AGENDA

September 14, 2006

1:30 P.M. ◇ Main Assembly Room ◇ City County Building

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

2. APPROVAL OF SEPTEMBER 14, 2006 AGENDA

3. APPROVAL OF AUGUST 10, 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- Items to be automatically Withdrawn (Indicated with W)
- Items to be voted on to be Withdrawn (Indicated with W)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:

W 5. METROPOLITAN PLANNING COMMISSION
Amendments to the City of Knoxville Zoning Ordinance to allow residential uses within the C-3, C-4 and C-6 Districts.

P 6. 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.
7. **METROPOLITAN PLANNING COMMISSION**
   Amendment to the Knoxville City Zoning Ordinance regarding halfway houses.

8. **METROPOLITAN PLANNING COMMISSION**
   Amendments to the Knoxville City Zoning Ordinance providing a method to record substandard lots that existed at the time of annexation.

**Alley or Street Closures:**

9. **CHEROKEE RIDGE, LLC**
   Request closure of Stekoia Ln between Schaad Rd. and Stekoia Ln. western cul-de-sac right of way, Council District 3.

10. **TENNESSEE CONFERENCE COMMUNITY DEVELOPMENT (TCCD)**

11. **WITHDRAWN PRIOR TO PUBLICATION**

12. **REDEMPTION CHRISTIAN CENTER, INC.**

**Street or Subdivision Name Changes:**

None

**Plans, Studies, Reports:**

13. **METROPOLITAN PLANNING COMMISSION**
    Chapman Highway Corridor Study.

**Concepts/Uses on Review:**

14. **SHANNON VALLEY FARM CONDOMINIUM - SOUTHLAND GROUP, INC.**
    a. Concept Subdivision Plan
       West side of Murphy Rd., north of Summer Rose Blvd., Commission District 8.
**Agenda Item No.**

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

**MPC File No.:** 7-I-06-UR

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**P 15. I-40 / I-75 BUSINESS PARK**  

**MPC File No.:** 8-SB-06-C

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**P 16. COPPOCK ESTATES**  

**MPC File No.:** 8-SE-06-C

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**17. TOWERING OAKS - WALT LANE**  
**a. Concept Subdivision Plan**  

**MPC File No.:** 8-SG-06-C

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

**MPC File No.:** 8-F-06-UR

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**18. BRICKYARD ESTATES**  
Northwest side of W. Beaver Creek Dr., northeast side of Brickyard Rd., Commission District 6.  

**MPC File No.:** 9-SA-06-C

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**19. WALLINGFORD ESTATES - PRESTIGE DEVELOPMENT**  
**a. Concept Subdivision Plan**  
Northwest side of Cunningham Rd., at the north end of Ferndale Rd., Commission District 7.  

**MPC File No.:** 9-SB-06-C

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

**MPC File No.:** 9-A-06-UR

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**20. WEST PARK BAPTIST CHURCH**  
North side of Middlebrook Pike, west side of Pheasants Glen Dr., Commission District 5.  

**MPC File No.:** 9-SC-06-C

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**21. MAITLAND WOODS - SADDLEBROOK, INC.**  
**a. Concept Subdivision Plan**  
Northeast end of Airtree Ln., northeast of Ashbridge Rd., Commission District 3.  

**MPC File No.:** 9-SD-06-C

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

**MPC File No.:** 9-C-06-UR
22. **SOUTH OAK**
Southeast of Split Oak Dr., southeast of Oakside Dr., Commission District 9.

23. **WESLEY RIDGE**

24. **KINLEYS KANYON SUBDIVISION - G.W. KOONTZ**
   a. **Concept Subdivision Plan**
   
      b. **Use On Review**
      Proposed use: Detached single family subdivision in PR (Planned Residential) pending District.

25. **MAPLE GARDENS - MOLLENHOUR INVESTMENT GROUP**
   a. **Concept Subdivision Plan**
   
      b. **Use On Review**
      Proposed use: Attached and detached single-family subdivision in RP-1 (Planned Residential) Pending District.

26. **VILLAGE AT BELL MEADOWS - STERNBERG & STEPHENS PROPERTIES, LLC**
   a. **Concept Subdivision Plan**
   
      b. **Use On Review**
      Proposed use: Attached and detached single-family subdivision in TC (Town Center) District.

27. **GLEASON COURT - JIM SULLIVAN**
   a. **Concept Subdivision Plan**
      North side of Gleason Dr., west side of Pickett Place Wy., Commission District 5.
   
      b. **Use On Review**
      Proposed use: Detached single family subdivision in PR (Planned Residential) District.
28. **WAYLAND VIEW (REVISED) - WAYLAND VIEW, LLC**
   a. **Concept Subdivision Plan**
      Southside of Stanley Rd., north side of Bell Stanley Rd.,
      Commission District 6.
   b. **Use On Review**
      Proposed use: Detached single family subdivision in PR
      (Planned Residential) District.

29. **SHADE WEAVER SUBDIVISION - JASON CROUCH**
   a. **Concept Subdivision Plan**
      South side of Norris Freeway, east & west sides of Shade
      Weaver Rd., Commission District 7.
   b. **Use On Review**
      Proposed use: Detached single family subdivision in PR
      (Planned Residential) District.

**Final Subdivisions:**

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

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

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

* 33. **WEATHERSTONE, UNIT 9**
    Northeast terminus of Laurel Ridge Lane, north of Autumn Valley,
    southwest of Pipkin Lane, Council District 2.

* 34. **YOUNG’S CEDAR GROVE ADDITION**
    Southwest corner of Hillview Avenue and Cedarwood Street

* 35. **PROPERTY OF J. RONALD SCHOOLCRAFT, JR.**
    Southeast side of Northshore Drive, southwest of Terrace Woods

* 36. **SAM VEALS PROPERTY**
    South side of Allen Road, south west of Simpson Road,
P 37. **TIM JONES PROPERTY**  
Northwest side of Kimberlin Heights Road, northeast side of Jack Jones Road, Commission District 9.

P 38. **OAK GROVE AME ZION CHURCH**  
11/9/06  

P 39. **ROY VANDERGRIFF PROPERTY**  
11/09/06  
East intersection of Dan McBee Road & E. Emory Road, Commission District 8.

P 40. **TOM SMITH PROPERTY**  
West side of Maloneyville Road, south of Cogdill Road, Commission District 8.

W 41. **CREEKHEAD WOODS**  

* 42. **LANE VALLEY SUBDIVISION**  
East side of Old Sevierville Pike, north side of Trotter Road, Commission District 9.

* 43. **BOB BURRIS PROPERTY**  

* 44. **WILDWOOD GARDENS, PHASE IV**  
West side of Arnhem Lane, north and south side of Remagen Lane, Commission District 9.

* 45. **WILDWOOD GARDENS, PHASE V**  

* 46. **1905 W. BEAVER CREEK DRIVE**  
Northeast corner of W. Beaver Creek Dr. and Brickyard Rd., Commission District 6.

P 47. **HARBOR COVE AT TIMBER LAKE, UNIT 4**  
Intersection of Surfside Shores Lane and Kiva Dunes Lane, Commission District 7.
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<thead>
<tr>
<th>Agenda Item No.</th>
<th>MPC File No.</th>
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<tbody>
<tr>
<td>48. * STONEWOOD CREEK, PHASE II</td>
<td>9-SE-06-F</td>
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<tr>
<td>Southeast of Washington Pike, south side of Bud Hawkins Road, Commission District 8.</td>
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<td>49. * GREG &amp; ROBIN CHITWOOD PROPERTY</td>
<td>9-SF-06-F</td>
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<tr>
<td>South side of Schroeder Road, southeast of Copeland Drive, Commission District 7.</td>
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<td>50. P HERITAGE HILLS, UNIT 1</td>
<td>9-SG-06-F</td>
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<td>South side of Fairview Road, west of Ridgeview Road, Commission District 8.</td>
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<td>51. P J. H. HELSLEY PROPERTY, RESUB. OF PART OF LOT 2</td>
<td>9-SH-06-F</td>
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<td>North side of Keck Road, southeast of Callahan Drive, Commission District 6.</td>
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<td>52. * SMITH PROPERTY</td>
<td>9-SI-06-F</td>
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<td>Southeast side of Ball Camp Pike, southwest of Oak Ridge Hwy., Commission District 3.</td>
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<td>53. * GLENRIDGE GARDENS, RESUB. OF PART OF LOTS 14 &amp;</td>
<td>9-SJ-06-F</td>
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<td>Southeast side of Old Tazewell Pike, northwest side of Hyatt Road, Commission District 8.</td>
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<td>54. * MOUNTAIN GATE, RESUB. OF PART OF LOT 1</td>
<td>9-SK-06-F</td>
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<td>North side of House Mountain Way, east of Corryton Road, Commission District 8.</td>
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<td>55. * DOGWOOD TRAILS, RESUB OF LOTS 10, 17, &amp; 18</td>
<td>9-SL-06-F</td>
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<tr>
<td>Northwest side of Evening Shade Lane, southeast of Northshore Drive, Commission District 4.</td>
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<td>56. P COPPER RIDGE</td>
<td>9-SM-06-F</td>
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<td>Northwest side of W. Emory Road approximately 1/2 mile east of Copper Ridge Road, Commission District 6.</td>
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<td>57. * FALCON POINTE, RESUB. OF LOTS 82-93</td>
<td>9-SN-06-F</td>
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<tr>
<td>West side of Lily Pond Lane, south of S. Northshore Drive, Commission District 5.</td>
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<td>58. * LAUREN'S GLEN</td>
<td>9-SO-06-F</td>
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<td>South side of Nubbins Ridge Road, east of Fox Hollow Trail, Commission District 4.</td>
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<td>59. P COPPOCK MEADOW</td>
<td>9-SP-06-F</td>
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<td>Southeast intersection of Wood Road and Coppock Road, Commission District 8.</td>
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* 60. **LOVELL SPRINGS BUSINESS PARK, UNIT 2**  
Southwest intersection of Gilbert Drive and Dalen Lane, Commission District 5.

* 61. **HOLLYWOOD HILLS ADDITION, RESUB. OF LOT 1**  
North side of Papermill Drive, west of Hollywood Road, Council District 2.

P 62. **CABOT RIDGE, UNIT 2 & RESUB. OF LOT 1 UNIT 1**  
Southeast intersection of Harvey Road and Lakeland Drive, Commission District 5.

* 63. **LISA BYSON PROPERTY**  

* 64. **RICHARDS NEW DEAL ADDITION TO KNOXVILLE, RESUB. OF LOTS 16 & 17**  
Northwest side of Lantana lane, southwest of Gap Road, Council District 3.

* 65. **R. E. AULT, RESUB. OF LOT 3**  
Southwest side of Michael Street, southeast of Asheville Hwy., Council District 6.

**Rezonings and Plan Amendments:**

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

67. **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).

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

69. **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).
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<td>P 70. HOLROB INVESTMENTS, LLC</td>
<td>6-O-06-RZ</td>
<td>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).</td>
</tr>
</tbody>
</table>
   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). |
| 72. SOUTHLAND GROUP, INC. (Revised) | 7-C-06-SP | Southwest side Murphy Rd., southeast of Tazewell Pike, Commission District 7.  
   a. **North City Sector Plan Amendment**  
      From LDR (Low Density Residential) to C (Commercial).  
   b. **Rezoning**  
      From RB (General Residential) to PR (Planned Residential). |
| 73. S & E PROPERTIES | 8-D-06-RZ | Northwest side Keller Bend Rd., northwest of Citadel Ln., Commission District 4. Rezoning from CA (General Business) and A (Agricultural) to PR (Planned Residential). |
   a. **South County Sector Plan Amendment**  
      From LDR (Low Density Residential) to C (Commercial).  
   b. **Rezoning**  
      From A (Agricultural) to PR (Planned Residential) & CA (General Business). |
76.  **AARON ANDREW FARMER**  

77.  **DAMON A. FALCONNIER**  
North side Matlock Dr., west of Lynn Mont Rd., Council District 3. Rezoning from A-1 (General Agricultural) to RP-1 (Planned Residential).

78.  **MARILYNN SURRETT**  
North side Clinton Hwy., west of Murray Dr., Commission District 6. Rezoning from A (Agricultural) to RB (General Residential).

79.  **GERALDINE L. WHEAT**  
Southwest side Heiskell Rd., northwest of Windstone Blvd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

80.  **HOLSTON RIVER PRESERVE, LLC**  
East and west sides Arnold Ln., east of Clear Springs Rd., Commission District 8.  
   a.  **Northeast County Sector Plan Amendment**  
      From LI (Light Industrial) to A/RR (Agricultural/Rural Residential).
   
   b.  **Rezoning**  
      From I (Industrial) to PR (Planned Residential).

81.  **PAULA C. TOMPKINS**  

82.  **DISNEY JOINT VENTURE, JERRY DISNEY**  

83.  **JIM SULLIVAN**  
84. **JACK GIBBONS**  

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

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

85. **WITHDRAWN PRIOR TO PUBLICATION**  

86. **MARC UNDERWOOD**  
West side Brakebill Rd., south of Suncrest Ln., Commission District 8.  Rezoning from A (Agricultural) to RA (Low Density  

87. **BENCHMARK ASSOCIATES**  

88. **BROADWAY LEVCAL, LLC**  
Southwest side N. Broadway, northeast side Knox Rd., southwest of Cedar Ln., Council District 5.  Rezoning from SC-1 (Neighborhood Shopping Center) to C-3 (General Commercial).  

89. **MJM DEVELOPMENT**  

**Uses on Review:**  

90. **NEW CINGULAR WIRELESS PCS, LLC**  

91. **STUART HENRY**  

92. **QRS PARADIGM**  
Southeast side of Castaic Ln., southwest of Pellissippi Pkwy.  Proposed use: Addition to the existing office building in PC
93. **FOX SPRINGS, LLC**

94. **NORMA JEAN MEADOWS**

95. **CONSTRUCTION INNOVATORS - GARY SMITH**

96. **BOB BURRIS**

97. **VICTOR JERNIGAN**

98. **NEW CINGULAR WIRELESS PSC, LLC.**

99. **VERIZON WIRELESS TENNESSEE PARTNERSHIP, D/B/A VERIZON WIRELESS**

100. **MICHAEL BRADY INC.**
Other Business:


102. **Consideration of authorization for staff to proceed with amendments to the Knox County Zoning Ordinance regarding the establishment of a new Planned Mixed Use zoning district.** 9-B-06-OB

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
Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.

SHOREWALKER PLACE, LLC

NORMAN SHAW

DONNY MEADOWS