1. **ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**

* 2. **APPROVAL OF OCTOBER 12, 2006 AGENDA**

* 3. **APPROVAL OF SEPTEMBER 14, 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   - Items to be automatically Withdrawn (Indicated with **W**)
   - Items to be voted on to be Withdrawn (Indicated with **W**)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**

Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.51, EC Employment Center Zone, amending subsections regarding uses permitted, site development standards and administration.

**P** 6. **METROPOLITAN PLANNING COMMISSION**

Amendments to the Knox County Zoning Ordinance regarding the establishment of a new Planned Mixed Use zoning district.
City of Knoxville
Amendments to the Knoxville Zoning Ordinance adding SW-1, SW-2, SW-3, SW-4, SW-5, SW-6, and SW-7 as form-based zoning districts.

Alley or Street Closures:

Redemption Christian Center, Inc.

Michael Brady, Inc.
Request closure of Sertata Drive between Sevierville Pike east approximately 463.36 feet and parcel 109LC022, Council District 1.

Street or Subdivision Name Changes:

Knox County Emergency Communications
Change Unnamed easement to 'Coyote Canyon Way' between intersection with unnamed easement that extends from Everett Rd east and west and deadends, Commission District 6.

Knox County Emergency Communications
Change Unnamed easement to 'Hunters Hollow Way' between Everett Road and intersection with unnamed easement (Proposed Coyote Canyon Way), Commission District 6.

E-911 Emergency Management System
Change Unnamed right-of-way, portion of N Fifth Ave. and Hall of Fame Dr to 'N and S Hall of Fame Dr.' between Howard Baker, Jr. Ave. to Jackson Ave. and Jackson Ave. north to intersection with N. Broadway near Glenwood Ave., Council District 4.

Plans, Studies, Reports:
None

Concepts/Uses on Review:

Shannon Valley Farm Condominium - Southland Group, Inc.
Concept Subdivision Plan
West side of Murphy Rd., north of Summer Rose Blvd., Commission District 8.
<table>
<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
<th>MPC Agenda October 12, 2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed use: Attached single-family subdivision in PR (Planned Residential) &amp; PR (Planned Residential) Pending District.</td>
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</table>

14. **I-40 / I-75 BUSINESS PARK**  
**8-SB-06-C**

15. **COPPOCK ESTATES**  
**8-SE-06-C**

16. **TOWERING OAKS - WALT LANE**  
**a. Concept Subdivision Plan**  
**8-SG-06-C**

**b. Use On Review**  
Proposed use: Detached single-family subdivision in PR (Planned Residential) Pending District.  
**8-F-06-UR**

17. **MAPLE GARDENS - MOLLENHOUR INVESTMENT GROUP,**  
**a. Concept Subdivision Plan**  
**9-SH-06-C**

**b. Use On Review**  
Proposed use: Attached and detached single-family subdivision in RP-1 (Planned Residential) Pending District.  
**9-I-06-UR**

18. **TRENTVILLE VILLAS - MARK UNDERWOOD**  
**a. Concept Subdivision Plan**  
Northwest side of Andrew Johnson Hwy., southeast side of N. Ruggles Ferry Pk., Commission District 8.  
**10-SA-06-C**

**b. Use On Review**  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.  
**10-Q-06-UR**

19. **EMORY CENTER (FKA EMORY PLACE)**  
**10-SB-06-C**
20. CREEKHEAD WOODS - VARNER HOMES & DEVELOPMENT, LLC
   a. Concept Subdivision Plan
      West side of Bell Rd., south of Brackett Rd., Commission District 7.
   b. Use On Review
      Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

21. HARVEST GROVE PHASE ONE - WHITE MOUNTAIN LANDING DEVELOPMENT CO.
   a. Concept Subdivision Plan
   b. Use On Review
      Proposed use: Detached residential subdivision in PR (Planned Residential) pending & CA (General Business) District.

22. CAMDUN REALTY I, LLC, MONTEREY RD.

23. CAMDUN REALTY I, MURRAY DRIVE - CAMDUN REALTY
    a. Concept Subdivision Plan
       Southeast side of Murray Dr., northeast side of Wilkerson Rd., Council District 3.
    b. Use On Review
       Proposed use: Attached residential development in RP-1 (Planned Residential) District.

24. COPPOCK MEADOWS

25. HARDIN VALLEY TOWN CENTER - HARDIN VALLEY LAND PARTNERS
    a. Concept Subdivision Plan
    b. Use On Review
       Proposed use: Planned Commercial Subdivision in PC (Planned Commercial) / TO (Technology Overlay) Pending District.
26. **COOPER MEADOWS (REVISED)**

27. **COPPER RIDGE (REVISED) - JIM SULLIVAN**
   a. **Concept Subdivision Plan**
   b. **Use On Review**
      Proposed use: Detached residential subdivision in PR (Planned Residential) District.

28. **CABOT RIDGE**
South side of Cabot Ridge Ln., northeast side of Harvey Rd., Commission District 5.

**Final Subdivisions:**

P 29. **TAYLOR'S VIEW, PHASE II**
At terminus of Taylor's View Ln south east of Meredith Rd, Commission District 6.

30. **VARNELL PROPERTY ON DERRIS DRIVE**
North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.

31. **BRUHIN VILLAS APARTMENTS**
West side of Bruhin Road, south of Broadview Drive, Council District 5.

P 32. **JAY G. SHERRED PROPERTY**
North side of Strawberry Plains Pike, east of S. Woodale Road, Commission District 8.

33. **TIM JONES PROPERTY**
Northwest side of Kimberlin Heights Road, northeast side of Jack Jones Road, Commission District 9.

34. **TOM SMITH PROPERTY**
West side of Maloneyville Road, south of Cogdill Road, Commission District 8.

35. **HARBOR COVE AT TIMBER LAKE, UNIT 4**
Intersection of Surfside Shores Lane and Kiva Dunes Lane, Commission District 7.
36. **HERITAGE HILLS, UNIT 1**  
South side of Fairview Road, west of Ridgeview Road, Commission District 8.

37. **J. H. HELSLEY PROPERTY, RESUB. OF PART OF LOT 2**  
North side of Keck Road, southeast of Callahan Drive, Commission District 6.

38. **COPPER RIDGE**  
Northwest side of W. Emory Road approximately 1/2 mile east of Copper Ridge Road, Commission District 6.

39. **COPPOCK MEADOW**  
Southeast intersection of Wood Road and Coppock Road, Commission District 8.

40. **CABOT RIDGE, UNIT 2 & RESUB. OF LOT 1 UNIT 1**  
Southeast intersection of Harvey Road and Lakeland Drive, Commission District 5.

41. **WILLIAM HERRON PROPERTY**  
Southeast side of W. Gallaher Ferry, northwest of Hickory Creek Rd, Commission District 6.

42. **CHOTO FARMS, RESUB. OF LOT 9**  
South side of Harvey Rd, west of Choto Rd, Commission District 5.

43. **TARGET NORTH**  
Intersection of Knox Rd and North Broadway, Council District 4.

44. **THE CRITTER BARN**  
East side of N. Concord, north side of Sutherland, Council District 6.

45. **BERNSTEIN & HAUN**  

46. **OAKHURST**  
Southeast side of W. Beaver Creek Dr, southwest of Brickyard Rd, Commission District 6.

47. **HICKORY HOLLOW ESTATES**  
<table>
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<tr>
<th>Agenda Item No.</th>
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<tbody>
<tr>
<td>50. ROEFIELD, UNIT 12</td>
<td>10-SJ-06-F</td>
<td>West side of Staffwood Rd, north side of Mesa Verde Lane, Commission District 5.</td>
</tr>
<tr>
<td>52. MCKINNON RIDGE</td>
<td>10-SL-06-F</td>
<td>Northwest side of Tazewell Pike, southwest of Lambent Lane, Commission District 8.</td>
</tr>
<tr>
<td>54. WILLIFORD PHASE II</td>
<td>10-SN-06-F</td>
<td>East side of Bluegrass Rd at Popejoy Rd, Commission District 4.</td>
</tr>
<tr>
<td>55. WEST ARDEN PHASE II</td>
<td>10-SO-06-F</td>
<td>South of George Williams Rd, east of Hidden Glen, Commission District 5.</td>
</tr>
<tr>
<td>57. SEQUOYAH HILLS, UNIT 3, RESUB. OF LOTS 4R &amp; 17</td>
<td>10-SQ-06-F</td>
<td>South side of Taliluna Avenue, east of Lakeland Dr, Council District 2.</td>
</tr>
</tbody>
</table>
60. **COPPERSTONE, UNIT 2**  
Northwest side of Harvey Rd north of Tanglewood Dr, Commission District 5.

61. **ROSEWOOD ESTATES**  
Southeast side of Karnes Dr across from Lett Rd, Commission District 8.

62. **COOPER MEADOWS**  
E Emory Rd west of Tazewell Pike, Commission District 8.

P 63. **GLENWOOD PARK ADD., RESUB. OF LOTS 13-14, BLOCK N**  
Northwest side of Woodglen Dr., northeast of Parkwood Rd., Council District 3.

64. **EVANS ADDITION RESUB. OF LOT 15R**  
Northeast side of Coster Rd, southeast of E. Inskip Dr., Council District 5.

### Rezonings and Plan Amendments:

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

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

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

68. **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).

P 69. **HOLROB INVESTMENTS, LLC**  
Northwest side S. Northshore Dr., northeast of Falling Waters Rd., Council District 2. Rezoning from C-6 (General Commercial Park) to O-1 (Office, Medical, and Related Services).
70. **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).

71. **SOUTHLAND GROUP, INC. (Revised)**  
Southwest side Murphy Rd., southeast of Tazewell Pike, Commission District 7. Rezoning from RB (General Residential) to PR (Planned Residential).

72. **KEITH L. ALLISON, JR.**  
Southwest side Ridgefield Rd., northeast side Harriett Pl., northwest of Merchant Dr., Council District 5.  
   a. **One Year Plan Amendment**  
      From LDR (Low Density Residential) to GC (General Commercial).  
   b. **Rezoning**  
      From R-1 (Low Density Residential) to C-3 (General Commercial).

73. **SAMUEL J. FURROW**  
Southeast side Cecil Ave., northeast side N. Cherry St., Council District 4.  
   a. **One Year Plan Amendment**  
      From GC (General Commercial) to LI (Light Industrial).  
   b. **Rezoning**  
      From C-3 (General Commercial) and C-4 (Highway & Arterial Commercial) to I-3 (General Industrial).

74. **Number not assigned**

75. **KING PROPERTIES**  
East side Dewine Rd., south of Ball Camp Pike, Council District 3.  
   a. **One Year Plan Amendment**  
      From LDR (Low Density Residential) to MDR (Medium Density Residential).  
   b. **Rezoning**
From RP-1 (Planned Residential) @ up to 5.99 du/ac to RP-1 (Planned Residential) @ up to 7.5 du/ac.

76. **CHAD HANSEL**  
Northwest side Old Rutledge Pike, northeast of C St., Commission District 8. Rezoning from I (Industrial) to RA (Low Density Residential).

77. **CITY OF KNOXVILLE**  
Southwest and northeast sides S. Chestnut St., southeast side Louise Ave., northwest side Wilson Ave., Council District 6. Rezoning from C-3 (General Commercial) to R-1A (Low Density Residential).

78. **DON DUNCAN**  
Southeast side S. Northshore Dr., southeast of Mont Cove Blvd., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

79. **JIM MCMICHAEL**  
Northwest side Dutch Valley Dr., southwest side Coster Rd., Council District 5.  
   a. **One Year Plan Amendment**  
      From LDR (Low Density Residential) and NC (Neighborhood Commercial) to GC (General Commercial).  
   b. **Rezoning**  
      From C-1 (Neighborhood Commercial) and R-2 (General Residential) to C-4 (Highway and Arterial Commercial).

80. **F. THOMAS AND REBECCA BALDUS**  
Northwest side Oak Ridge Hwy., southwest of Pennell Ln., Commission District 6. Rezoning from RA (Low Density Residential) to CA (General Business).

81. **LAND DEVELOPMENT SOLUTIONS**  
South side E. Emory Rd., northeast side Central Avenue Pike, Council District 5.  
   a. **One Year Plan Amendment**  
      From OS (Open Space) and F (Floodway) to GC (General Commercial) and F (Floodway).  
   b. **Rezoning**  
      From A-1 (General Agricultural) to C-3 (General Commercial).
82. **EUGENE BURGIN**
   North side Strawberry Plains Pike, east side Perry Rd.,
   Commission District 8. Rezoning from A (Agricultural) to PR (Planned Residential).

83. **IONA MCDANIEL**
   Southeast side Rutledge Pike, northeast side Ellistown Rd.,
   Commission District 8.
   a. **Northeast County Sector Plan Amendment**
      From LDR (Low Density Residential) to C (Commercial).
   b. **Rezoning**
      From A (Agricultural) to CA (General Business).

84. **KEVIN AND CHRISTINE ABERNATHY**
   Northeast side of Davenport Rd., southeast side of Crescent Ave.,
   a. **One Year Plan Amendment**
      From LDR (Low Density Residential) to OS (Open Space).
   b. **Rezoning**
      From R-2 (General Residential) to OS-1 (Open Space Preservation).

85. **LEMAY AND ASSOCIATES**
   Northwest side Dante Rd., northwest of Chetwood Dr.,
   Commission District 7. Rezoning from CA (General Business) and
   A (Agricultural) to PR (Planned Residential).

86. **SHARON BYRD AND HAROLD BYRD**
   Southside Valley View Dr., southwest side Washington Pike,
   a. **One Year Plan Amendment**
      From MU (Mixed Uses) (O,MDR.GC(TC-1)) to MU (Mixed Uses)
      (O,MDR.GC(TC-1,SC-1,PC-1)).
   b. **Rezoning**
      From TC-1 (Town Center) to PC-1 (Retail and Office Park) and
      O-1 (Office, Medical, and Related Services).

87. **CATHERINE PIPKIN**
   Southwest side Pipkin Ln., northwest of Sunny Springs Ln.,
   Commission District 5.
   a. **Southwest County Sector Plan Amendment**
      From LDR (Low Density Residential) and SLPA (Slope Protection) to MDR (Medium Density Residential) and SLPA (Slope Protection).
b. **Rezoning**
   From A (Agricultural) to PR (Planned Residential).

88. **JEFF STEVENS**
   Southwest side Lawford Rd., northwest of Scotswood Cir., Council District 2. Rezoning from R-1 (Low Density Residential) and F-1 (Floodway) to OS-1 (Open Space Preservation) and F-1 (Floodway).

89. **VOLUNTEER DEVELOPMENT**
   Northwest side Yarnell Rd., west of N. Campbell Station Rd., Commission District 6.
   a. **Northwest County Sector Plan Amendment**
      From A/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).
   b. **Rezoning**
      From A (Agricultural) to PR (Planned Residential).

90. **WESLEYAN MEMORIAL CHURCH**
   South side Millertown Pike, east of Washington Pike, Council District 4. Rezoning from R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

91. **MARK V. JACKSON**
   a. **One Year Plan Amendment**
      From LDR (Low Density Residential) to GC (General Commercial).
   b. **Rezoning**
      From C-3 (General Commercial) and A-1 (General Agricultural) to C-4 (Highway and Arterial Commercial).

W 92. **FIVE OAKS OUTLET CENTERS, INC.**
   a. **One Year Plan Amendment**
      From LDR (Low Density Residential) to GC (General Commercial).
   b. **Rezoning**
      From R-1 (Low Density Residential) to C-3 (General Commercial).
93. **TJ DEVELOPMENT AND MANAGEMENT CO.**  
Northwest side Sutherland Ave., northwest of Tobler Ln., Council District 6. Rezoning from I-3 (General Industrial) to C-6 (General Commercial).

94. **CITY OF KNOXVILLE**  
Southeast side Strawberry Plains Pike, southwest side Huckleberry Ln., Council District 4. Rezoning from No Zone to C-3 (General Commercial).

95. **CITY OF KNOXVILLE**  
South side Maloney Rd., east of Alcoa Hwy., Council District 1. Rezoning from No Zone to C-4 (Highway and Arterial Commercial) or O-1 (Office, Medical & Related Services).

96. **CITY OF KNOXVILLE**  
In the South Knoxville Waterfront Plan area, generally described as between Ft. Loudoun Lake and the CXS and Knoxville & Holston Rail corridors from the western terminus of Scottish Pike to 1780 Island Home Boulevard., Council District 1.  
   a. **One Year Plan Amendment**  
      To add SW-1 through SW-7 to the list of allowed zone districts.
   
   b. **Rezoning**  
      From existing zones to SW-1, SW-2, SW-3, SW-4, SW-5, SW-6, and SW-7 in accordance with the South Waterfront Vision Plan.

97. **DOUG CARNATHAN**  
South side Sutherland Ave., southwest side Lebanon St. Council District 2. One Year Plan Amendment from NC (Neighborhood Commercial) to GC (General Commercial).

**Uses on Review:**

98. **STUART HENRY**  

99. **NEW CINGULAR WIRELESS PSC, LLC.**  
100. **SOUTHLAND GROUP INC.**  

101. **CHRISTINA HORN** 

102. **EMMETT & JANET WADE** 

103. **HELEN ROSS MCNABB CENTER** 
South side of Ball Camp Pike, east side of Matlock Dr. Proposed use: Patient rooms and office addition in O-1 (Office, Medical, and Related Services) District. Council District 3.

104. **DISNEY JOINT VENTURE / JERRY DISNEY** 

105. **LARRY B. JUSTICE** 

106. **RENFRO CONSTRUCTION CO., INC. 017** 

107. **JOHN W. HUGHES** 

108. **LEMA & ASSOCIATES** 
109. **KEAR INVESTMENT PROPERTIES, LLC.**  

110. **DAY SPRINGS BAPTIST CHURCH**  
Northwest side of W. Oldham Ave., northeast of McSpadden St. Proposed use: Church in C-1 (Neighborhood Commercial), R-2 (General Residential) & C-3 (General Commercial) District. Council District 5.

111. **BENCHMARK ASSOCIATES, INC.**  

112. **TRANSSYSTEMS**  
North side of Palestine Ln., south side of Interstate 40/75 Proposed use: Distribution center in CA (General Business) & PC (Planned Commercial) District. Commission District 5.

113. **WEATHERSTONE, LLC**  

114. **UNIVERSITY RESIDENCES, KNOXVILLE LLC**  

115. **1312 DEVELOPMENT, LLC**  

116. **DAVID WHISNANT**  

**Other Business:**

117. **Consideration of MPC Annual Report.**
Adjournment

Tabled Items (Actions on Tabled items take place under Agenda Item 4)

KNOX COUNTY ZONING ORDINANCE AMENDMENT 10-A-04-OA
Definitions and development standards for adult oriented establishments, including, but not limited to, bookstores and motion picture theaters, and changes to related sections

LAKEVIEW POINT 1-SC-05-C
West side of Fredonia Rd., north of Merchant Dr., Council District 3.

ROSEBAY PLACE 8-SB-05-C

ANDREWS POINTE - GARY ANDREWS 12-SH-05-C
a. Concept Subdivision Plan
   South side of Westland Dr., southwest of S. Northshore Dr, Commission District 5.

b. Use On Review 12-G-05-UR
   Proposed use: Detached single family subdivision in PR (Planned Residential) pending & F (Floodway) District.

WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R 1-SF-04-F

HATAUB SUBDIVISION 6-SY-05-F

HILL PROPERTY 4-SG-06-F

EMORY PLACE 4-SX-06-F
Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.

PROPERTY OF J. RONALD SCHOOLCRAFT, JR. 7-SU-06-F
<table>
<thead>
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<tr>
<td>SHOREWALKER PLACE, LLC</td>
<td>7-F-05-RZ</td>
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<td>NORMAN SHAW</td>
<td>4-H-06-PA</td>
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<tr>
<td>DONNY MEADOWS</td>
<td>3-I-06-UR</td>
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