Board Administrative Rules and Procedures adding staff approvals for demolitions.**

67. **Consideration of Amendments to the Downtown Knoxville Design Guidelines adding a Demolition and Removal of Building Features section, a Promenade District for signs, and other modifications.**

**Adjournment**

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

- **KNOX COUNTY ZONING ORDINANCE AMENDMENT**
  Definitions and development standards for adult oriented establishments, including, but not limited to, bookstores and motion picture theaters, and changes to related sections

- **KNOX COUNTY SCHOOLS**
  Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

- **HABITAT FOR HUMANITY**
  Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1.
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<tr>
<td>LAKEVIEW POINT</td>
<td>1-SC-05-C</td>
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<tr>
<td>West side of Fredonia Rd., north of Merchant Dr., Council District 3.</td>
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<td>ROSEBAY PLACE</td>
<td>8-SB-05-C</td>
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<td>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES &amp; CONSTRUCTION</td>
<td>1-SG-08-C</td>
</tr>
<tr>
<td>a. Concept Subdivision Plan</td>
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<tr>
<td>Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.</td>
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<tr>
<td>b. Use On Review</td>
<td>1-J-08-UR</td>
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<tr>
<td>Proposed use: Attached residential subdivision in PR (Planned Residential) District.</td>
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<tr>
<td>WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R</td>
<td>1-SF-04-F</td>
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<td>HATAUB SUBDIVISION</td>
<td>6-SY-05-F</td>
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<tr>
<td>HILL PROPERTY</td>
<td>4-SG-06-F</td>
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<tr>
<td>EMORY PLACE</td>
<td>4-SX-06-F</td>
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<td>Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.</td>
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<td>VARNELL PROPERTY ON DERRIS DRIVE</td>
<td>5-SP-06-F</td>
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<td>North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.</td>
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<td>PROPERTY OF J. RONALD SCHOOLCRAFT, JR.</td>
<td>7-SU-06-F</td>
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<td>COPPERLEAF</td>
<td>9-SO-07-F</td>
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<td>Northeast side of Heiskell Rd, northwest of E. Copeland Dr, Commission District 7.</td>
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<tr>
<td>RESUB. OF PART OF THE BEREAN BIBLE CHURCH PROPERTY AND UNPLATTED PROPERTY</td>
<td>10-SC-07-F</td>
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### Agenda Item No. 11-SQ-07-F
**BEACON PARK PHASE I**  
South end of Chandler Road at Rogers Island Road, Commission District 5.

### Agenda Item No. 12-SQ-07-F
**NATALIE ROBINSON PROPERTY**  
Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.

### Agenda Item No. 4-H-06-PA
**NORMAN SHAW**  

### Agenda Item No. 6-H-06-SP
**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).
- b. Rezoning From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

### Agenda Item No. 6-S-06-RZ
**REVEIZ CUSTOM HOMES, LLC**  

### Agenda Item No. 11-J-07-UR
**LISA HOSKINS**  