AGENDA
May 11, 2006

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 11, 2006 AGENDA

* 3.  APPROVAL OF APRIL 13, 2006 MINUTES

4.  POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS

   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   Items to be automatically Withdrawn (Indicated with W)
   Items to be voted on to be Withdrawn (Indicated with W)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. 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  5-A-06-0A
Amendment to the Minimum Subdivision Regulations dealing with the required copies for plat certification.

6.  METROPOLITAN PLANNING COMMISSION  5-B-06-0A
Amendments to the Knoxville Zoning Ordinance dealing with parking requirements for retail establishments, beauty and barber shops.
Alley or Street Closures:

7. **ARNOLD G. COHEN, TRUSTEE**
   
   Request closure of Chester Ave. between Dailey Street, easterly
   and Williams Creek, Council District 5.

8. **STANLEY F. HAMILTON**
   
   Request closure of Carl Street between West right-of-way of E.
   Inskip Dr. and Deadend (Approximately 235 feet), Council District
   5.

9. **POST LEASING & SALES**
   
   Request closure of Hopkins Ave. between Unnamed right-of-way
   on the west side of parcel 5 and deadend, Council District 3.

Street or Subdivision Name Changes:

10. **ETHICS CONSTRUCTION COMPANY, LLC**
    
    Change Charred Barrel Way to 'Woodford Bend Way' between
    Woody Dr. and deadend, Commission District 5.

11. **KNOX COUNTY EMERGENCY COMMUNICATIONS**
    
    Change Unnamed Easement to 'Duncan Farm Way' between
    Duncan Rd. and deadend, Commission District 4.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

12. **N. CAMPBELL STATION ROAD DEVELOPMENT - S & E PROPERTIES**

    a. **Concept Subdivision Plan**
    
    East side of N. Campbell Station Rd., south of Yarnell Rd. north
    of Black Rd., Commission District 5.

    b. **Use On Review**
    
    Proposed use: Detached Single-family Subdivision in PR
    (Planned Residential) Pending District.

13. **RIVER VIEW MEADOWS - COBIA PROPERTIES**

    a. **Concept Subdivision Plan**
    
    South side of Rutledge Pk., east side of Ellistown Rd.,
    Commission District 8.
14. **WESTPOINTE - JIM SULLIVAN**
   a. **Concept Subdivision Plan**

   b. **Use On Review**
      Proposed use: Detached single-family subdivision in PR (Planned Residential) District.

15. **WOOD CREEK SOUTH - OAKLEIGH, GP**
    a. **Concept Subdivision Plan**
       North side of Tipton Station Rd., east of Twin Creek Rd., Commission District 9.

    b. **Use On Review**
       Proposed use: Detached single-family subdivision in PR (Planned Residential) Pending District.

16. **MPM DEVELOPMENT ON DRY GAP PIKE - MPM DEVELOPMENT**
    a. **Concept Subdivision Plan**

    b. **Use On Review**
       Proposed use: Two-family dwelling subdivision in RP-1 (Planned Residential) District.

17. **M & M PARTNERS ON N CAMPBELL STATION ROAD - M & M PARTNERS**
    a. **Concept Subdivision Plan**
       Northeast side of N. Campbell Station Rd., east side of Black Rd., Commission District 5.

    b. **Use On Review**
       Proposed use: Detached single-family subdivision in PR (Planned Residential) Pending District.

18. **BAKERTOWN VILLAGE - JOE TOUCHTON**
    a. **Concept Subdivision Plan**
b. **Use On Review**
   Proposed use: Detached single family subdivision in PR (Planned Residential) District.

19. **HERITAGE PLACE - H.R. DAVIS**
   a. **Concept Subdivision Plan**

   b. **Use On Review**
      Proposed use: Attached single family residential subdivision in PR (Planned Residential) pending District.

20. **BEACON PARK - SCHAAD PROPERTIES**
   a. **Concept Subdivision Plan**
      Southwest side of Chandler Ln., south side of Rogers Island Ln., southwest of S. Northshore Dr., Commission District 5.

   b. **Use On Review**
      Proposed use: Attached and detached residential development in PR (Planned Residential) District.

21. **WESTMONT COURT - EAGLE BEND REALTY**
   a. **Concept Subdivision Plan**
      South side of Westland Dr., south end of Montacres Ln., Commission District 4.

   b. **Use On Review**
      Proposed use: Detached single-family subdivision in PR (Planned Residential) & PR (Planned Residential) pending District.

22. **DANTE COURT - JIM SULLIVAN**
   a. **Concept Subdivision Plan**

   b. **Use On Review**
      Proposed use: Detached single-family subdivision in PR (Planned Residential) Pending District.

23. **CHESNEY HILLS - CHESNEY HILLS PARTNERSHIP**
   a. **Concept Subdivision Plan**
b. **Use On Review**  
Proposed use: Detached single family subdivision in PR (Planned Residential) pending & A (Agricultural) District.

24. **WITHDRAWN PRIOR TO PUBLICATION**

**Final Subdivisions:**

25. **W. M. MCNEELY ADDITION**  
Northwest side of Cecil Ave, southwest of Citrus St, Council District 2.

26. **TAYLOR'S VIEW, PHASE II**  
At terminus of Taylor's View Ln south east of Meredith Rd, Commission District 6.

27. **KNOXVILLE HEALTH CARE CENTER**  
Northeast corner of 22nd and Laurel Ave., Council District 1.

28. **BROWNING PROPERTY, RESUB. OF LOTS 1R-1, 2R-2, 3R, & 4R**  

29. **HILL PROPERTY**  

30. **EMORY PLACE**  
Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.

31. **WILLIAM JONES PROPERTY**  
Northeast side of Norman Lane, north of Copeland Road, Commission District 7.

32. **CRIPPEN PARK, UNIT 2**  
Southeast side of Crippen Road, southwest of Doris Circle, Commission District 7.

33. **CENTURY PARK, PHASE II, RESUBDIVISION OF LOT 3**  
Dutchtown Road at Sherrill Blvd., Council District 2.

34. **H. W. SWAN ADDITION TO KNOXVILLE**  
East side of Tennessee River, west of Cherokee Trail, north side of Scottish Pike, Council District 1.
35. **BILLY RAY & RUBY FLYNN PROPERTY**
Southeast side of Pilgrim Lane, northwest of Clear Springs Road, Commission District 8.

36. **SAMUEL EUGENE BRUNER PROPERTY**
Northeast side of Clear Springs Road, northeast of Pilgrim Lane, Commission District 8.

37. **WHISPER RIDGE, UNIT 1, RESUB. OF LOTS 1-4**
Intersection of Maloneyville Road and Whisper Ridge Lane, Commission District 8.

38. **SWAN & MABRY ADDITION**
Walnut Street at Union Avenue, Council District 6.

39. **PARK REALTY & TRUST CO., SECOND UNIT, RESUB. OF LOTS 9-11**
Northeast side of Letterman Road, southeast of Echo Drive, Council District 2.

40. **GROVE HEIGHTS, RESUB. OF LOTS 55 & 56**
Southwest side of Liberty Street, southeast side of Knott Avenue, Council District 6.

41. **STRATFORD PARK**
Northwest side of Dry Gap Pike, northeast of Nature Lane, Commission District 7.

42. **STRATFORD PARK, UNIT 2**
West of Dry Gap Pike, southwest of Jim Sterchi Road, Council District 5.

43. **SHANNON VALLEY FARMS, UNIT 4B**
Northwest side of Shannon Valley Dr., northeast side of Murphy Rd., Commission District 7.

44. **HAAS HAUS LLC PROPERTY**

45. **HUNTCREST**
Southeast side of Ball Road, northeast of Lobetti Road, northwest of Ball Camp Pike, Commission District 6.
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P 46.</strong> VARNELL PROPERTY ON DERRIS DRIVE</td>
<td>5-SP-06-F</td>
</tr>
<tr>
<td>North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.</td>
<td></td>
</tr>
<tr>
<td><strong>47.</strong> VILLAS OF SADDLEBROOKE</td>
<td>5-SQ-06-F</td>
</tr>
<tr>
<td>Northwest terminus of Saddlebrooke Drive, northwest side of Wedgewood Drive, Commission District 7.</td>
<td></td>
</tr>
<tr>
<td><strong>48.</strong> WHELAHAN FARM, UNIT 1</td>
<td>5-SR-06-F</td>
</tr>
<tr>
<td>South side of Babelay Road, east of Washington Pike, Commission District 8.</td>
<td></td>
</tr>
<tr>
<td><strong>49.</strong> HEARTHWOOD PROPERTIES, LLC</td>
<td>5-SS-06-F</td>
</tr>
<tr>
<td>North side of Middlebrook Pike, southwest of Sanderson Road, Council District 3.</td>
<td></td>
</tr>
<tr>
<td><strong>50.</strong> NICK WHITE ADDITION, RESUB. OF LOTS 1 &amp; 2</td>
<td>5-ST-06-F</td>
</tr>
<tr>
<td>Northeast intersection of Velma Drive and Warlex Road, Commission District 7.</td>
<td></td>
</tr>
<tr>
<td><strong>51.</strong> JODY RUSH PROPERTY</td>
<td>5-SU-06-F</td>
</tr>
<tr>
<td>East side of Dodson Road, south of Hodges Ferry Road, Commission District 9.</td>
<td></td>
</tr>
<tr>
<td><strong>52.</strong> DEVANSHIRE, UNIT IV</td>
<td>5-SV-06-F</td>
</tr>
<tr>
<td>Southeast side of Lovell Road, northeast of Pellissippi Parkway, Commission District 6.</td>
<td></td>
</tr>
<tr>
<td><strong>53.</strong> THE CHARLES BENSON PROPERTY</td>
<td>5-SW-06-F</td>
</tr>
<tr>
<td>Intersection of Emory Church Road and Henderson Lane, Commission District 5.</td>
<td></td>
</tr>
<tr>
<td><strong>54.</strong> COUNTRYSIDE CENTER, LOTS 4 &amp; 7</td>
<td>5-SX-06-F</td>
</tr>
<tr>
<td>Northeast side of Countryside Center Lane, southeast of Middlebrook Pike, Commission District 6.</td>
<td></td>
</tr>
<tr>
<td><strong>55.</strong> BEAU-MONDE, PHASE II</td>
<td>5-SY-06-F</td>
</tr>
<tr>
<td>Northshore Drive at Pellissippi Parkway, Council District 2.</td>
<td></td>
</tr>
<tr>
<td><strong>56.</strong> JOHN H. LEWIS S/D, RESUB. OF PART OF TRACT 4</td>
<td>5-SZ-06-F</td>
</tr>
<tr>
<td>At the terminus of Mooreland Heights School Road, southeast of Magazine Road, Council District 1.</td>
<td></td>
</tr>
<tr>
<td><strong>P 57.</strong> MOUNTAIN LAKE</td>
<td>5-SAA-06-F</td>
</tr>
<tr>
<td>East side of Bell Road, south of Brackett Road, Commission District 8.</td>
<td></td>
</tr>
</tbody>
</table>
58. **WILLIFORD, UNIT 1**  
South side of Bluegrass Road, east of Cheney Road, Commission District 8.

59. **RICHLAND ADDITION, RESUB. OF LOTS 6-11**  
Northwest side of Duncan Road, west of Polkwright Lane, Commission District 4.

60. **PINE GROVE, RESUB. OF LOTS 1-40**  
Southwest side of Pine Grove Road, northwest of Strawberry Plain Pike, Commission District 8.

61. **PROPERTY OF MCNABB AND THE CHEROKEE COUNTY**  
Northwest side of Lyons View Pike, northeast of Grandview Drive, Council District 2.

62. **LOVELL SPRINGS BUSINESS PARK, UNIT 1**  
West side of Dalen Lane, south of Gilbert Drive, Commission District 5.

**Rezonings and Plan Amendment/Rezonings:**

63. **SHELIA PROFFITT**  
  a. **One Year Plan Amendment**  
     From MDR (Medium Density Residential) to O (Office).

  b. **Rezoning**  
     From RP-1 (Planned Residential) to O-1 (Office, Medical, and Related Services).

64. **C & C PROPERTIES**  
Southeast side Salem Church Rd., south of Brownlow Rd., Commission District 8.  
Rezoning from A (Agricultural) and CB (Business and Manufacturing) to RA (Low Density Residential).

65. **CONI HEIDLE**  
Rezoning from LI (Light Industrial) & F (Floodway) to CB (Business and Manufacturing) & F (Floodway).
66. **HAROLD T. FOSTER**
Southeast side Snyder Rd., northeast side Kelley Farm Way, Commission District 5. Rezoning from A (Agricultural) to RA (Low Density Residential).

67. **STERNBERG & STEPHENS PROPERTIES, LLC**
Southeast side W. Emory Rd., northeast of Gill Rd., Commission District 7. Rezoning from TC (Town Center) to TC (Town Center) / HZ (Historic Overlay) and design guidelines.

68. **ACCURATE DEVELOPMENT CORP**
Southwest side Byington-Solway Rd., southeast side Higdon Dr., south of Oak Ridge Hwy., Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).

69. **UNDERWOOD BROTHERS PROPERTIES, INC.**

70. **DWIGHT A. COLLINS**
   a. **Northeast County Sector Plan Amendment**
      From A/RR (Agricultural/Rural Residential) to C (Commercial).
   b. **Rezoning**
      From A (Agricultural) to CA (General Business).

71. **BABELAY FARM, LLC VICTOR JERNIGAN**
Southeast side McCampbell Dr., northwest of Washington Pike, Commission District 7.
   a. **North City Sector Plan Amendment**
      From A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).
   b. **Rezoning**
      From PR (Planned Residential) to RB (General Residential).

72. **LANDMARK PROPERTIES**
South side Cherokee Trail, west side Edington Rd., Commission District 9.
a. **South County Sector Plan Amendment**
   From LDR (Low Density Residential), PI (Public Institutional) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).

b. **Rezoning**
   From A (Agricultural), PR (Planned Residential) & RA (Low Density Residential) to PR (Planned Residential).

73. **C.F. BAKER, JR.**
Northeast side Middlebrook Pike, northwest of Hoyle Beals Dr., Commission District 6.

   a. **Northwest County Sector Plan Amendment**
      From LDR (Low Density Residential) to C (Commercial).

   b. **Rezoning**
      From A (Agricultural) to CA (General Business).

74. **BUDDY DANIELS**
Northwest side Maynardville Pike, northeast of Old Maynardville Pike, Commission District 7.

   a. **North County Sector Plan Amendment**
      From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

   b. **Rezoning**
      From A (Agricultural) to CB (Business and Manufacturing).

75. **MIKE REESE**
Southeast side Asbury Rd., southwest of E. Governor John Sevier Hwy., Commission District 8. Rezoning from A (Agricultural) to CB (Business and Manufacturing) and CA (General Business).

76. **WILLIAM AND PATRICIA STARRIT**

77. **JIM DOSS / JIM PINKSTON**

   a. **Northwest County Sector Plan Amendment**
      From TP (Technology Park) to C (Commercial).
b. **Rezoning**  
From BP (Business and Technology) / TO (Technology Overlay) to PC (Planned Commercial) / TO (Technology Overlay).

78. **CORNERSTONE DEVELOPMENT, LLC**  

a. **Northwest County Sector Plan Amendment**  
From A/RR (Agricultural/Rural Residential) & SLPA (Slope Protection Area) to LDR (Low Density Residential) & SLPA (Slope Protection Area).

b. **Rezoning**  
From A (Agricultural) to PR (Planned Residential).

79. **ANDREW SMIDDY**  

80. **WAYNE TIPTON**  

81. **PAUL BEELER**  
Northwest side Pineway Cir., southeast side Rifle Range Rd., Council District 5. Rezoning from R-1 (Single Family Residential) and RP-1 (Planned Residential) to A-1 (General Agricultural).

82. **DEREK MISER / CHEROKEE RIDGE, LLC**  
Southeast side Schaad Rd., northwest side Stekoia Ln., Council District 3. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

83. **HARRY KOогLER**  
Southwest side S. Northshore Dr., southwest side Tooles Bend Rd., Commission District 4. Rezoning from PR (Planned Residential) up to 4 du/ac to PR (Planned Residential) up to 4.9 du/ac.
84.  **RN, LLC**  
Southeast side Old Maynardville Pike and Maynardville Pike, Commission District 7.  
   a.  **North County Sector Plan Amendment**  
      From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).  
   b.  **Rezoning**  
      From A (Agricultural) to CA (General Business).

85.  **KING PROPERTIES & DEVELOPMENT, LLC**  
East side Dewine Rd., north of Fleetwood Dr., Council District 3.  
Rezoning from R-1 (Single Family Residential) to RP-1 (Planned Residential).

86.  **ROBERT BURRIS**  
Rezoning from A (Agricultural) to PR (Planned Residential).

87.  **EMORY PLACE GENERAL PARTNERSHIP**  
Rezoning from A (Agricultural) to CA (General Business).

88.  **SCOTT WILLIAMS AND ASSOCIATES**  
Rezoning from A (Agricultural) to PR (Planned Residential).

89.  **CITY OF KNOXVILLE**  
Rezoning from No Zone to R-2 (General Residential) and F-1 (Floodway).

**Uses on Review:**

P 90.  **SOUTHEAST TOWERS, LLC**  
(7/13/06) Southeast side of W. Blount Ave., west of Saint Paul St.  
Proposed use: 150' monopole telecommunications tower in I-3 (General Industrial) District.  

91.  **CROSSROADS MINI STORAGE MYROU CLARK (REVISED)**  
Northeast side of Fairview Road, southeast side of Tazewell Pike.  
Proposed use: Mini Storage Facility in CA (General Business) District.  
Commission District 8.
P 92. **DONNY MEADOWS**  

P 93. **CANNON & CANNON**  

94. **FOX SPRINGS, LLC**  

95. **SPRINT PCS C/O LANNIE GREENE**  

96. **CAMPUS POINTE APARTMENTS (REVISED)**  

97. **TARA LEE SHARP**  

W 98. **BAPTIST HEALTH SYSTEM**  

99. **REVEIZ CUSTOM HOMES, LLC**  

100. **CANNON & CANNON**  
101. **JIM SULLIVAN**  
Northwest side of Old Valley View Dr., northeast of Lyons Way.  
Proposed use: Apartments in RP-1 (Planned Residential) District.  

**Other Business:**

102. Consideration of Use Determination: Used car lot in the C-4 (Highway & Arterial Commercial) and F-1 (Floodway) districts. East side S. Northshore Dr., south of Kingston Pike. Tax ID 121BG014 & 015.

103. Consideration of Staff Report for Plans of Service.

104. Consideration of FY 2007-2012 City of Knoxville Capital Improvements Program and Budget.

105. Consideration of Appeal of MPC decision to certify for recording the final plat of the Resub of Lot 13, Cartref, Block A (9-SW-05-F).

106. Consideration of Amendments to MPC's Administrative Rules & Procedures regarding required copies for plat certification and other revisions as needed.

107. Consideration of Two-year extension of concept plan for Sterchi Village, Unit IV, 6-SH-04-C.

**Adjournment**

 ******************

**Tabled Items** (Actions on Tabled items take place 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

- **DUCK COVE.**  
East side of Duck Cove Dr., south of Early Rd., Commission District 5.
U  RUFUS H. SMITH JR. & COMPANY ON BALL CAMP PIKE – NORTH SECTION – RUFUS H. SMITH JR. & COMPANY
   a. Concept Subdivision Plan
      North of Ball Camp Pike, west of Johnson Rd., Commission District 6.
   b. Use on Review

LAKEVIEW POINT
West side of Fredonia Rd., north of Merchant Dr., Council District 3.

ROSEBAY PLACE

ANDREWS POINTE - GARY ANDREWS
   a. Concept Subdivision Plan
      South side of Westland Dr., southwest of S. Northshore Dr, Commission District 5.
   b. Use On Review
      Proposed use: Detached single family subdivision in PR (Planned Residential) pending & F (Floodway) District.

W  G.S. GILL PROPERTY, RESUB OF LOT 3R1
North of Ball Camp Pk, west of Byington Solway Rd., Commission District 6.

WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R

RESUBDIVISION OF JAMES SLYMAN & B. H. NICELY PROPERTY

FARMER PROPERTY
South side of Majors Rd, east of Tell Mynatt Rd., Commission District 8.

VICTORIA'S LANDING, UNIT 3
East end of Silveredge Rd, south of Peony Dr., Commission District 8.

GLADYS M. BRASHER PROPERTY
North side of Legg Ln., northwest side of Millertown Pk., Commission District 8.
HATAUB SUBDIVISION

SHERLAKE CENTER, LOT 5
South side of Parkside Dr, west side of Hayfield Rd., Council District 2.

CITY OF KNOXVILLE
Southeast side of I-140 / Westland Dr. interchange, Rezoning from No Zone to A-1 (General Agricultural). Council District 2.

CITY OF KNOXVILLE
North side of Westland Dr., east side of I-140 interchange, Rezoning from No Zone to RP-1 (Planned Residential). Council District 2.

CITY OF KNOXVILLE
West side of I-140, south of Westland Dr., Rezoning from No Zone to A-1 (General Agricultural). Council District 2.

MICHAEL MCCLAMROCH
a. One Year Plan Amendment
   From NPD (No Plan Designation) to GC (General Commercial).
b. Rezoning
   From NZ (No Zone) to TC-1 (Town Center).

CITY OF KNOXVILLE
East side of Sherlake Ln., west side of Hayfield Rd., south of Parkside Dr., Rezoning from No Zone to C-6 (General Commercial Park). Council District 2.

SHOREWALKER PLACE, LLC

NORMAN SHAW