

AGENDA

December 10, 2009

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 10, 2009 AGENDA
- * 3. APPROVAL OF NOVEMBER 12, 2009 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND
CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> Postponed	(Indicated with an underlined P)
Items to be voted on to be Postponed	(Indicated with a P)
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)
Items to be voted on to be Tabled	(Indicated with a T)
Items to be voted on to be Untabled	(Indicated with a 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.

For information regarding the status of any agenda item that has been requested for postponement, please contact Buz Johnson of the MPC staff at 215-2500. For information on any other agenda items, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

Agenda Item No.

MPC File No.

- 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.
- P 6. METROPOLITAN PLANNING COMMISSION** **8-A-08-OA**
Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (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.
- * 7. KNOXVILLE CITY COUNCIL** **12-A-09-OA**
Amendments of the City of Knoxville Zoning Ordinance at Article V, Section 10 (Sign Code) regarding the minimum required street frontage for the installation of a changeable price sign, which is considered an electronic message center in the Zoning Ordinance.

Alley or Street Closures:

- * 8. 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.

Street or Subdivision Name Changes:

- * 9. LYLAN SHEPHERD FITZGERALD** **12-A-09-SNC**
Change History Way to 'Christus Way' between S. Northshore Dr. and terminus, Commission District 4.
- * 10. LOIS LEFLORE** **12-B-09-SNC**
Change Bonny Ave to 'LeFlore Ave' between Divide Street and Gap Road, Council District 5.
- * 11. KNOX COUNTY EMERGENCY COMMUNICATIONS E-911** **12-C-09-SNC**
Change Unnamed joint permanent easement to 'Everly Way' between W. Copeland Drive and Dead end of joint permanent easement, Commission District 7.

Plans, Studies, Reports:

- * 12. METROPOLITAN PLANNING COMMISSION** **10-A-09-SAP**
Knoxville-Knox County Park, Recreation and Greenway Plan.
- P 13. METROPOLITAN PLANNING COMMISSION** **12-A-09-SAP**
(2/11/10) Hillside and Ridgetop Conservation Plan.

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- P 14. METROPOLITAN PLANNING COMMISSION**
Vestal Site Improvements Project Plan. Council District 1.

12-B-09-SAP

Concepts/Uses on Review:

- T 15. CIRCLE LANE EXTENSION** **5-SB-09-C**
East end of Circle Ln., northeast of Westfield Rd., Council District 2.
- * **16. EASTERDAY ESTATES - REVISED - CLAYTON BANK & TRUST** **12-SA-09-C**
a. Concept Subdivision Plan
West side of Sisk Rd., south of Pleasant Ridge Rd., Council District 3.
- * **b. Use On Review** **12-E-09-UR**
Proposed use: Attached residential subdivision in RP-1 (Planned Residential) District.
- * **17. ALPINE MEADOW** **12-SB-09-C**
Northwest side of E. Beaver Creek Dr., north of Central Avenue Pk., Council District 4.
- * **18. ASHLEY MEADOWS** **12-SC-09-C**
Southwest side of Gray Hendrix Rd., northwest of Byington-Solway Rd., Commission District 6.

Final Subdivisions:

- T 19. HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1** **10-SB-09-F**
West side of Asbury Road, southwest of Archie Wiegel Lane, Commission District 8.
- * **20. VARNER ESTATES** **10-SC-09-F**
Southwest side of Bob Varner Road, north of Brown Gap Road, Commission District 7.
- * **21. CASCADE VILLAS PHASE 2** **11-SH-09-F**
Southwest end of Spice Tree Way, southwest of Beacon Light Way, Commission District 3.
- * **22. LOY RETAIL CENTER** **11-SI-09-F**
Parkside Drive at Glade Drive intersection, Council District 2.
- T 23. HAROLD GLENN & CLARIESE NIPPER PROPERTY** **11-SJ-09-F**
Southwest side of Maplegreen Lane, south of Bluegrass Road, Commission District 4.

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| P 24. | <u>BON VIEW ADDITION AND BROOKSIDE MILLS RESUBDIVISION</u>
South side of Beaumont Avenue, southwest side of McSpadden Street, Council District 5. | 11-SN-09-F |
| * | 25. <u>RALPH TEAGUE PROPERTY</u>
North side of Greenwell Drive, east of Pedigo Road, Commission District 7. | 11-SP-09-F |
| * | 26. <u>DORTHEA MAXINE DAILEY PROPERTY</u>
East side of Stony Point Rd, northwest of Thorn Grove Pike, Commission District 8. | 12-SA-09-F |
| W 27. | <u>CONSOLIDATED PIPE & SUPPLY COMPANY, INC.</u>
South side of Ball Camp Pike, west of Amherst Rd, Commission District 6. | 12-SB-09-F |
| * | 28. <u>LKM PROPERTIES, LP RESUBDIVISION OF LOT 2R</u>
North side of Hardin Valley Rd, east side of Charlevoix Rd, south side of Pentwater Dr., Commission District 6. | 12-SC-09-F |
| * | 29. <u>KING PROPERTY RESUBDIVISION OF LOTS 1-3</u>
East side of Norris Freeway at Country Cove Way, Commission District 8. | 12-SD-09-F |
| * | 30. <u>O E BEAN RESUBDIVISION OF LOT 1R</u>
Southwest corner of Middlebrook Pike and Vanosdale, Council District 5. | 12-SE-09-F |
| * | 31. <u>COUNTISS PROPERTY</u>
South side of Frazier Rd, south of Kodak Rd., Commission District 8. | 12-SF-09-F |
| * | 32. <u>J R JONES RESUBDIVISION OF LOTS 1 & 2 AND PART OF CLIFFORD K WILSON PROPERTY</u>
Southeast side of Washington Pike at southwest side of Roberts Road, Commission District 8. | 12-SG-09-F |
| * | 33. <u>VOLS EQUITIES, LLC</u>
North side of Kingston Pike, west of Alcoa Hwy., Council District 6. | 12-SH-09-F |

Rezoning and Plan Amendment/Rezoning:

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| P 34. | <u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u>
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 | 8-O-08-RZ |
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(Pedestrian Commercial), O-1 (Office, Medical & Related Services), O-2 (Civic & Institutional) and R-2 (General Residential) to Cumberland Avenue Form District.

- P 35. JAMES L. MCCLAIN**
Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.

 - a. Northwest County Sector Plan Amendment** **9-A-09-SP**
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).
 - P b. Rezoning** **9-A-09-RZ**
From A (Agricultural) to CB (Business and Manufacturing).

- P 36. HUBER PROPERTIES, LLC**
Southeast side Lonas Dr., northeast side Redsaille Rd., Council District 2.

 - a. Northwest City Sector Plan Amendment** **12-A-09-SP**
From LDR (Low Density Residential) to O (Office).
 - P b. One Year Plan Amendment** **12-A-09-PA**
From LDR (Low Density Residential) to O (Office).
 - P c. Rezoning** **12-A-09-RZ**
From R-1 (Low Density Residential) to O-1 (Office, Medical, and Related Services).

- 37. HUBER PROPERTIES, LLC**
Southeast side S. Northshore Dr., northeast side Choto Rd., Commission District 5.

 - a. Southwest County Sector Plan Amendment** **12-B-09-SP**
From LDR (Low Density Residential) to NC (Neighborhood Commercial).
 - b. Rezoning** **12-B-09-RZ**
From A (Agricultural) to CN (Neighborhood Commercial).

- * 38. T. SCOTT JONES** **12-C-09-RZ**
Northwest side Middlebrook Pike, southwest of N. Twenty-First St., Council District 6. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to C-3 (General Commercial).

- 39. JACQUELINE WHITESIDE**
South side E. Magnolia Ave., east side N. Kyle St., Council District 6.

 - a. Central City Sector Plan Amendment** **12-C-09-SP**
From MU (Mixed Use) - Special District (limited to C-3, O-3, RP-1 & RP-2) to MU (Mixed Use) - Special District (limited to C-3, C-4, O-3, RP-1 & RP-2).

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b. Rezoning

From C-3 (General Commercial) to C-4 (Highway and Arterial Commercial).

12-D-09-RZ

Uses on Review:

- P 40. T-MOBILE SOUTH C/O LANNIE GREENE 8-D-09-UR**
East side of Fountain City Rd., east of Dry Gap Pike. Proposed use: 195 foot monopole telecommunications tower in A (Agricultural) District. Commission District 7.
- P 41. RIDGEDALE IRREVOCABLE TRUST 10-C-09-UR**
North, south, east and west side of the intersection of Wood Smith Rd. and Barnard Rd. Proposed use: Town home style apartments in PR (Planned Residential) District. Commission District 3.
- 42. DISNEY JOINT VENTURE 12-A-09-UR**
East side of Cate Rd. at the east end of Cateland Ln. Proposed use: Duplexes in RA (Low Density Residential) District. Commission District 6.
- P 43. MCDONALD'S USA, LLC 12-B-09-UR**
Southeast side of Hardin Valley Rd., southwest side of Castaic Ln. Proposed use: McDonald's restaurant in PC (Planned Commercial) / TO (Technology Overlay) District. Commission District 6.
- * 44. REBEKAH JONES / YALE KIDS ACADEMY 12-C-09-UR**
Northeast side of Pleasant Ridge Rd., northwest side of Merchant Dr. Proposed use: Child Day Care Center in C-3 (General Commercial) District. Council District 3.
- * 45. KNOX HOUSING PARTNERSHIP, INC. 12-D-09-UR**
Northwest side of W. Beaver Creek Dr., west of Central Avenue Pike. Proposed use: Senior Housing in PR (Planned Residential) & F (Floodway) District. Commission District 6.

Other Business:

- 46. Consideration of election of officers for Calendar Year 2010. 12-A-09-OB**
- * 47. Consideration of extension of concept plan approval for Carpenter Ridge Unit II from January 11, 2010, to January 11, 2012 - 1-SG-07-C. 12-B-09-OB**

Adjournment

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Tabled Items (Actions to untable items are heard under Agenda Item 4)

<u>KNOX COUNTY SCHOOLS</u> Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.	1-C-08-SC
<u>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES & CONSTRUCTION</u> a. Concept Subdivision Plan Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.	1-SG-08-C
b. Use On Review Proposed use: Attached residential subdivision in PR (Planned Residential) District.	1-J-08-UR
<u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
b. Use On Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.	11-H-08-UR
<u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.	4-SC-09-C
b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.	4-D-09-UR
<u>ROBERT D. FOREMAN PROPERTY</u> East side of Ellison Lane north of Wrights Ferry Road, Commission District 4.	11-SD-09-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>ISAIAHS LANDING RESUBDIVISION</u> South side of S. Mall Road, south of East Towne Road, Council District 4.	8-SR-08-F

<u>Agenda Item No.</u>	MPC File No.
<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>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4</u> South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.	11-SO-08-F
<u>LECONTE VISTA</u> Kelly Lane near intersection of Kodak Road, Commission District 8.	11-SP-08-F
<u>HART PROPERTY</u> East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.	12-SH-08-F
<u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Road, Commission District 8.	2-SO-09-F
<u>WYRICK PROPERTY</u> East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.	8-SC-09-F
<u>OLIVER A. SMITH</u> 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
<u>PROPERTIES DIVERSIFIED, INC.</u> Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.	
a. North County Sector Plan Amendment From LDR (Low Density Residential) to C (Commercial).	8-B-08-SP
b. Rezoning From RB (General Residential) to CB (Business and Manufacturing).	8-E-08-RZ
<u>LISA HOSKINS</u> 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.	4-F-08-UR