

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

February 12, 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 FEBRUARY 12, 2009 AGENDA
- * 3. APPROVAL OF JANUARY 8, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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 **2-A-09-OA****
Amendments to the Knoxville Zoning Ordinance expanding permitted uses in the TC-1 (Town Center) District, Article 4, Section 24.C, to allow business and professional services and recreational facilities.
- * 8. KNOX COUNTY DEPARTMENT OF CODE ADMINISTRATION **2-B-09-OA****
Amendments to the Knox County Zoning Ordinance, Article 6, Section 6.20, Enforcement, pertaining to the fines that may be required for violations to this ordinance.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- * 9. CATE ROAD DEVELOPMENT - CATE RD. DEVELOPMENT / WANIS RGHEBI **1-SA-09-C****
a. Concept Subdivision Plan
Northeast side of Cate Rd., north of E. Emory Rd., Commission District 6.
- * **b. Use On Review** **1-F-09-UR****
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

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|---|---|
| <p>10. <u>BRANDYWINE AT TURKEY CREEK - TENNESSEE INVESTMENTS, LLC</u>
 a. Concept Subdivision Plan
 West side of Fretz Rd. southwest of N. Campbell Station Rd.,
 Commission District 6.</p> <p>b. Use On Review
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p> | <p>2-SA-09-C</p> <p>2-B-09-UR</p> |
| <p>11. <u>TOWERING OAKS - TOWERING OAKS PARTNERSHIP</u>
 a. Concept Subdivision Plan
 North side of Hatmaker Ln., west of Fretz Rd., Commission District 6.</p> <p>b. Use On Review
 Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.</p> | <p>2-SB-09-C</p> <p>2-C-09-UR</p> |

Final Subdivisions:

- | | |
|---|--------------------------|
| <p>P 12. <u>FINAL PLAT OF HAYNES PROPERTY</u>
 Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.</p> | <p>8-SGG-08-F</p> |
| <p>P 13. <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.</p> | <p>11-SO-08-F</p> |
| <p>P 14. <u>LECONTE VISTA</u>
 Kelly Lane near intersection of Kodak Road, Commission District 8.</p> | <p>11-SP-08-F</p> |
| <p>T 15. <u>HART PROPERTY</u>
 East side of S. Molly Bright Rd, south side of Asheville Hwy., Commission District 8.</p> | <p>12-SH-08-F</p> |
| <p>* 16. <u>FORT SANDERS ADDITION RESUBDIVISION OF LOTS 1-2</u>
 North side of Laurel Ave., southwest of Twenty-third St., Council District 1.</p> | <p>1-SJ-09-F</p> |
| <p>17. <u>Withdrawn Prior to Publication</u></p> | <p>2-SA-09-F</p> |
| <p>* 18. <u>SOUTH GROVE PHASE IV RESUBDIVISION OF LOT 7R</u>
 Chapman Highway at Mountain Grove Drive, Council District 1.</p> | <p>2-SB-09-F</p> |

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- * **19. JOHN SEVIER ADDITION TO CASWELL RESUBDIVISION OF LOTS 1-3** **2-SC-09-F**
 North side of Old Rutledge Pike, southwest of John Sevier School Road, Commission District 8.
- * **20. FORT SANDERS REGIONAL MEDICAL CENTER & THOMPSON CANCER SURVIVAL CENTER** **2-SD-09-F**
 Laurel Avenue at Eighteenth Street, Council District 1.
- * **21. STONE POINT FARM** **2-SE-09-F**
 S. Northshore, west of Pellissippi Parkway, Commission District 6.
- * **22. HERBERT SPARKS PROPERTY** **2-SF-09-F**
 Southwest side Brickyard Road, northwest of Emory Road, Commission District 6.
- * **23. MEADOW VIEW FIRST ADDITION RESUBDIVISION OF LOTS 23R-24R** **2-SG-09-F**
 Southeast side of Merchant Drive, northeast of Clinton Highway, Council District 5.
- * **24. HARDIN VALLEY COMMERCIAL PARK UNIT 2** **2-SH-09-F**
 Terminus of Castaic Lane, south of Hardin Valley Road, Commission District 6.
- * **25. MARK WISHAM PROPERTY** **2-SI-09-F**
 Southwest side of Oak Ridge Highway, northwest of Guinn Road, Commission District 6.
- * **26. EDWARDS ESTATE RESUBDIVISION OF TRACT 2** **2-SJ-09-F**
 West side of Ward Road, west of Mundal Road, Commission District 7.
- * **27. COPPER RIDGE, UNIT 2** **2-SK-09-F**
 North of West Emory Road, west side of Boyd Walters Lane, Commission District 6.
- * **28. WORLD'S FAIR PARK RESUBDIVISION OF LOTS 8R-2 AND 8R-3** **2-SL-09-F**
 East of Laurel Avenue, north of Clinch Avenue, Council District 1.
- * **29. KENNEDY PROPERTY** **2-SM-09-F**
 Huckleberry Springs Road, southeast of Strawberry Plains Pike, Commission District 8.
- * **30. WEDGEWOOD HILLS UNIT 1 AND CEDAR BLUFF UNIT RESUBDIVISION** **2-SN-09-F**
 S. Cedar Bluff at Kingston Pike, Council District 2.

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- P 31. BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1** **2-SO-09-F**
Intersection of I-40 and McMillan Road, Commission District 8.
- * **32. CAPPIELLO PROPERTY** **2-SP-09-F**
North side of Kingston Pike, east of Morrell Road, Council District 2.
- * **33. RICKY & JUNE DAVIS PROPERTY** **2-SQ-09-F**
Southwest side of Ellistown Road, south of Rutledge Pike, Commission District 8.
- * **34. HATCHER HILL PROPERTIES LLC** **2-SR-09-F**
At intersection of Kingston Pike and N. Forest Park Blvd., Council District 2.

Rezoning and Plan Amendment/Rezoning:

- 35. W C DEVELOPMENT (REFERRED BACK FROM COUNTY COMMISSION)**
South side Hardin Valley Rd., east side Thompson Rd, Commission District 6.
- a. Northwest County Sector Plan Amendment** **6-A-06-SP**
From LDR (Low Density Residential) & SLPA (Slope Protection Area) to C (Commercial) & SLPA (Slope Protection Area).
- b. Rezoning** **6-H-06-RZ**
From PR (Planned Residential) to CA (General Business).
- 36. 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 37. 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.
- 38. CONTINENTAL 253 FUND, LLC (REVISED)**
East side Iron Gate Blvd., east of Schaeffer Rd., south of Hardin Valley Rd., Commission District 6.

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- W 38a. Northwest County Sector Plan Amendment** **11-B-08-SP**
From TP (Technology Park), LDR (Low Density Residential) & SLPA (Slope Protection Area) to MDR (Medium Density Residential) & SLPA (Slope Protection Area).
- P 38b. Rezoning** **11-F-08-RZ**
(4/9/2009) From PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).
- 39. JANICE LOVEDAY**
North side W. Governor John Sevier hwy., west of Maryville Pike, Council District 1.
- a. One Year Plan Amendment** **1-C-09-PA**
From O (Office) to GC (General Commercial).
- b. Rezoning** **1-C-09-RZ**
From O-1 (Office, Medical, and Related Services) to C-3 (General Commercial).
- * **40. THREE HUGHS PROPERTIES, LLC (REVISED)**
Northwest side E. Inskip Dr., northeast of Rowan Rd., Council District 5.
- a. One Year Plan Amendment** **1-D-09-PA**
From LDR (Low Density Residential) to O (Office).
- * **b. Rezoning** **1-E-09-RZ**
From R-2 (General Residential) to O-1 (Office, Medical & Related Services).
- 41. DONALD E. HOLLIFIELD (REVISED)**
North, east and west sides Woods-Smith Rd., south and east sides Barnard Rd., Commission District 3.
- a. Northwest County Sector Plan Amendment** **2-A-09-SP**
From LDR (Low Density Residential) to MDR (Medium Density Residential).
- b. Rezoning** **2-A-09-RZ**
From A (Agricultural) to PR (Planned Residential).
- 42. MAC AND BARBARA WILHOIT, LLC**
Southwest side S. Peters Rd., northwest of Sony Ln., Commission District 5.
- a. Southwest County Sector Plan Amendment** **2-B-09-SP**
From O (Office) to C (Commercial).

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- b. Rezoning**
From OB (Office, Medical, and Related Services) to CA (General Business). **2-B-09-RZ**
- * **43. KIM PAYNE** **2-C-09-RZ**
Northeast side Heiskell Rd., northwest of W. Copeland Dr., Commission District 7. Rezoning from OA (Office Park) to A (Agricultural).
- * **44. SHASHI PATEL** **2-D-09-RZ**
West side Park Village Rd., north side Executive Park Dr., Council District 2. Rezoning from C-6 (General Commercial Park) to C-3 (General Commercial).
- 45. METROPOLITAN PLANNING COMMISSION** **2-E-09-RZ**
All R-2 zoned property located within the area bounded by the west and northwest sides James White Parkway, the east and northeast sides Davenport Rd. and the south side of the rail road ROW south of Sevier Ave. as shown on staff recommendation map on file at MPC. Council District 1. Rezoning from R-2 (General Residential) to R-1 (Low Density Residential).
- * **46. CITY OF KNOXVILLE** **2-F-09-RZ**
Northwest side McCampbell Dr., northwest side Washington Pike, southwest side Murphy Rd., Council District 4. Rezoning from No Zone to C-3 (General Commercial).
- * **47. CITY OF KNOXVILLE** **2-G-09-RZ**
Northwest side Callahan Dr., northeast of Barger Pond Way, Council District 3. Rezoning from No Zone to C-4 (Highway and Arterial Commercial) or C-6 (General Commercial Park).
- * **48. CITY OF KNOXVILLE** **2-H-09-RZ**
Northwest side Chesswood Dr., southwest side Haynes-Sterchi Rd., Council District 5. Rezoning from No Zone to R-1 (Low Density Residential).
- * **49. CITY OF KNOXVILLE** **2-I-09-RZ**
North side Woodleaf Dr., east side Chesswood Dr., Council District 5. Rezoning from No Zone to R-1 (Low Density Residential).
- * **50. CITY OF KNOXVILLE** **2-J-09-RZ**
North side Kildare Dr., south side I-40/75 ROW, north of Killarney Rd., Council District 2. Rezoning from No Zone to R-1 (Low Density Residential).

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- * **51. CITY OF KNOXVILLE** **2-K-09-RZ**
Southeast side Chesswood Dr., southwest of Woodleaf Dr., Council District 5. Rezoning from No Zone to R-1 (Low Density Residential).
- * **52. CITY OF KNOXVILLE** **2-L-09-RZ**
Northwest side Mountaincrest Dr., northeast of Ridgemont Dr., Council District 4. Rezoning from No Zone to R-1 (Low Density Residential).
- P 53. BRYAN T. CAMPBELL** **2-M-09-RZ**
Southeast side Millertown Pike, northeast of Ellistown Rd., Commission District 8. Rezoning from PR (Planned Residential) to A (Agricultural).

Uses on Review:

- P 54. FORTRESS CORPORATION** **1-G-09-UR**
South side of Kingston Pike, west side of Pellissippi Parkway. Proposed use: Expansion of professional office and out patient surgery in PC (Planned Commercial) District. Commission District 5.
- * **55. GORDON & BARBARA KINTER** **2-A-09-UR**
Northwest side of Vermont Ave., southwest of Hooker St. Proposed use: Construct an 840 sq. ft. accessory building on a 12,000 sq. ft. lot in R-1A (Low Density Residential) District. Council District 5.
- * **56. OUTBACK DEVELOPMENT, LLC** **2-D-09-UR**
East and west side of Andalusian Way, south side of Westland Dr. Proposed use: Revised attached residential development in PR (Planned Residential) District. Commission District 5.
- * **57. ST. LUKES EPISCOPAL CHURCH AND CITY OF KNOXVILLE** **2-E-09-UR**
Southwest side of S. Chestnut St., southeast side of Selma Ave. Proposed use: St. Luke's Episcopal Church Food Pantry in R-1 (Low Density Residential) District. Council District 6.
- P 58. 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.
- * **59. KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION** **2-G-09-UR**
Northwest side of Knoxville College Dr., southwest side of Reynolds St. Proposed use: Amendment to the Mechanicsville Commons Master Plan for four detached residences in TND-1 (Traditional Neighborhood Development) District. Council District 6.

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Other Business:

- * **60. Consideration of Extension of concept plan for Copper Ridge Subdivision -10-SJ-06-C & 10-P-06-UR.** **2-A-09-OB**
- * **61. Consideration of extension of concept plan for Snowmass Subdivision- 2-SF-07-C.** **2-B-09-OB**
- * **62. Consideration of amendments to MPC’s Administrative Rules & Procedures, Article III, Section 2.A.2, and the MPC Fee Schedule to allow Concept Plans to be filed up to the extended deadline date.** **2-C-09-OB**
- * **63. Consideration of personnel compensation.** **2-D-09-OB**

Adjournment

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

- U** **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.

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

- U** **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
 a. Concept Subdivision Plan 1-SG-08-C
 Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.
 b. Use On Review 1-J-08-UR

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

- U** **WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R** **1-SF-04-F**
 Southeast side of Buffat Mill Rd., Council District 4.
- U** **HATAUB SUBDIVISION** **6-SY-05-F**
 West side of Hickory Creek Rd., north of Everett Rd., Commission District 6.
- U** **HILL PROPERTY** **4-SG-06-F**
 Northwest side of Greenwell Rd., northeast of Pedigo Rd., Commission District 7.
- U** **EMORY PLACE** **4-SX-06-F**
 Northwest side of E. Emory Rd, southwest of Bishop Rd, Commission District 6.
- U** **VARNELL PROPERTY ON DERRIS DRIVE** **5-SP-06-F**
 North side of Derris Drive, East of Wrights Ferry Road, Commission District 4.
- U** **PROPERTY OF J. RONALD SCHOOLCRAFT, JR.** **7-SU-06-F**
 Southeast side of Northshore Drive, southwest of Terrace Woods Way, Council District 2.
- U** **BEACON PARK PHASE I** **11-SQ-07-F**
 South end of Chandler Road at Rogers Island Road, Commission District 5.
- U** **DEWAYNE WHITT PROPERTY** **11-SW-07-F**
 North side of Wood Road, northeast of Majors Road, Commission District 8.
- U** **NATALIE ROBINSON PROPERTY** **12-SQ-07-F**
 Northeast end of Nighbert Lane, northeast of Choto Road, Commission District 5.
- HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18 8-SB-08-F
 South side of Woodlawn Pike, east of Southwood Drive, Council District 1.
- ISAIHHS LANDING RESUBDIVISION 8-SR-08-F
 South side of S. Mall Road, south of East Towne Road, Council District 4.
- DAVIN AND STURM RESUBDIVISION OF LOT 1R2 10-SQ-08-F
 South side of Kingston Pike, south of Walker Springs, Council District 2.

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- U** **NORMAN SHAW** **4-H-06-PA**
Northwest side Asheville Hwy., southwest of Grata Rd. One Year Plan Amendment from LDR (Low Density Residential) to O (Office). Council District 6.
- U** **OLIVER A. SMITH** **6-H-06-SP**
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).
- U** **b. Rezoning** **6-S-06-RZ**
From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).
- PROPERTIES DIVERSIFIED, INC.
Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.
a. North County Sector Plan Amendment 8-B-08-SP
From LDR (Low Density Residential) to C (Commercial).
b. Rezoning 8-E-08-RZ
From RB (General Residential) to CB (Business and Manufacturing).
- 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.