

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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AGENDA

December 11, 2008

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 11, 2008 AGENDA
- * 3. APPROVAL OF NOVEMBER 13, 2008 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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	<u>*</u>)

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 R-4 (Residential/Office) District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods.

- 6. METROPOLITAN PLANNING COMMISSION (REFERRED BACK TO MPC BY CITY COUNCIL)** **5-A-08-OA**
Amendments to the City of Knoxville Zoning Ordinance, Article 5, Section 10 (Signs, Billboards, and other Advertising Structures) and related sections regarding the operating regulations of Electronic Message Centers.
- P 7. METROPOLITAN PLANNING COMMISSION** **8-A-08-OA**
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.1.2 (Cumberland Avenue District) to the proposed Article 4, Section 4 (Form Districts) to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan. Council District 1.
- P 8. METROPOLITAN PLANNING COMMISSION** **10-A-08-OA**
Amendment to the Knox County Zoning Ordinance to add landscape businesses as a use permitted on review in the Agricultural zone.
- * 9. METROPOLITAN PLANNING COMMISSION** **12-A-08-OA**
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 27 (South Waterfront Form Based Development Code), providing new street section designations in Chapter 3 (the Regulating Plan) and creating new street standards within Chapter 6 (Streetscape Standards). The amendments specifically address River Road, Lincoln Street, Barber Street, Claude Street, Dixie Street, "E" Street and Langford Avenue. Council District 1.

Alley or Street Closures:

- * 10. CITY OF KNOXVILLE** **12-A-08-AC**
Request closure of Unnamed alley between Stonewall St. and Bragg St. (closed portion), Council District 5.
- * 11. CHIP STANLEY** **12-A-08-SC**
Request closure of Portion of radius of Bridge Ave at the northeast corner of Twelfth St. and northwest corner of Eleventh St., Council District 1.
- * 12. CHIP STANLEY** **12-B-08-SC**
Request closure of Portion of radius of Highland Ave. at the southwest corner of Eleventh St., Council District 1.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

* **13. TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY (TTCDA)**

10-A-08-SAP

TTCDA Comprehensive Plan and Northwest County Sector Plan amendment. Commission Districts 5 & 6 and Council District 2.

Concepts/Uses on Review:

* **14. HEARTLAND DEVELOPMENT ON HIGHLAND VIEW DRIVE - HEARTLAND DEVELOPMENT, LLC**

11-SD-08-C

a. Concept Subdivision Plan

North side of Highland View Dr., west of Chapman Highway., Commission District 9.

* **b. Use On Review**

11-J-08-UR

Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

Final Subdivisions:

P 15. JOHNSTONE UNIT 2

8-SZ-08-F

At the terminus of Calvert Lane, west of Havenstone Lane, Commission District 7.

P 16. FINAL PLAT OF HAYNES PROPERTY

8-SGG-08-F

Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.

* **17. WILDWOOD GARDENS PHASE IV**

9-SH-08-F

Liverpool Lane at Remagen Lane, Commission District 9.

P 18. LECONTE VISTA

11-SP-08-F

Kelly Lane near intersection of Kodak Road, Commission District 8.

* **19. WHITES ADDITION TO KNOXVILLE RESUBDIVISION OF LOTS 11 & 12R**

12-SA-08-F

Southwest of intersection of Highland Ave. and Eleventh St., Council District 1.

* **20. INGLES MARKETS INC. STORE #399**

12-SB-08-F

South side of E. Emory Rd, east of I-75, Council District 5.

* **21. WAYNE LETT PROPERTY**

12-SC-08-F

Northeast side of Shoffner Ln, northwest side of Griffith Rd, Commission District 7.

Agenda Item No.

MPC File No.

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| <p>* 22. <u>ELK RIDGE PHASE I</u>
South side of Kimberlin Heights Rd at terminus of Arron Ln.,
Commission District 9.</p> <p>* 23. <u>MCMURTERY AND GROVE PROPERTY</u>
Northeast side of Ellistown Rd, north of Millertown Pike,
Commission District 8.</p> <p>* 24. <u>W. R. COOPERS ADDITION RESUBDIVISION OF LOT 12 &
P/O LOT 13</u>
Southeast side of Folsom Ave, south of Bluff Ave., Council District
4.</p> <p>* 25. <u>MICHAEL KOONTZ PROPERTY</u>
North side of Houstonia Dr, northeast of Parkdale Dr., Council
District 4.</p> <p>P 26. <u>HART PROPERTY</u>
East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8.</p> <p>* 27. <u>BREAKTHROUGH</u>
At the terminus of Thurman Ln. off Woodson Dr., Commission
District 9.</p> <p>* 28. <u>CORRECTED FINAL PLAT OF TRACT 3 OF EDWARDS
ESTATES</u>
West side of Ward Rd, north of Dante Rd., Commission District 7.</p> <p>* 29. <u>LOVELAND BAPTIST CHURCH</u>
Southeast side of Spring Hill Rd, east of Maplehill Rd., Council
District 4.</p> <p>* 30. <u>BASLER PROPERTY</u>
Southeast side of Clinch Avenue, northeast side of S. Seventeenth
Street, Council District 1.</p> <p>* 31. <u>MRS HANNAH W. SWANS ADDITION TO KNOXVILLE
RESUBDIVISION OF LOTS 27-31 & 54</u>
Corner of Blackstock Avenue, Western Avenue, and Ramsey Street,
Council District 6.</p> <p>* 32. <u>ROBERT & SHARON MORTON PROPERTY</u>
South side of Callahan Drive, south of Keck Road, Council District
3.</p> | <p>12-SD-08-F</p> <p>12-SE-08-F</p> <p>12-SF-08-F</p> <p>12-SG-08-F</p> <p>12-SH-08-F</p> <p>12-SI-08-F</p> <p>12-SJ-08-F</p> <p>12-SK-08-F</p> <p>12-SL-08-F</p> <p>12-SM-08-F</p> <p>12-SN-08-F</p> |
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Agenda Item No.

MPC File No.

- * **33. ELBERT L. MAYES PROPERTY RESUBDIVISION OF LOTS 6 & 7** **12-SO-08-F**
North of W. Emory Road, west of Oak Ridge Highway, Commission District 6.
- W 34. WHITE'S ADDITION RESUBDIVISION OF PARCELS 8 AND 19** **12-SP-08-F**
Northeast intersection of Clinch Avenue and Nineteenth Street, Council District 1.

Rezoning and Plan Amendment/Rezoning:

- * **35. 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).
- P 36. METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE** **8-O-08-RZ**
Area generally described from White Avenue to Lake Avenue between CSX Railroad Corridor and Seventeenth Street (See Map), Council District 1. Rezoning from C-3 (General Commercial), C-7 (Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.
- 37. RENEE WHEELER** **11-A-08-RZ**
West side N. Broadway, south of Bluff Ave., Council District 4. Rezoning from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).
- 38. JOHN KING** **11-B-08-RZ**
Southwest side Edington Rd., northeast side Wells Rd., northwest side Willoughby Rd., Commission District 9. Rezoning from RA (Low Density Residential) to PR (Planned Residential).
- 39. XIONG DONG** **12-A-08-RZ**
Southeast side Middlebrook Pike, northeast side Sky Blue Dr., Commission District 5. Rezoning from RA (Low Density Residential) to CA (General Business).
- 40. TIM WALLER - WALLER CONSTRUCTION** **12-B-08-RZ**
North and south sides Mynatt Rd., west of Bowling Ln., Commission District 7. Rezoning from A (Agricultural) to PR (Planned Residential).

Agenda Item No.

MPC File No.

- * **41. W.C. DEVELOPMENT**
Northeast side Solway Rd., north end of Teal Green Ln.,
Commission District 6. Rezoning from PR (Planned Residential) @
up to 3 du/ac to PR (Planned Residential) @ up to 5 du/ac.

12-C-08-RZ
- * **42. KNOXVILLE CITY COUNCIL**
Southeast side Kingston Pike, southeast of Alcoa Hwy., Council
District 1.
a. One Year Plan Amendment
From LI (Light Industrial) to MU (Mixed Uses) (High Density
Residential, Commercial, Office).

12-A-08-PA
- * **b. Rezoning**
From O-2 (Civic and Institutional) to RP-3 (Planned Residential).

12-D-08-RZ
- * **43. KNOXVILLE CITY COUNCIL**
South, southeast and west side Aberdeen Ln., northwest, west and
southwest of Harold Ln. north and northeast of Southside Rd.,
southwest of Island Home Pike, Council District 1. Rezoning from
I-4 (Heavy Industrial) R-1 (Low Density Residential) to R-1 (Low
Density Residential) and OS-1 (Open Space).

12-E-08-RZ
- * **44. CITY OF KNOXVILLE**
South side Pine Grove Rd., east of Union School Rd., Council
District 4. Rezoning from No Zone to RP-1 (Planned Residential) at
up to 8 du/ac.

12-F-08-RZ

Uses on Review:

- * **45. SCOTT BRADLEY**
Southeast side of the intersection of Hardin Valley Rd. and
Greenland Way Proposed use: Monument sign in PC (Planned
Commercial) & OB (Office, Medical & Related Services) / TO
(Technology Overlay) District. Commission District 6.

12-A-08-UR
- * **46. TIMOTHY SANDS**
Northwest side of Gray Hendrix Rd., northeast of Garrison Dr.
Proposed use: Garage apartment in RA (Low Density Residential)
District. Commission District 6.

12-B-08-UR
- * **47. RALPH SMITH / PROFESSIONAL LAND SYSTEMS**
Northwest side of Louise Ave., northeast of S. Chestnut St.
Proposed use: Duplex in R-1 (Low Density Residential) & R-1A
(Low Density Residential) District. Council District 6.

12-C-08-UR

Agenda Item No.

MPC File No.

P 48. SAMUEL ANDREW JOHNSON

12-D-08-UR

Northwest side of Judith Dr., north of Grandin Dr. Proposed use:
Duplex in R-1 (Low Density Residential) District. Council District 1.

Other Business:

49. Consideration of Election of MPC Officers for Calendar Year 2009.

12-A-08-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

KNOX COUNTY SCHOOLS

1-C-08-SC

Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.

HABITAT FOR HUMANITY

3-A-08-SC

Request closure of Evans St between Bonny Avenue and south to terminus at parcel 081PC003, Council District 1.

LAKEVIEW POINT

1-SC-05-C

West side of Fredonia Rd., north of Merchant Dr., Council District 3.

ROSEBAY PLACE

8-SB-05-C

East side of Rosebay Rd., south of Garden Dr., Council District 4.

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION

1-SG-08-C

a. Concept Subdivision Plan

Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.

b. Use On Review

1-J-08-UR

Proposed use: Attached residential subdivision in PR (Planned Residential) District.

WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R

1-SF-04-F

Southeast side of Buffat Mill Rd., Council District 4.

<u>Agenda Item No.</u>	MPC File No.
<u>HATAUB SUBDIVISION</u> West side of Hickory Creek Rd., north of Everett Rd., Commission District 6.	6-SY-05-F
<u>HILL PROPERTY</u> Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission District 7.	4-SG-06-F
<u>EMORY PLACE</u> Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.	4-SX-06-F
<u>VARNELL PROPERTY ON DERRIS DRIVE</u> North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.	5-SP-06-F
<u>PROPERTY OF J. RONALD SCHOOLCRAFT, JR.</u> Southeast side of Northshore Drive, southwest of Terrace Woods Way, Council District 2.	7-SU-06-F
<u>BEACON PARK PHASE I</u> South end of Chandler Road at Rogers Island Road, Commission District 5.	11-SQ-07-F
<u>DEWAYNE WHITT PROPERTY</u> North side of Wood Road, northeast of Majors Road, Commission District 8.	11-SW-07-F
<u>NATALIE ROBINSON PROPERTY</u> Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.	12-SQ-07-F
<u>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u> South side of Woodlawn Pike, east of Southwood Drive, Council District 1.	8-SB-08-F
<u>ISAIAS LANDING RESUBDIVISION</u> South side of S. Mall Road, south of East Towne Road, Council District 4.	8-SR-08-F
<u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u> South side of Kingston Pike, south of Walker Springs, Council District 2.	10-SQ-08-F
<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.	4-H-06-PA

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 6-S-06-RZ
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).

FLENNIKEN HOUSING, L.P.

7-L-08-RZ

Northeast side Flenniken Ave., southeast side Maryville Pike, northwest of Martin Mill Pike, Council District 1. Rezoning from C-3 (General Commercial) to O-1 (Office, Medical, and Related Services).

VICTOR JERNIGAN

North side Thorngrove Pike, east side Atchley Ln., Commission District 8.

a. East County Sector Plan Amendment 8-D-08-SP
From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) to LDR (Low Density Residential).

b. Rezoning 8-H-08-RZ
From A (Agricultural) to PR (Planned Residential).

SHERRILL HILL COMMERCIAL

11-E-07-UR

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.

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.

LISA HOSKINS

4-F-08-UR

Northwest side of Merchant Dr., northeast side of Scenicwood Rd. Proposed use: Afterschool day care facility and family life center in R-1 (Low Density Residential) & R-2 (General Residential) District. Council District 5.