

AGENDA

December 13, 2007

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 DECEMBER 13, 2007 AGENDA
- * 3. APPROVAL OF NOVEMBER 8, 2007 MINUTES
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON

Items to be automatically Postponed	(Indicated with	<u>P</u>)
Items to be voted on to be Postponed	(Indicated with	<u>P</u>)
Items to be automatically Withdrawn	(Indicated with	<u>W</u>)
Items to be voted on to be Withdrawn	(Indicated with	<u>W</u>)
Items to be voted on to be Tabled	(Indicated with	<u>T</u>)
Items to be voted on to be Untabled	(Indicated with	<u>U</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 at the beginning of the meeting. 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

11-A-07-OA

Amendments to the City of Knoxville Zoning Ordinance creating a new Office-Residential zoning district providing for a mix of uses that are complementary in scale to adjacent neighborhood housing.

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- * **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.

- 7. METROPOLITAN PLANNING COMMISSION** **12-B-07-OA**
Amendments to the City of Knoxville Zoning Ordinance, Article 5.10 Signs, Billboard, and other Advertising Structures and related sections regarding regulation of dynamic displays on signs and billboards in Knoxville.

- P 8. METROPOLITAN PLANNING COMMISSION** **12-C-07-OA**
Amendment to the City of Knoxville Zoning Ordinance, Article 4, Section 25, IH-1 Infill Housing Overlay District, to clarify that the Infill Housing Design Review Committee has the authority to approve lot sizes.

Alley or Street Closures:

- * **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.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

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** **5-SM-07-C**
 - a. Concept Subdivision Plan**
South side Maynardville Pk., west side of Quarry Rd., Commission District 7.

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- * **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** **10-SE-07-C**
 - a. Concept Subdivision Plan**
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.** **12-SA-07-C**
 - a. Concept Subdivision Plan**
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.

- * **15. MPM DEVELOPMENT CO., IRWIN RD. - MPM DEVELOPMENT COMPANY** **12-SB-07-C**
 - a. Concept Subdivision Plan**
Northwest side of Irwin Rd., northeast of Oakmeade Rd., Commission District 6.

 - b. Use On Review** **12-E-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.

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- P 19. EVERETT WOODS - BENCHMARK ASSOCIATES, INC.**
a. Concept Subdivision Plan **12-SF-07-C**
Northeast side of Everett Rd., north of I-40, Commission District 6.
- P b. Use On Review** **12-I-07-UR**
Proposed use: Residential subdivision in PR (Planned Residential) District.

Final Subdivisions:

- P 20. HUNTER'S RIDGE, UNIT 3** **6-SL-07-F**
2/14/07 West side of Stony Point Road, north of Kay's Ridge Lane, Commission District 8.
- P 21. HANCOCK ESTATES** **6-SKK-07-F**
2/14/07 Southeast end at terminus of Lyngate Blvd., southeast of W. Beaver Creek, Commission District 6.
- P 22. RESUB. OF PART OF THE BEREAN BIBLE CHURCH PROPERTY AND UNPLATTED PROPERTY** **10-SC-07-F**
Prosser Rd north of I-40, Council District 4.
- * 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.
- P 25. DALTON, BLOCK & MALONE PROPERTY** **11-SO-07-F**
West side of Bales Road along Beryl Lane, Commission District 7.
- P 26. BEACON PARK PHASE I** **11-SQ-07-F**
South end of Chandler Road at Rogers Island Road, Commission District 5.
- * 27. HARRISON SPRINGS, UNIT 2** **11-SU-07-F**
Southwest side of Thompson Road, southwest of Kentwell Road, Commission District 6.
- P 28. DEWAYNE WHITT PROPERTY** **11-SW-07-F**
North side of Wood Road, northeast of Majors Road, Commission District 8.

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- * **29. WALKER PROPERTY** **11-SX-07-F**
South side of Solway School Road, west side of Solway Road,
Commission District 6.
- P 30. WALKER SPRINGS CENTER RESUBDIVISION OF LOT 1R2
& ADDITIONAL TRACTS** **11-SY-07-F**
South side of Kingston Pike, southwest of Gallaher View Road,
Council District 2.
- P 31. RIVER ISLAND UNIT 1, RESUBDIVISION OF LOTS 37 & 39** **12-SA-07-F**
Terminus of River Island Blvd., south of Kodak road, Commission
District 8.
- * **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.

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| P | 40. <u>UNDERWOOD PROPERTY</u>
Northwest side of Ball Camp Pike, west of Amherst Road,
Commission District 6. | 12-SJ-07-F |
| | 41. <u>WITHDRAWN PRIOR TO PUBLICATION</u> | 12-SK-07-F |
| * | 42. <u>SILER PROPERTY</u>
Northwest side of Scenic Drive, northwest of Navaho Road, Council
District 2. | 12-SL-07-F |
| * | 43. <u>BISHOP RIDGE</u>
Northeast side of Bishop Road, southeast of North Meadow Blvd.,
Commission District 7. | 12-SM-07-F |
| * | 44. <u>SHANNON VALLEY FARMS UNIT 5 SECTION A</u>
Northeast side of Murphy Road at Horstall Drive, Commission
District 8. | 12-SN-07-F |
| P | 45. <u>SHANNON VALLEY FARMS UNIT 4 SECTION C</u>
South side of Luttrell Road north side of Jade Pasture Lane,
Commission District 8. | 12-SO-07-F |
| | 46. <u>GOOSE LANDING RESUBDIVISION OF LOT 3</u>
Southwest side of W. Gallaher Ferry Road northwest of Hickory
Creek Road, Commission District 6. | 12-SP-07-F |
| P | 47. <u>NATALIE ROBINSON PROPERTY</u>
Northeast end of Nighbert lane, northeast of Choto Road,
Commission District 5. | 12-SQ-07-F |
| * | 48. <u>VILLAGE AT SADDLEBROOKE UNIT 2</u>
Northwest end of Saddlebrooke Drive northwest of Parrish Hill Lane,
Commission District 7. | 12-SR-07-F |
| * | 49. <u>STONEWOOD CREEK PHASE 3</u>
East end of Stonewood Creek Drive east of Bud Hawkins Road,
Commission District 8. | 12-SS-07-F |
| * | 50. <u>FARMINGTON UNIT 2 RESUB. OF LOT 11 & LKM
PROPERTIES TRACT</u>
West side of Ebenezer Road, south of Bluegrass Road, Commission
District 4. | 12-ST-07-F |
| * | 51. <u>MARIETTA ADDITION RESUB. OF LOTS 66 & 67 AND
ACREAGE</u>
Northeast side of Divide Street, southeast of Bonny Avenue, Council
District 5. | 12-SU-07-F |

<u>Agenda Item No.</u>	<u>MPC File No.</u>
P 52. <u>ROBYN BETH RAILEY PROPERTY</u> East intersection of McKamey Road and Matlock Drive, Council District 3.	12-SV-07-F
* 53. <u>GRIFFEY PROPERTY</u> Terminus of Pitch Pine Drive southwest of Norris Freeway, Commission District 7.	12-SW-07-F
* 54. <u>HUMES ADDITION TO KNOXVILLE RESUB. OF LOT 18 & UNNUMBERED LOT</u> East intersection of Forest Avenue and S. Twenty First Street, Council District 1.	12-SX-07-F
* 55. <u>TECHNOLOGY PARK WEST RESUB. OF LOTS 4R, PAR OF LOTS 4 & 5, AND ADDITIONAL ACREAGE</u> South side of Technology Drive west side of Cogdill Road, Council District 2.	12-SY-07-F
* 56. <u>MCBEE PROPERTY</u> South side of Lewis Road east of Andersonville Pike, Commission District 8.	12-SZ-07-F
* 57. <u>PARK REALTY & TRUST COMPANY RESUB. OF LOTS 82R, 88, PART OF LOTS 89 & 67R2</u> Southwest of Agnes Road, terminus of B Drive, Council District 2.	12-SAA-07-F
P 58. <u>LOIS S. HOSKINS PROPERTY</u> Northwest side of Choto Road, west of intersection of Channel Point Drive, Commission District 5.	12-SBB-07-F
* 59. <u>LOYSTON HILLS UNIT 2</u> Old Maynardville Pike at Loyston Road, Commission District 8.	12-SCC-07-F
* 60. <u>LOYSTON HILLS UNIT 3</u> Old Maynardville Pike at Loyston Road, Commission District 8.	12-SDD-07-F
* 61. <u>LAURA G. & LARRY V. BAILEY PROPERTY</u> Intersection of Brickyard road and Spring Street, Commission District 6.	12-SEE-07-F
* 62. <u>EDWARDS PLACE UNIT 1</u> Thompson School Road north of E Emory Road, Commission District 8.	12-SFF-07-F
* 63. <u>VISTA DEI MONTE LOT 9</u> North side of Carmichael Road west of Pellissippi Parkway, Commission District 6.	12-SGG-07-F

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- * **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 and Plan Amendment/Rezoning:

- P 74. CITY OF KNOXVILLE** **3-R-02-RZ**
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).

Agenda Item No.

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- W 75. CONTINUUM COURTYARDS, LLC**
Northwest side E. Emory Rd., northeast of Fortner Ln., Commission District 7.
a. North County Sector Plan Amendment **10-A-07-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- W b. Rezoning** **10-D-07-RZ**
From A (Agricultural) to PR (Planned Residential).
- * **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).
- 78. GOODWILL INDUSTRIES-KNOXVILLE, INC.** **12-B-07-RZ**
Southeast side Metler Dr., northeast of Clinton Hwy., Council District 5. Rezoning from R-1 (Low Density Residential) to C-4 (Highway and Arterial Commercial).
- * **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.

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- 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).
- 83. BARBARA M. LEE** **12-G-07-RZ**
 Northeast side Oakmeade Rd., northwest side Irwin Dr., Commission District 6. Rezoning from RA (Low Density Residential) to A (Agricultural).
- 84. NEW CONCEPT DEVELOPMENT** **12-H-07-RZ**
 Southeast side George Williams Rd., northeast side I-140, southwest of Hidden Glen Ln., Commission District 5. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- * **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).

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- * **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).
- P 90. MJM DEVELOPMENT** **12-N-07-RZ**
 North side Stanley Rd., southwest of Clinton Hwy., Commission District 3. Rezoning from A (Agricultural) to PR (Planned Residential).
- * **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).
- 92. BUTLER HOMES AND CONSTRUCTION, LLC**
 Northwest side Gleason Dr., northeast of Ebenezer Rd., Commission District 5.

 - a. Southwest County Sector Plan Amendment** **12-E-07-SP**
 From LDR (Low Density Residential) and SLPA (Slope Protection Area) to MDR (Medium Density Residential) and SLPA (Slope Protection Area).
 - b. Rezoning** **12-P-07-RZ**
 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**

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From RP-1 (Planned Residential) to C-3 (General Commercial) and from PR (Planned Residential) and OS (Open Space) to CA (General Business).

- 95. WELLS CREEK, LLC**
 South side W. Governor John Sevier Hwy., west of W. Dick Ford Ln., Commission District 9.

 - a. South County Sector Plan Amendment** **12-G-07-SP**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - b. Rezoning** **12-S-07-RZ**
 From PR (Planned Residential) @ 1-5 du/ac and A (Agricultural) to PR (Planned Residential) @ up to 12 du/ac.
- * **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).

Agenda Item No.

MPC File No.

- * **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).
- * **104. CITY OF KNOXVILLE** **12-BB-07-RZ**
 North side Kingston Pike, north of Fox Rd., Council District 2. Rezoning from No Zone to PC-2 (Retail and Distribution Park).
- * **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).

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- * **108. CITY OF KNOXVILLE**
South side Ridgetop Rd., northeast of Shrewsbury Dr., Council District
3. Rezoning from No Zone to R-1 (Low Density Residential).

12-FF-07-RZ

Uses on Review:

- 109. GLENVIEW HOMEOWNERS ASSOCIATION** **7-D-07-UR**
South side of Creekhead Dr., southeast of Silver Cloud Ln. Proposed
use: Remove the requirement to construct a walking trail along the
detention basin as shown on the previously approved plan in RP-1
(Planned Residential) / F (Floodway) District. Council District 3.
- P 110. ISAKSON BARNHART - SHERRILL HILL** **11-E-07-UR**
2/14/2007 South side of Kingston Pike at Market Place Blvd. Proposed use:
Commercial Development in PC-1 (k) (Retail & Office Park), PC-1/H-1
(k) (Historic Overlay) District. Council District 2.
- W 111. CANNON & CANNON, INC. (JOHN RUSSELL)** **11-I-07-UR**
South side of Hardin Valley Rd., southwest of Westcott Bv. Proposed
use: Commercial, office & residential development in PC (Planned
Commercial) & PR (Planned Residential) pending District.
Commission District 5.
- P 112. REVEIZ CUSTOM HOMES, LLC** **11-J-07-UR**
North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use:
Mixed Commercial Development in PC (Planned Commercial) District.
Commission District 6.
- * **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
- P 115. NEELY REALTY PARTNERSHIP** **12-C-07-UR**
Southeast side of Forest Ave., northeast side of S. Twenty First St.
Proposed use: Restaurant in C-1 (Neighborhood Commercial) District.
Council District 1.
- * **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.

Agenda Item No.

MPC File No.

- * **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.
- 119 CROWNE CASTLE USA C/O SCOTT B. SMITH** **12-J-07-UR**
Terminus of Hayeswood Rd., southwest of Pine Grove Rd. Proposed use: 190' monopole telecommunications tower in A (Agricultural) District. Commission District 8.

Other Business:

- 120. Consideration of election of MPC Officers for Calendar Year 2008.** **12-A-07-OB**
- * **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**

Adjournment

Tabled Items (Actions to untable items are heard 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.

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p><u>ROSEBAY PLACE</u> East side of Rosebay Rd., south of Garden Dr., Council District 4.</p>	<p>8-SB-05-C</p>
<p>U <u>CHERRY STREET TOWN HOMES</u> Northeast side of Washington Ave., east of Mundy St., Council District 6.</p>	<p>3-SD-07-C</p>
<p><u>WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R</u> Southeast side of Buffat Mill Rd., Council District 4.</p>	<p>1-SF-04-F</p>
<p><u>HATAUB SUBDIVISION</u> West side of Hickory Creek Rd., north of Everett Rd., Commission District 6.</p>	<p>6-SY-05-F</p>
<p><u>HILL PROPERTY</u> Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission District 7.</p>	<p>4-SG-06-F</p>
<p><u>EMORY PLACE</u> Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.</p>	<p>4-SX-06-F</p>
<p><u>VARNELL PROPERTY ON DERRIS DRIVE</u> North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.</p>	<p>5-SP-06-F</p>
<p><u>PROPERTY OF J. RONALD SCHOOLCRAFT, JR.</u> Southeast side of Northshore Drive, southwest of Terrace Woods Way, Council District 2.</p>	<p>7-SU-06-F</p>
<p>U <u>HEIRS OF JAMES M. & MILDRED PARKER CLAPP</u> Southeast side of E. Emory Rd, east of Tazewell Pike, Commission District 8.</p>	<p>4-SB-07-F</p>
<p><u>THE MENCER PROPERTY</u> At the terminus of Donovan Lane, east of Fox Road, Commission District 5.</p>	<p>7-SG-07-F</p>
<p><u>COPPERLEAF</u> Northeast side of Heiskell Rd, northwest of E. Copeland Dr, Commission District 7.</p>	<p>9-SO-07-F</p>
<p><u>NORMAN SHAW</u> Northwest side Asheville Hwy., southwest of Grata Rd. One Year Plan Amendment from LDR (Low Density Residential) to O (Office). Council District 6.</p>	<p>4-H-06-PA</p>

Agenda Item No.

MPC File No.

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).

6-H-06-SP

b. Rezoning

From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

6-S-06-RZ