

METROPOLITAN PLANNING COMMISSION
CONSENT APPROVAL LIST
December 14, 2006

These items are recommended for approval on consent and are marked (*) on the Agenda.
They will be considered under one motion to approve.

Please note that if you would like to discuss an item marked with (*) below, approach the podium after the entire consent list is read and request that it be removed from the consent list.

* 2. **APPROVAL OF DECEMBER 14, 2006 AGENDA**

* 3. **APPROVAL OF NOVEMBER 9, 2006 MINUTES.**

Ordinance Amendments:

* 5. **METROPOLITAN PLANNING COMMISSION** **12-A-06-OA**
Amendments to the Knoxville Zoning Ordinance establishing a D-1 (Downtown Design Overlay) District.

Alley or Street Closures:

* 6. **JEFF MILLER FOR REDEMPTION CHURCH** **12-A-06-AC**
Request closure of Unnamed right-of-way between Eastern right-of-way of Pleasant Ridge Rd. and old Pleasant Ridge Rd alignment, Council District 3.

* 7. **JEFF MILLER FOR REDEMPTION CHURCH** **12-A-06-SC**
Request closure of northeastern portion of Pleasant Ridge Rd between Old Montgomery Ave. and new western Pleasant Ridge Rd alignment, Council District 3.

* 8. **DART LIVINGSTON** **12-B-06-SC**
Request closure of Unnamed street between Topside Road and Alcoa Highway, Council District 1.

* 9. **REDEMPTION CHRISTIAN CENTER, INC.** **9-B-06-SC**
Request closure of Montgomery Ave between Pleasant Ridge Rd. and East terminus of Montgomery Ave., Council District 3.

Concepts/Uses on Review:

* 11. **EMORY CENTER (FKA EMORY PLACE)** **10-SB-06-C**
Northwest side of Emory Rd., southwest of Bishop Rd., Commission District 7.

* 13. **COVERED BRIDGE - CORNERSTONE DEVELOPMENT GROUP** **11-SB-06-C**
a. Concept Subdivision Plan
Northwest side of Hickory Creek Rd., west of E. Gallaher Ferry Rd., Commission District 6.

- * **b. Use On Review** **11-F-06-UR**
Proposed use: Detached Residential Development in PR
(Planned Residential) District.

- * **16. ANDREWS POINTE - GARY D. ANDREWS** **11-SG-06-C**
 - a. Concept Subdivision Plan**
Southwest side of Westland Dr., southeast of S. Northshore Dr.,
Commission District 5.

 - * **b. Use On Review** **11-L-06-UR**
Proposed use: Detached residential subdivision in PR (Planned
Residential) District.

- * **17. JACKSON POINTE - E. DOYLE JOHNSON CONSTRUCTION** **12-SA-06-C**
 - a. Concept Subdivision Plan**
Southeast side of Murray Dr., east of Bill Murray Ln., Council District 5.

 - * **b. Use On Review** **12-B-06-UR**
Proposed use: Detached Residential Subdivision in RP-1 (Planned
Residential) District.

- * **18. ARLINGTON RIDGE, PHASE 2** **12-SB-06-C**
North side of Highlands Woods Wy., north of Pleasant Gap Rd.,
Commission District 8.

- * **20. BREAKTHROUGH** **12-SE-06-C**
Northwest side of Maryville Pike, southwest of Woodson Dr.,
Commission District 9.

- * **22. SONOMA PARK** **12-SG-06-C**
South side of Valley View Dr., west side of Knox Ln., Council District 4.

Final Subdivisions:

- * **26. COPPOCK MEADOW** **9-SP-06-F**
Southeast intersection of Wood Road and Coppock Road,
Commission District 8.

- * **27. COLD SPRINGS ADDITION** **11-SC-06-F**
Northwest side martin Luther King Jr. Blvd., west side of Harrison,
Council District 6.

- * **28. J W FERRELL RESUB. OF LOT 99R2 & PART OF LOT 100** **11-SO-06-F**
Southeast side of Rising Road, southeast of Rutledge Pike,
Commission District 8.

- * **29. PAULA C. TOMPKINS PROPERTY** **11-SW-06-F**
East side of Bob Varner Road, northwest of Orchard Creek Lane,
Commission District 7.

- * **30. DEBRA S. HENDERSON PROPERTY** **11-SBB-06-F**
North side of Ball Camp Pike, west of Bakertown Road,
Commission District 6.
- * **33. STONEGATE** **12-SA-06-F**
Meredith Road, west of Fieldstone Farms S/D, Commission
District 6.
- * **34. B. H. SPRANKLES 2ND ADDITION RESUB. OF LOTS 14 &
15 AND PART OF 13** **12-SAA-06-F**
Southeast intersection of Mayfield Avenue and Winstead Street,
Council District 1.
- * **35. HERB LEWIS PROPERTY** **12-SB-06-F**
North side of Curtis Road, north of Kodak Road, Commission
District 8.
- * **36. LIESER MEADOWS RESUBDIVISION OF LOTS 2 - 4** **12-SBB-06-F**
South side of w. Beaver Creek Drive, east of Oakfield Lane,
Commission District 6.
- * **38. NORRIS FREEWAY COMMERCIAL CENTER** **12-SCC-06-F**
East side of Norris Freeway, north of E. Emory Road, Commission
District 6.
- * **40. CONNIE CASE PROPERTY** **12-SE-06-F**
Northwest side of E. Brushy Valley Road, west of Conner Road,
Commission District 7.
- * **41. FOREST LANDING CONDOMINIUMS** **12-SF-06-F**
Southeast side of Forestal Drive, southwest of Carver Road,
Council District 5.
- * **42. WHEAT ACRES** **12-SG-06-F**
Heiskell Road, 307' northwest of Windstone Blvd., Commission
District 6.
- * **43. STRATFORD PARK UNIT 1** **12-SH-06-F**
Northwest side of Dry Gap Pike, northeast of Nature Lane,
Commission District 7.
- * **45. TRENT CONSTRUCTION, LLC ON WESTLAND DRIVE** **12-SJ-06-F**
Southeast side of Westland Drive, northeast of Midsouth Road,
Commission District 4.
- * **46. CASCADE FALLS LOT 19** **12-SK-06-F**
North side of Cawood Falls Lane, south of Ball Camp Pike,
Commission District 6.

Consent List
December 14, 2006 MPC Meeting

- * **47. KNOXVILLE TEACHERS FEDERAL CREDIT UNION** **12-SL-06-F**
Northwest side of Waters Drive, southeast of W. Raccoon Valley Drive, Commission District 7.
- * **50. GLEASON COURT** **12-SO-06-F**
Northwest side of Gleason Road, east of Echo Valley Road, Commission District 5.
- * **51. DANTE COURT** **12-SP-06-F**
Dante Road at intersection of Dante School Road, Commission District 7.
- * **52. ROLLING ACRES, RESUB. OF LOTS 3 & 14, UNIT 2** **12-SQ-06-F**
Northeast side of Schubert Road, northwest of Tillery Drive, Council District 5.
- * **53. BETHANY SPRINGS RESUB. OF LOTS 1-3 & 6-17** **12-SR-06-F**
Northeast side of Bethany Hills Road at Mount Mabry Road, Commission District 7.
- * **54. SOUTH GROVE, RESUBDIVISION OF LOT 3** **12-ST-06-F**
Southeast side of W. Gov. John Sevier Highway, southwest of Chapman Highway, Commission District 9.
- * **55. NUBBIN RIDGE CONDOS** **12-SV-06-F**
South side of Nubbin Ridge Road, northeast of Wallace Road, Commission District 4.
- * **56. WILLIAM & NANCY JONES PROPERTY** **12-SW-06-F**
North side of Hardin Valley Road, southwest of Brighton Farms, Commission District 6.
- * **57. WEST PARK BAPTIST CHURCH** **12-SX-06-F**
At the intersection of Middlebrook Pike and Pheasant Glen, Commission District 5.
- * **58. THE REFUGE** **12-SY-06-F**
Northeast side of Jones Road, southeast of Ridgeview Road, Commission District 8.

Rezoning:

- * **61. 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** **6-H-06-SP**
From LDR (Low Density Residential) to O (Office).
 - * **b. Rezoning** **6-S-06-RZ**
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

- * **62. WILLIAM VAUGHN**
Northwest side Cunningham Rd., northeast side Dry Gap Pike,
Commission District 7.
a. North County Sector Plan Amendment **12-A-06-SP**
From LDR (Low Density Residential) to C (Commercial).
- * **b. Rezoning** **12-A-06-RZ**
From A (Agricultural) to CA (General Business).
- * **64. LOWELL AND JUDY THOMAS** **12-C-06-RZ**
Northwest side W. Emory Rd., northeast of Howard Bennett Way,
Commission District 6. Rezoning from A (Agricultural) to RA
(Low Density Residential).
- * **65. KAREN BAILEY NOLT** **12-D-06-RZ**
Southeast side Bafford Place, south of Island Home Ave., Council
District 1. Rezoning from R-1 (Low Density Residential) to RP-1
(Planned Residential) / H-1 (Historical Overlay) and Design Guidelines.
- * **66. J.V. DOAN, JR.** **12-E-06-RZ**
Northwest side Cecil Ave., southwest side Citrus St., north of N.
Cherry St., Council District 4. Rezoning from C-4 (Highway and
Arterial Commercial) to C-1 (Neighborhood Commercial).
- * **67. KNOX HERITAGE, INC. KIM TRENT, EXECUTIVE** **12-F-06-RZ**
South side E. Glenwood Ave., west of N. Fourth Ave., Council
District 4. Rezoning from R-1A (Low Density Residential) to R-1A
(Low Density Residential) / H-1 (Historic Overlay) and Design
Guidelines.
- * **68. LEWIS S. HOWARD, JR.** **12-G-06-RZ**
Southeast side S. Northshore Dr., southeast of Wilshire Rd.,
Council District 2. Rezoning from R-1 (Low Density Residential) to
R-1A (Low Density Residential).
- * **69. DON DUNCAN** **12-H-06-RZ**
North side Choto Rd., southeast of S. Northshore Dr., Commission
District 5. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **70. GARY KOONTZ** **12-I-06-RZ**
East side Jackson Rd., south of Windtree Ln., north of railroad
tracks, Council District 3. Rezoning from RP-1 (Planned Residential)
at 1 to 4 du/ac to RP-1 (Planned Residential) at up to 8 du/ac.
- * **71. SANDERS/PACE ARCHITECTURE, LLC JOHN L. SANDERS** **12-J-06-RZ**
Southwest side S. Central St., southeast of W. Church Ave.,
Council District 6. Rezoning from C-3 (General Commercial) to
C-2 (Central Business District).
- * **74. NORTH STAR CHURCH** **12-M-06-RZ**
Northwest side of Sherrill Blvd., northwest of I-40, Council District
Rezoning from C-3 (General Commercial) / TO-1 (Technology

Overlay) to C-6 (General Commercial Park) / TO-1 (Technology Overlay).

- * **75. TESTERMAN CONSTRUCTION** **12-N-06-RZ**
Northwest side of W. Jackson Ave., north of State St., Council District 6. Rezoning from I-3 (General Industrial) to C-2 (Central Business District) / H-1 (Historical Overlay) and Design Guidelines.

- * **77. NADC**
Northwest side Washington Pike, southwest of Maloneyville Rd., Commission District 8.
 - a. Northeast County Sector Plan Amendment** **12-B-06-SP**
From A/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).

 - * **b. Rezoning** **12-P-06-RZ**
From A (Agricultural) to PR (Planned Residential).

- * **79. W & L PROPERTIES** **12-R-06-RZ**
Northwest side Shasta Dr., southeast of Cedar Lane, Council District 5. Rezoning from O-1 (Office, Medical, and Related Services) to C-1 (Neighborhood Commercial) and C-3 (General Commercial).

- * **80. ROB SANDERS** **12-S-06-RZ**
Northeast side Bishop Rd., southeast of Valerie Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

- * **81. EAGLE BEND REALTY** **12-T-06-RZ**
West side Bob Kirby Rd., northwest of Cortez Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).

- * **82. CITY OF KNOXVILLE** **12-V-06-RZ**
Northwest side Greenway Dr., northwest of Washington Pike, Commission District 4. Rezoning from No Zone to R-1 (Low Density Residential) and C-3 (General Commercial).

- * **83. CITY OF KNOXVILLE** **12-W-06-RZ**
South side Abner Cruze Rd., west side W. Norton Rd., northwest side Governor John Sevier Hwy., Council District 1. Rezoning from No Zone to C-3 (General Commercial).

- * **84. JOHN SPINA** **12-X-06-RZ**
Northeast side Andersonville Pike, northwest side E. Emory Rd., Commission District 7. Rezoning from CA (General Business) conditioned to SC zone uses to CA (General Business).

- * **85. METROPOLITAN PLANNING COMMISSION** **12-Y-06-RZ**
West side of Edington Rd., south of Cherokee Trail. Council District 1. Rezoning from R-1 (Low Density Residential District) to RP-1 (Planned Residential District).

Uses on Review:

- * **88. BENCHMARK ASSOCIATES, INC.** **12-A-06-UR**
Southeast side of Deane Hill Dr., northeast of Winchester Dr.
Proposed use: Condominiums in RP-1 (Planned Residential)
District. Council District 2.
- * **89. NEW VISION FELLOWSHIP CHURCH** **12-C-06-UR**
Northwest side of Ball Camp Pike, north side of Western Ave.
Proposed use: Church in R-1 (Low Density Residential), C-1
(Neighborhood Commercial) & C-3 (General Commercial) District.
Council District 3.
- * **90. BATSON, HIMES, NORVELL & POE** **12-D-06-UR**
Northeast side of Stratford Park Bv., northwest side of Nature Ln.
Proposed use: Reduction of southeast front yard setback from 25'
to 10' for parcel 41 in RP-1 (Planned Residential) District.
Council District 5.
- * **91. CASCADE FALLS, LLC** **12-E-06-UR**
North side of Ball Camp Pike, west of Cascade Falls Ln. Proposed
use: Attached Residential Units in PR (Planned Residential)
District. Commission District 6.
- * **93. SITE, INC.** **12-J-06-UR**
North side of Ball Camp Pike at the north end of Cascade Fall Ln.
Proposed use: Attached Residential Units in PR (Planned
Residential) District. Commission District 6.
- * **95. S & E PROPERTIES** **12-L-06-UR**
Northwest side of Snyder Rd., Northeast side of Snyder Ridge Ln.
Proposed use: Detached residential development in PR (Planned
Residential) District. Commission District 5.

Other Business

- * **100. Consideration of authorization of staff to proceed with studies:** **12-B-06-OB**
 - *To amend the parking requirements for residential uses in the City of Knoxville;**
 - *To adopt a rental housing code for the City of Knoxville and Knox County;**
 - *To adopt an infill housing overlay district for the Oakwood-Lincoln Park neighborhoods;**
 - *To amend the low density residential zone districts for the City of Knoxville.**