

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

April 9, 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 APRIL 9, 2009 AGENDA
- * 3. APPROVAL OF MARCH 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- 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 4.1.2 (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.
- 7. METROPOLITAN PLANNING COMMISSION **10-A-08-OA****
At the request of the Knox County Board of Zoning Appeals, staff has prepared amendments to Article 2, Article 4 and Article 5 of the Knox County Zoning Ordinance to add commercial landscape operation businesses as a use permitted on review in the Agricultural zone.

Alley or Street Closures:

- * 8. BETHANY MISSIONARY BAPTIST CHURCH **4-A-09-AC****
Request closure of Unnamed alley between Bluff Ave. and southwest property line of parcel 081EL007, Council District 4.
- P 9. W & L PROPERTIES **4-A-09-SC****
Request closure of eastern 10 ft of Park Village Rd. ROW between Fox Lonas Rd. and southern property line of parcel 004.02 (survey on file, approx 195'), Council District 2.

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- 10. LAKEVIEW POINT **1-SC-05-C****
West side of Fredonia Rd., north of Merchant Dr., Council District 3.

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- 11. 5321 MILLERTOWN PIKE** **3-SA-09-C**
Northwest side of Millertown Pk., northeast side of Kinzel Way,
Council District 4.
- * **12. WALTERS LANDING - AEMC** **4-SA-09-C**
a. Concept Subdivision Plan
North side of Keck Rd., northeast of Lacy Rd., Commission District
6.
- * **b. Use On Review** **4-C-09-UR**
Proposed use: Duplexes in RA (Low Density Residential) District.
- 13. IVYBRIDGE** **4-SB-09-C**
North side of Schaad Rd. (extension), north end of Olive Branch
Ln., Commission District 6.
- P 14. HARRISON SPRINGS - EAGLE BEND DEVELOPMENT** **4-SC-09-C**
a. Concept Subdivision Plan
Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd.,
Commission District 6.
- P b. Use On Review** **4-D-09-UR**
Proposed use: Detached dwellings in PR (Planned Residential)
District.

Final Subdivisions:

- P 15. FINAL PLAT OF HAYNES PROPERTY** **8-SGG-08-F**
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council
District 4.
- P 16. LECONTE VISTA** **11-SP-08-F**
Kelly Lane near intersection of Kodak Road, Commission District 8.
- P 17. COVERED BRIDGE AT HARDIN VALLEY PHASE 5** **3-SJ-09-F**
Northwest side of E. Gallaher Ferry Road, northeast of Rustic
Bridge Trail, Commission District 6.
- * **18. THORNHILL PROPERTY** **4-SA-09-F**
East side of Shipetown Road, north of Mascot Road, Commission
District 8.
- * **19. WANZA C. HILL & EDWARD G. HILL PROPERTY** **4-SB-09-F**
RESUBDIVISION OF LOT 2
Southwest side of Hill Road, southeast of Pleasant Gap Drive,
Commission District 8.

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- * **20. WHITTLE SPRINGS PARK RESUBDIVISION OF LOT 2** **4-SC-09-F**
 North side of Valley View Drive, east of Whiteoak Lane, Council District 4.
- P 21. GRAVESTON ESTATES RESUBDIVISION OF LOT 2 & P/O LOT 3** **4-SD-09-F**
 Tazewell Pike at Ridgeland Drive, Commission District 8.
- * **22. R. J. WININGER ADDITION TO DANTE RESUBDIVISION OF LOTS 1-8** **4-SE-09-F**
 Sam Tillery Road between Maple Street and Dante Road, Commission District 6.
- * **23. W & L PROPERTIES, LLC** **4-SF-09-F**
 At the intersection of Fox Lonas Road and Park Village Road, Council District 2.
- * **24. W. J. BUCHANAN PROPERTY RESUBDIVISION OF LOTS 11-12** **4-SG-09-F**
 South side of Central Avenue Pike, southeast of Murray Drive, Council District 5.
- * **25. TED RUSSELL NISSAN PROPERTY** **4-SH-09-F**
 North side of Kingston Pike, west of Bridgewater Road, Council District 2.
- * **26. SOUTH KNOXVILLE WATERFRONT PHASE I** **4-SI-09-F**
 North of Langford Avenue and Phillips Avenue between Barber Street and Lincoln Street, Council District 1.
- * **27. CASTLE PINES** **4-SJ-09-F**
 Northwest side of Maloney Road, southwest of Belt Road, Commission District 9.
- * **28. GERDAU AMERISTEEL PROPERTY** **4-SK-09-F**
 Southeast of Sherman Street, northwest side of Louisiana Avenue, Council District 5.
- * **29. CROSSROADS PARTNERS, LLC** **4-SL-09-F**
 East side of Norris Freeway, north side of E. Emory Road, Commission District 6.
- * **30. BDNST&T PROPERTY** **4-SM-09-F**
 South side of Hardin Valley Road, east of Reagan Road, Commission District 6.

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- P 31. KENSINGTON TOWN HOMES** **4-SN-09-F**
West side of Tammy Drive, north of Gregg Road, Commission District 6.
- * **32. WALTERS LANDING RESUBDIVISION OF LOTS 1-8** **4-SO-09-F**
North side of Keck Road at intersection of Iacy Road, Commission District 6.
- * **33. WESTMORELAND HILLS RESUBDIVISION OF LOT 9R** **4-SP-09-F**
At the terminus of Hayslope Drive, south side of Westland Drive, Council District 6.
- * **34. LKM PROPERTIES, LP** **4-SQ-09-F**
At the northeast intersection of Hardin Valley Road and Charlevoix Road, Commission District 6.
- * **35. THE SHOPS AT MURPHY ROAD LOT 2** **4-SR-09-F**
South side of Washington Pike, northeast of Murphy Road, Council District 4.
- P 36. GRAYSBURG RESUBDIVISION OF LOTS 21-23 AND DR TROY BAGWELL FARM P/O LOT 3** **4-SS-09-F**
East side of Susan Renee Lane, south of Elna Marie Drive, Commission District 8.
- * **37. ST. JOSEPH'S SCHOOL** **4-ST-09-F**
North side of Cedar Lane, west side of Montrose Road, Council District 4.

Rezoning and Plan Amendment/Rezoning:

- 38. 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).
- P 39. 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.

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- * **40. GARY MITCHELL**
 Southeast side Blackstock Ave., north side Western Ave., west side Ramsey St., Council District 6.
a. One Year Plan Amendment **4-A-09-PA**
 From MU (Mixed Uses) (HI (Heavy Industrial) & GC (General Commercial) to MU (Mixed Uses) (LI (Light Industrial), GC, & CBD (Central Business District).
- * **b. Rezoning** **4-A-09-RZ**
 From C-3 (General Commercial) to C-2 (Central Business District).
- * **41. METROPOLITAN PLANNING COMMISSION**
 North and south sides Washington Ave., west side N. Bertrand St., east of Winona St., Council District 6.
a. One Year Plan Amendment **4-B-09-PA**
 From MDR (Medium Density Residential) to LDR (Low Density Residential).
- * **b. Rezoning** **4-B-09-RZ**
 From R-2 (General Residential) / H-1 (Historic Overlay) to R-1A (Low Density Residential) / H-1 (Historic Overlay).
- * **42. CEDAR SPRINGS PRESBYTERIAN CHURCH** **4-C-09-RZ**
 North side Brandon Rd., northwest side Clearfield Rd., Council District 2 and Commission District 5. Rezoning from R-1E (Low Density Exclusive Residential) and RAE (Exclusive Residential) to R-1 (Low Density Residential) & RA (Low Density Residential).
- * **43. ABIDING GLORY MINISTRIES** **4-D-09-RZ**
 Northeast side Midpark Rd., south side of Beard Dr., Council District 3. Rezoning from I-3 (General Industrial) to C-6 (General Commercial Park).
- 44. EASTERDAY ESTATES, LLC**
 West side Sisk Rd., south of Pleasant Ridge Rd., Council District 3.
a. One Year Plan Amendment **4-C-09-PA**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
- b. Rezoning** **4-E-09-RZ**
 From RP-1 (Planned Residential) @ 1-5 du/ac to RP-1 (Planned Residential) @ up to 14 du/ac.
- * **45. NANCY S. FOSTER** **4-F-09-RZ**
 Southwest side Granville Connor Rd., southeast of Shady Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).

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- 46. BILL GEORGE ESTATE** **4-G-09-RZ**
 Southeast side Maynardville Pike, southwest side Quarry Rd., Commission District 7. Rezoning from PC (Planned Commercial) to CB (Business and Manufacturing).
- * **47. RONALD A WATKINS** **4-H-09-RZ**
 Northeast and southwest sides of Lovell Crossing Way, north side new Yarnell Rd. realignment, Commission District 6. Rezoning from PC (Planned Commercial) / TO (Technology Overlay) to OB (Office, Medical & Related Services) / TO (Technology Overlay).
- * **48. KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION**
 Southeast side Bethel Ave., southwest side McConnell St., Council District 6.

 - a. One Year Plan Amendment** **4-D-09-PA**
 From LDR (Low Density Residential) to MDR (Medium Density Residential).
 - * **b. Rezoning** **4-I-09-RZ**
 From R-1 (Low Density Residential) to RP-1 (Planned Residential).
- * **49. SOUTH HEIGHTS, ARTELLA SUBDIVISION/MPC** **4-J-09-RZ**
 North side Artella Dr., north and south sides of Marmor Dr., east and west side of Fontaine Rd. and Randonell Rd., Commission District 9. Rezoning from A (Agricultural) to RAE (Exclusive Residential).

Uses on Review:

- * **50. SHEILA PROFFITT** **2-F-09-UR**
 West side of Spruce Dr., north of Edington Rd. Proposed use: Duplex residential units in RA (Low Density Residential) District. Commission District 9.
- 51. TENNESSEE VALLEY SURVEYING, INC.** **4-A-09-UR**
 North side of Valley View Dr., east of Saylor Ct. Proposed use: Detached residences on individual lots in RP-1 (Planned Residential) District. Council District 4.
- P 52. VULCAN LANDS, INC.** **4-B-09-UR**
 (6-11-09) East & west sides of Graybeal Rd., south of Buttermilk Rd. Proposed use: Mining and mineral extraction, quarry expansion in A (Agricultural) District. Commission District 6.
- P 53. BENCHMARK ASSOCIATES, INC.** **4-E-09-UR**
 South side of W. Governor John Sevier Hwy, north side of Tipton Station Rd., east side of Winkle Ln. Proposed use: 140 unit

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residential development in PR (Planned Residential) District.
Commission District 9.

- * **54. SITE INCORPORATED** **4-F-09-UR**
Northwest side of E. Emory Rd., northeast side of Norris Freeway.
Proposed use: Food store in SC (Shopping Center), A (Agricultural) &
F (Floodway) District. Commission District 7.
- * **55. MARC BROWN** **4-G-09-UR**
West side of Rocky Mountain High Blvd., north of E. Beaver Creek Dr.
Proposed use: Reduction of rear yard setback in RP-1 (Planned
Residential) District. Council District 5.
- 56. CANNON & CANNON, INC** **4-H-09-UR**
South of Kingston Pike, south end of Moss Grove Blvd. Proposed use:
336 Apartment Units in RP-1 (k) (Planned Residential with conditions)
District. Council District 2.

Other Business:

- * **57. Consideration of extension of concept plan for Stratford
Park - 1-SB-05-C.** **4-A-09-OB**
- * **58. Consideration of extension of concept plan for Edwards
Place Subdivision - 2-SI-07-C.** **4-B-09-OB**
- * **59. Consideration of the Mayor's Report on Preservation -
2008.** **4-C-09-OB**

Adjournment

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

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.

BUTLER HOMES ON GLEASON DR. - BUTLER HOMES &
CONSTRUCTION
a. Concept Subdivision Plan 1-SG-08-C
Northwest side of Gleason Dr., north of Ashton Ct., Commission
District 5.

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b. Use On Review Proposed use: Attached residential subdivision in PR (Planned Residential) District.	1-J-08-UR
<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>ISAIHHS 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>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>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>VICTOR JERNIGAN</u> North side Thorngrove Pike, east side Atchley Ln., Commission District 8.	
a. East County Sector Plan Amendment From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) to LDR (Low Density Residential).	8-D-08-SP

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b. Rezoning
From A (Agricultural) to PR (Planned Residential).

8-H-08-RZ

SHERRILL HILL COMMERCIAL

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.

11-E-07-UR

REVEIZ CUSTOM HOMES, LLC

North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use: Mixed Commercial Development in PC (Planned Commercial) District. Commission District 6.

11-J-07-UR

LISA HOSKINS

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