

METROPOLITAN PLANNING COMMISSION  
CONSENT APPROVAL LIST  
December 13, 2007

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

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**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 13, 2007 AGENDA**
- \* 3. **APPROVAL OF NOVEMBER 8, 2007 MINUTES.**

**Ordinance Amendments:**

- \* 6. **METROPOLITAN PLANNING COMMISSION** **12-A-07-OA**  
Amendment to Article 4, Section 26, D-1 Downtown Design Overlay District, of the City of Knoxville Zoning Ordinance changing the Downtown Design Review Boards' appeal process and the status of the MPC representative on the Board.

**Alley Closure:**

- \* 9. **LONNIE JONES AND PATRICK FULTZ** **12-A-07-AC**  
Request closure of Unnamed alley between Middlebrook Pike and deadend, Council District 3.
- \* 10. **KIMBERLY DAVIS** **12-B-07-AC**  
Request closure of Unnamed alley between Valley Avenue and New King Street, Council District 1.

**Concepts/Uses on Review:**

- \* 11. **JAMES M. & MILDRED PARKER CLAPP** **5-SL-07-C**  
Southeast side of E. Emory Rd., southeast of Findhorn Blvd., Commission District 8.
- \* 12. **WILLOW CREEK - GRAHAM CORPORATION**
  - a. Concept Subdivision Plan** **5-SM-07-C**  
South side Maynardville Pk., west side of Quarry Rd., Commission District 7.
  - \* **b. Use On Review** **5-B-07-UR**  
Proposed use: Commercial development in PC (Planned Commercial) & F (Floodway) District.

- \* **13. COVERED BRIDGE AT HARDIN VALLEY, UNIT 3 REVISED - CORNERSTONE DEVELOPMENT GROUP**
  - a. Concept Subdivision Plan** 10-SE-07-C  
East end of King Post Trail, east of Covered Bridge Blvd., Commission District 6.
  - \* **b. Use On Review** 10-D-07-UR  
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- \* **14. R&R ASSOCIATES ON GREENWELL DR. - R&R ASSOCIATES PROPERTY GROUP, INC.**
  - a. Concept Subdivision Plan** 12-SA-07-C  
Northeast side of Greenwell Dr., northwest of Crystal Point Dr., Commission District 7.
  - \* **b. Use On Review** 12-D-07-UR  
Proposed use: Residential subdivision in PR (Planned Residential) District.
- \* **16. REALIGNMENT OF BEAVER RIDGE RD.** 12-SC-07-C  
Intersection of Beaver Ridge Rd., and Oak Ridge Hwy., Commission District 6.
- \* **17. SCRIPPS NETWORK** 12-SD-07-C  
North of Sherrill Blvd., east of Pellissippi Pkwy., Commission District 5 & Council District 2.
- \* **18. HARDIN VALLEY CONRAD** 12-SE-07-C  
South side of Hardin Valley Rd., southwest of Westcott Blvd., Commission District 6.

**Finals:**

- \* **23. COVERED BRIDGE, PHASE 3, RESUB. LOTS 41-51** 10-SO-07-F  
East end of King Post Trail, east of Covered Bridge Blvd., Commission District 6.
- \* **24. EMORY VISTA RESUBDIVISION OF LOTS 7R & 8R** 11-SA-07-F  
East side of Mountain Vista Lane, north of W. Emory Road, Commission District 6.
- \* **27. HARRISON SPRINGS, UNIT 2** 11-SU-07-F  
Southwest side of Thompson Road, southwest of Kentwell Road, Commission District 6.

- \* **29. WALKER PROPERTY** **11-SX-07-F**  
South side of Solway School Road, west side of Solway Road,  
Commission District 6.
- \* **32. WORLEY WINDS** **12-SB-07-F**  
West side of Shipetown Road, north of Mascot Road, Commission  
District 8.
- \* **33. COMMERCIAL BANK** **12-SC-07-F**  
Northwest side of Murray Drive, northeast of Pleasant Ridge Road,  
Council District 3.
- \* **34. KENNY PIPE AND SUPPLY, INC. RESUBDIVISION OF LOT 1** **12-SD-07-F**  
North intersection of Branner Street and Scott Avenue, Council  
District 4.
- \* **35. VERNON STINNET PROPERTY RESUBDIVISION OF LOT 1** **12-SE-07-F**  
East side of Carmichael Road, northeast of Oak Hollow Road,  
Commission District 6.
- \* **36. ARDEN CONNELL SUBDIVISION** **12-SF-07-F**  
West side of Curtis Road, north of Kodak Road, Commission District  
8.
- \* **37. JOHN AND BETTY GREEN PROPERTY** **12-SG-07-F**  
Northeast side of Wrights Ferry Road, south of S. Northshore Drive,  
Commission District 4.
- \* **38. MARLEE PARK RESUBDIVISION OF LOTS 25, 26, & 27** **12-SH-07-F**  
South intersection of Annalee Way and Marlee Park Blvd.,  
Commission District 6.
- \* **39. BROOKSMONT ESTATES** **12-SI-07-F**  
North side of Early Road, west of Henge Point Lane, Commission  
District 5.
- \* **42. SILER PROPERTY** **12-SL-07-F**  
Northwest side of Scenic Drive, northwest of Navaho Road, Council  
District 2.
- \* **43. BISHOP RIDGE** **12-SM-07-F**  
Northeast side of Bishop Road, southeast of North Meadow Blvd.,  
Commission District 7.
- \* **44. SHANNON VALLEY FARMS UNIT 5 SECTION A** **12-SN-07-F**  
Northeast side of Murphy Road at Horstall Drive, Commission  
District 8.

Consent List  
December 13, 2007 MPC Meeting

- \* **48. VILLAGE AT SADDLEBROOKE UNIT 2** **12-SR-07-F**  
Northwest end of Saddlebrooke Drive northwest of Parrish Hill Lane,  
Commission District 7.
- \* **49. STONEWOOD CREEK PHASE 3** **12-SS-07-F**  
East end of Stonewood Creek Drive east of Bud Hawkins Road,  
Commission District 8.
- \* **50. FARMINGTON UNIT 2 RESUB. OF LOT 11 & LKM** **12-ST-07-F**  
**PROPERTIES TRACT**  
West side of Ebenezer Road, south of Bluegrass Road, Commission  
District 4.
- \* **51. MARIETTA ADDITION RESUB. OF LOTS 66 & 67 AND** **12-SU-07-F**  
**ACREAGE**  
Northeast side of Divide Street, southeast of Bonny Avenue, Council  
District 5.
- \* **53. GRIFFEY PROPERTY** **12-SW-07-F**  
Terminus of Pitch Pine Drive southwest of Norris Freeway,  
Commission District 7.
- \* **54. HUMES ADDITION TO KNOXVILLE RESUB. OF LOT 18 &** **12-SX-07-F**  
**UNNUMBERED LOT**  
East intersection of Forest Avenue and S. Twenty First Street,  
Council District 1.
- \* **55. TECHNOLOGY PARK WEST RESUB. OF LOTS 4R, PAR OF** **12-SY-07-F**  
**LOTS 4 & 5, AND ADDITIONAL ACREAGE**  
South side of Technology Drive west side of Cogdill Road, Council  
District 2.
- \* **56. MCBEE PROPERTY** **12-SZ-07-F**  
South side of Lewis Road east of Andersonville Pike, Commission  
District 8.
- \* **57. PARK REALTY & TRUST COMPANY RESUB. OF LOTS 82R,** **12-SAA-07-F**  
**88, PART OF LOTS 89 & 67R2**  
Southwest of Agnes Road, terminus of B Drive, Council District 2.
- \* **59. LOYSTON HILLS UNIT 2** **12-SCC-07-F**  
Old Maynardville Pike at Loyston Road, Commission District 8.
- \* **60. LOYSTON HILLS UNIT 3** **12-SDD-07-F**  
Old Maynardville Pike at Loyston Road, Commission District 8.
- \* **61. LAURA G. & LARRY V. BAILEY PROPERTY** **12-SEE-07-F**

Intersection of Brickyard road and Spring Street, Commission District 6.

- \* **62. EDWARDS PLACE UNIT 1** **12-SFF-07-F**  
Thompson School Road north of E Emory Road, Commission District 8.
- \* **63. VISTA DEI MONTE LOT 9** **12-SGG-07-F**  
North side of Carmichael Road west of Pellissippi Parkway, Commission District 6.
- \* **64. ROBERT J. HAUN PROPERTY** **12-SHH-07-F**  
Northwest side of Thorngrove Pike, northeast of Drinnen Road, Commission District 8.
- \* **65. FARRIS AND VANCE RESUB. OF LOTS 21-22 & PART OF** **12-SII-07-F**  
West side of Pequod Street north side of Mohawk Avenue, Council District 6.
- \* **66. SONOMA PARK** **12-SJJ-07-F**  
Southwest intersection of Valley View and Knox Lane, Council District 4.
- \* **67. JACKSON ROAD DEVELOPMENT** **12-SKK-07-F**  
West side of Jackson Road, southwest of Windtree Lane, Council District 3.
- \* **68. SHERRILL HILL** **12-SLL-07-F**  
Kingston Pike at Market Place Blvd., Council District 2.
- \* **69. WESTRIDGE MEADOW RESUBDIVISION OF LOT 6** **12-SMM-07-F**  
**VANOSDALE GARDENS**  
Northwest side of Westridge Drive, southwest of Stockton Drive, Council District 2.
- \* **70. EASTWOOD ESTATES UNIT 3 RESUBDIVISION OF LOTS** **12-SNN-07-F**  
**40R2 & 40R3**  
At terminus of Ranger Lane northwest of N. Ruggles Ferry Pike, Commission District 8.
- \* **71. LEXINGTON COMMERCIAL PARK** **12-SOO-07-F**  
West side of Dutchtown Road, south side of Harding Drive, Commission District 6.
- \* **72. SOUTH GROVE PHASE 4** **12-SPP-07-F**  
North side of W. Marine Road, southwest of Chapman Highway, Council District 1.

- \* **73. WILHOITE** **12-SQQ-07-F**  
Northwest corner of Chandler Road and Rogers Leland Road,  
Commission District 5.

**Rezoning:**

- \* **76. TERAZ INVESTMENTS**  
Northeast side Western Ave., southeast side Blackstock Ave., Council  
District 6.
  - a. One Year Plan Amendment** **10-K-07-PA**  
From HI (Heavy Industrial) to MU (Mixed Uses) (HI-Heavy Industrial  
& CBD (Central Business)).
  - \* **b. Rezoning** **10-R-07-RZ**  
From I-3 (General Industrial) to C-2 (Central Business District).
- \* **77. BILL HICKS AND BOB MOORE**  
Southeast side Old Callahan Dr., northeast of Clinton Hwy.,  
Commission District 6.
  - a. Northwest City Sector Plan Amendment** **12-A-07-SP**  
From O (Office) to C (Commercial).
  - \* **b. Rezoning** **12-A-07-RZ**  
From RB (General Residential) to CB (Business and Manufacturing).
- \* **79. RAY CLARK**  
Southeast side Whirlwind Way, southeast of Mascot Rd., Commission  
District 8.
  - a. Northeast County Sector Plan Amendment** **12-B-07-SP**  
From LI (Light Industrial) to A/RR (Agricultural/Rural Residential).
  - \* **b. Rezoning** **12-C-07-RZ**  
From I (Industrial) to A (Agricultural).
- \* **80. RUFUS H. SMITH JR. & CO.**  
South side Hardin Valley Rd., west of Westcott Blvd., Commission  
District 6.
  - a. Northwest County Sector Plan Amendment** **12-C-07-SP**  
From O (Office) and SLPA (Slope Protection Area) to C (Commercial)  
and SLPA (Slope Protection Area).
  - \* **b. Rezoning** **12-D-07-RZ**  
From A (Agricultural) to CA (General Business).
- \* **81. KEN SANDERSON** **12-E-07-RZ**  
South side Technology Dr., west side Cogdill Rd., Council District 2.  
Rezoning from PC-2 (Retail and Distribution Park) / TO-1 (Technology

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

- \* **82. DAVID VELARDE** **12-F-07-RZ**  
Southeast side Merchant Dr., northeast of Pleasant Ridge Rd., Council District 3. Rezoning from O-3 (Office Park) to O-1 (Office, Medical, and Related Services).
  
- \* **85. SUSANNE PAINTER** **12-I-07-RZ**  
Southeast side E. Magnolia Ave., northeast side N. Mary St., Council District 6. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
  
- \* **86. DUTCHTOWN LAND PARTNERS, LLC**  
South side Dutchtown Rd., northwest side Floyd Ln., west of N. Cedar Bluff Rd., Commission District 5.
  - a. Northwest County Sector Plan Amendment** **12-D-07-SP**  
From LDR (Low Density Residential) to C (Commercial).
  
  - \* **b. Rezoning** **12-J-07-RZ**  
From A (Agricultural) to CB (Business and Manufacturing).
  
- \* **87. LAWRENCE WINSTEAD** **12-K-07-RZ**  
Southwest side Collier Rd., southeast of Fox Ridge Dr., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).
  
- \* **88. ROBERT J. BENZ, JR., AND LAURA EDGE** **12-L-07-RZ**  
North side Hardin Valley Rd., west of Steele Rd., Commission District 6. Rezoning from A (Agricultural) to CR (Rural Commercial).
  
- \* **89. NORTHSHORE COMMONS, LLC** **12-M-07-RZ**  
North end B Dr., northeast of S. Northshore Dr., Council District 2. Rezoning from R-1 (Low Density Residential), O-1 (Office, Medical & Related Services) and F-1 (Floodway) to O-3 (Office Park) and F-1 (Floodway).
  
- \* **91. FORESTBROOK DEVELOPMENT** **12-O-07-RZ**  
North side Badgett Rd., east side Tooles Bend Rd., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential).
  
- \* **93. JOHN HANCOCK** **12-Q-07-RZ**  
Southeast end Lyngate Blvd., southeast of W. Beaver Creek Blvd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).

- \* **94-1 METROPOLITAN PLANNING COMMISSION**  
North of Sherrill Blvd., east of Pellissippi Pkwy., Council District 2.  
**One Year Plan Amendment** to be authorized by MPC from MDR (Medium Density Residential) to GC (General Commercial). **12-A-07-PA**
  
- \* **94-2 SCRIPPS NETWORK INC.**  
North of Sherrill Blvd., east of Pellissippi Pkwy., Council District 2 & Commission District 5.  
**a. Northwest County Sector Plan Amendment** **12-F-07-SP**  
From LDR (Low Density Residential) and OS (Open Space) to C (Commercial).  
  
**b. Rezoning** **12-R-07-RZ**  
From RP-1 (Planned Residential) to C-3 (General Commercial) and from PR (Planned Residential) and OS (Open Space) to CA (General Business).
  
- \* **96. VICTOR JERNIGAN**  
Northwest side McCampbell Dr., northwest of Washington Pike, southwest of Murphy Rd., Commission District 7.  
**a. North City Sector Plan Amendment** **12-H-07-SP**  
From LDR (Low Density Residential) and STPA (Stream Protection Area) to C (Commercial) and STPA (Stream Protection Area).  
  
**b. Rezoning** **12-T-07-RZ**  
From A (Agricultural) to CA (General Business).
  
- \* **97. COVENTRY CREEK, LLC**  
Southeast side McCampbell Dr., northwest side Washington Pike, Commission District 7.  
**a. North City Sector Plan Amendment** **12-I-07-SP**  
From LDR (Low Density Residential) to C (Commercial).  
  
**b. Rezoning** **12-U-07-RZ**  
From A (Agricultural) & OB (Office, Medical & Related Services) to SC (Shopping Center).
  
- \* **98. HELEN ROSS MCNABB CENTER** **12-V-07-RZ**  
Southwest side Laurans Ave., northwest of Goforth Ave., Council District 6. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
  
- \* **99. BENCHMARK COMPANIES**  
West side Fretz Rd., north of Hatmaker Ln., Commission District 6.  
**a. Northwest County Sector Plan Amendment** **12-J-07-SP**  
From A/RR (Agricultural/Rural Residential) to LDR (Low Density Residential).



- \* **b. Rezoning** **12-W-07-RZ**  
From A (Agricultural) to PR (Planned Residential).
  
- \* **100. KNOX COUNTY / PUBLIC BUILDING AUTHORITY (Revised)**  
East side Dry Gap Pike, northwest side Rifle Range Rd. northeast side Fountain City Rd., Commission District 7.
  - \* **a. North County Sector Plan Amendment** **12-K-07-SP**  
From LI (Light Industrial) & LDR (Low Density Residential) to PP/OS (Public Parks & Open Space).
  
  - \* **b. Rezoning** **12-X-07-RZ**  
From PC (Planned Commercial) to OS (Open Space).
  
- \* **101. CITY OF KNOXVILLE** **12-Y-07-RZ**  
Southeast side Parkside Dr., northeast side Cogdill Rd., Council District 2. Rezoning from No Zone to O-1 (Office, Medical, and Related Services).
  
- \* **102. BENCHMARK ASSOCIATES, INC (REVISED)** **12-Z-07-RZ**  
South side Ailor Ave., east side Seventeenth St., Council District 6. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
  
- \* **103. HERITAGE CONSTRUCTION**  
Southeast side Byington Beaver Ridge Rd., southwest side Shady Oak Ln., Commission District 6.
  - \* **a. Northwest County Sector Plan Amendment** **12-L-07-SP**  
From LDR (Low Density Residential) to O (Office).
  
  - \* **b. Rezoning** **12-AA-07-RZ**  
From CA (General Business) to OB (Office, Medical, and Related Services).
  
- \* **105. CITY OF KNOXVILLE** **12-CC-07-RZ**  
Northwest side Callahan Dr., southwest side I-75, Council District 5. Rezoning from No Zone to C-4 (Highway and Arterial Commercial).
  
- \* **106. CITY OF KNOXVILLE** **12-DD-07-RZ**  
East and west side Cessna Rd., south of Sabre Dr., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).
  
- \* **107. CITY OF KNOXVILLE** **12-EE-07-RZ**  
Northwest side Luscombe Dr., southwest side Bardon Rd., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).
  
- \* **108. CITY OF KNOXVILLE** **12-FF-07-RZ**  
South side Ridgetop Rd., northeast of Shrewsbury Dr., Council District 3. Rezoning from No Zone to R-1 (Low Density Residential).

### Uses on Review:

- \* **113. LITTLEJOHN ENGINEERING ASSOCIATES, INC.** **12-A-07-UR**  
Southeast side of Hardin Valley Rd., southwest side of Valley Vista Rd.  
Proposed use: Bank in PC (k) (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- \* **114. GLENN, LLC.** **12-B-07-UR**  
South side of Burlwood Rd., southeast of Pine Needle Ln. Proposed use: Reduction of the required front yard setback from 25' to 24.5' in RP-1 (Planned Residential) District. Council District
- \* **116. JOHN PIERCE** **12-F-07-UR**  
Northwest side of Maynardville Pike, northeast of Norris Freeway  
Proposed use: Car wash facility in a shopping center outparcel in SC (Shopping Center) District. Commission District 7.
- \* **117. NMC PROPERTIES** **12-G-07-UR**  
South side of Fairmont Blvd., southeast of Gary Rd. Proposed use: Duplex in R-1 (Low Density Residential) District. Council
- \* **118. U.S. CELLULAR CORPORATION** **12-H-07-UR**  
North side of Sam Lee Rd., northeast of Steele Rd. Proposed use: 195' monopole telecommunication tower in A (Agricultural) District. Commission District 6.

### Other Business:

- \* **121. Consideration of extension of concept plan for Heritage Hills Subdivision - 9-SD-05-C/9-C-05-UR.** **12-B-07-OB**
- \* **122. Consideration of extension of the concept plan for Hampson Place Subdivision - 11-SP-05-C/11-Q-05-UR.** **12-C-07-OB**
- \* **123. Consideration of two-year extension of concept plan for Wisteria Park - 12-SI-05-C.** **12-D-07-OB**
- \* **124. Consideration of amendments to the City of Knoxville Downtown Design Review Board Administrative Rules and Procedures changing the Downtown Design Review Boards' appeal process and the status of the MPC representative on the Board.** **12-E-07-OB**