

AGENDA

January 8, 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 JANUARY 8, 2009 AGENDA**
- * 3. **APPROVAL OF DECEMBER 11, 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Items to be automatically Withdrawn	(Indicated with	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Items to be voted on to be Withdrawn	(Indicated with	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	*)

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.

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- 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****
Amendment to the Knox County Zoning Ordinance to add landscape businesses as a use permitted on review in the Agricultural zone.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- * **8. METROPOLITAN PLANNING COMMISSION **1-A-09-OYP****
Amendment to the City of Knoxville One Year Plan map, changing plan designations on certain interstates and other highway segments from OS (Open Space) to ROW (Major Rights of Way).

Concepts/Uses on Review:

- * **9. TEAL CREEK, REVISED - LANDVIEW, LLC. **11-SE-08-C****
a. Concept Subdivision Plan
East side of Solway Rd., northwest of Gable Run Dr., Commission District 6.
- * **b. Use On Review **11-L-08-UR****
Proposed use: Detached residential subdivision in PR (Planned Residential) District.
- P 10. WILLOW FORK - GRAHAM CORPORATION **11-SJ-08-C****
(3/12/09) **a. Concept Subdivision Plan**
Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.
- P **11-H-08-UR****
(3/12/09) **b. Use On Review**
Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

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| P | 11. <u>CATE ROAD DEVELOPMENT - CATE RD. DEVELOPMENT / WANIS RGHEBI</u> | 1-SA-09-C |
| | a. Concept Subdivision Plan
Northeast side of Cate Rd., north of E. Emory Rd., Commission District 6. | |
| P | b. Use On Review
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District. | 1-F-09-UR |
| | 12. <u>WITHDRAWN PRIOR TO PUBLICATION</u> | 1-SB-09-C
1-A-09-UR |
| * | 13. <u>CASCADE VILLAS, PHASE II - CASCADE FALLS, LLC</u> | 1-SC-09-C |
| | a. Concept Subdivision Plan
North side of Ball Camp Pike, across from Cascade Falls Ln., Commission District 6. | |
| * | b. Use On Review
Proposed use: Attached residential subdivision in PR (Planned Residential) District. | 1-C-09-UR |
| * | 14. <u>WORLD'S FAIR PARK, LOTS 8R-2 & 8R-3 (VICTORIAN HOUSES)</u> | 1-SD-09-C |
| | East side of Eleventh St., north side of Clinch Ave., Council District 1. | |

Final Subdivisions:

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| * | 15. <u>JOHNSTONE UNIT 2</u> | 8-SZ-08-F |
| | At the terminus of Calvert Lane, west of Havenstone Lane, Commission District 7. | |
| P | 16. <u>FINAL PLAT OF HAYNES PROPERTY</u> | 8-SGG-08-F |
| | Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4. | |
| P | 17. <u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4</u> | 11-SO-08-F |
| | South side of Hardin Valley Road between Schaeffer and Iron Gate, Commission District 6. | |
| P | 18. <u>LECONTE VISTA</u> | 11-SP-08-F |
| | Kelly Lane near intersection of Kodak Road, Commission District 8. | |

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| P 19. | <u>HART PROPERTY</u>
East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8. | 12-SH-08-F |
| * | 20. <u>ROBERT & SHARON MORTON PROPERTY</u>
South side of Callahan Drive, south of Keck Road, Council District
3. | 12-SN-08-F |
| * | 21 <u>WEST JACKSON STREET ADDITION RESUBDIVISION OF
LOTS 17-23</u>
N. Broadway at Jackson Avenue, Council District 6. | 1-SA-09-F |
| * | 22. <u>MEADOWCREST, UNIT 1, RESUBDIVISION OF LOTS 37-39</u>
North intersection of Fawnridge Lane and Windy Knoll Dr.,
Commission District 6. | 1-SB-09-F |
| * | 23. <u>RONALD BEELER PROPERTY</u>
Northeast side of Beelertown Road, northwest of Irwin Road,
Commission District 6. | 1-SC-09-F |
| * | 24. <u>FLORA LONG PROPERTY</u>
Southwest side of Tooles Bend, south of Inlet Dr., Commission
District 4. | 1-SD-09-F |
| * | 25. <u>EASTPORT SCHOOL</u>
Corner of Bethel Ave. and McConnel St., Council District 6. | 1-SE-09-F |
| * | 26. <u>GATE LANE OFFICE DEVELOPMENT</u>
North side of Nightingale Lane, west side of Gate Lane, Council
District 2. | 1-SF-09-F |
| * | 27. <u>TERRA VISTA RESUBDIVISION OF LOTS 24-28</u>
At the terminus of Shining Star Way, south of Oak Ridge Hwy.,
Commission District 6. | 1-SG-09-F |
| * | 28. <u>GILBERT HILLS</u>
Gilbert Dr, west of Misty Springs Rd., Commission District 6. | 1-SH-09-F |
| * | 29. <u>BISHOPS COURT RESUBDIVISION OF LOTS 57-60</u>
Southwest side of Bishops View Lane, north of Snyder Rd.,
Commission District 5. | 1-SI-09-F |
| P 30. | <u>FORT SANDERS ADDITION RESUBDIVISION OF LOTS 1-2</u>
North side of Laurel Ave., southwest of Twenty-third St., Council
District 1. | 1-SJ-09-F |

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- * **31. GLENARD HARRINGTON & FURROW FAMILY PARTNERSHIP LP PROPERTY** **1-SK-09-F**
North side of I-40, southeast side of Cogdill Rd., Council District 2.
- * **32. J A UMBARGER PROPERTY RESUBDIVISION OF LOT 11R** **1-SL-09-F**
Southeast side of Baldwin Ave., southeast of McCarty Ave., Council District 1.

Rezoning and Plan Amendment/Rezoning:

- T 33. 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).
 - T b. Rezoning** **8-E-08-RZ**
From RB (General Residential) to CB (Business and Manufacturing).
- P 34. 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.
- * **35. JOHN KING (REVISED)** **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).
- P 36. CONTINENTAL 253 FUND, LLC (REVISED)**
 - a. 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 b. Rezoning** **11-F-08-RZ**
From PC (Planned Commercial) / TO (Technology Overlay) & BP (Business and Technology) / TO (Technology Overlay) to PR (Planned Residential) / TO (Technology Overlay).

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MPC File No.

- W 37. 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).
- * **38. THOMAS TIMM**
Southeast side E. Oldham Ave., northeast of N. Central St., Council
District 5.
a. One Year Plan Amendment **1-A-09-PA**
From LDR (Low Density Residential) to GC (General Commercial).
b. Rezoning **1-A-09-RZ**
From R-2 (General Residential) / IH-1 (Infill Housing Overlay) to
C-3 (General Commercial) / IH-1 (Infill Housing Overlay).
- 39. WITHDRAWN PRIOR TO PUBLICATION** **1-B-09-PA**
1-B-09-RZ
- * **40. 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).
- 41. BLUE SKY INVESTMENTS**
Southeast side Lovell Rd. southwest side Hickey Rd., Commission
District 6.
a. Northwest County Sector Plan Amendment **1-A-09-SP**
From LDR (Low Density Residential) to C (Commercial).
b. Rezoning **1-D-09-RZ**
From RA (Low Density Residential) to CA (General Business).
- P 42. THREE HUGHS PROPERTIES, LLC**
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).

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- 43. WANIS RGHEBI** **1-F-09-RZ**
Northeast side Cate Rd., southeast of Lexi Landing Dr.,
Commission District 6. Rezoning from A (Agricultural) to PR
(Planned Residential).
- 44. ARMAND MARCUS SANDERSON**
South side Ball Camp Pike, southwest of Fitzgerald Rd.,
Commission District 6.
a. Northwest County Sector Plan Amendment **1-B-09-SP**
From LDR (Low Density Residential) to LDR (Low Density
Residential) & C (Commercial).
b. Rezoning **1-G-09-RZ**
From A (Agricultural) to PR (Planned Residential) & CA (General
Business).
- * **45. KEITH POPE/ BILLY MULLINS** **1-H-09-RZ**
South side Division St., east side Cary St., Council District 6.
Rezoning from I-2 (Restricted Manufacturing and Warehousing) to
C-3 (General Commercial).
- * **46. ASSOCIATED GENERAL CONTRACTORS OF AMERICA,
KNOXVILLE BRANCH** **1-I-09-RZ**
Northwest side Morris Ave., northeast side McClain St., Council
District 3. Rezoning from I-3 (General Industrial) to C-6 (General
Commercial Park).
- * **47. DAY SPRING BAPTIST CHURCH** **1-J-09-RZ**
Northwest side W. Oldham Ave., northeast side McSpadden St.,
Council District 5. Rezoning from C-3 (General Commercial) to O-1
(Office, Medical, and Related Services).
- * **48. STEVE YOUNG- ODLE AND YOUNG ARCHITECTS** **1-K-09-RZ**
Northeast side Pleasant Ridge Rd., south of Sycamore Dr., Council
District 3. Rezoning from I-1 (Planned Industrial Park) to I-2
(Restricted Manufacturing and Warehousing).
- * **49. TOM TATE** **1-E-09-PA**
North side Osprey Point Ln., south of S. Northshore Dr. Council
District 2. One Year Plan Amendment from OS (Open Space) to O
(Office).

Uses on Review:

- W 50. 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.

Agenda Item No.

MPC File No.

- 51. WITHDRAWN PRIOR TO PUBLICATION**

1-B-09-UR
- * **52. ODLE & YOUNG ARCHITECTS**
 Northeast side of Pleasant Ridge Rd., south of Sycamore Dr.
 Proposed use: Waste facility for food processing business in I-1
 (Planned Industrial Park) District. Council District 3.

1-D-09-UR
- 53. MIDDLEBROOK PIKE UNITED METHODIST CHURCH
(FORMERLY JASON HUNT)**
 South side of Middlebrook Pike, east side of Vanosdale Rd. Proposed
 use: Church parking expansion in R-1 (Low Density Residential) /
 R-1E (Low Density Exclusive Residential) District. Council District 2.

1-E-09-UR
- 54. FORTRESS CORPORATION**
 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

1-G-09-UR

Other Business:

- * **55. Consideration of extension of the concept plan for Cagle
Property Subdivision (2-SG-07-C).**

1-A-09-OB
- * **56. Consideration of extension of the concept plan for Sonoma
Park, corner of Valley View and Knox Lane (12-SG-06-C).**

1-B-09-OB

Adjournment

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

- KNOX COUNTY ZONING ORDINANCE AMENDMENT
 Definitions and development standards for adult oriented
 establishments, including, but not limited to, bookstores and
 motion picture theaters, and changes to related sections

10-A-04-OA
- KNOX COUNTY SCHOOLS
 Request closure of Frazier St. between E. Magnolia Avenue and E.
 Fifth Avenue, Council District 4.

1-C-08-SC
- HABITAT FOR HUMANITY
 Request closure of Evans St between Bonny Avenue and south to
 terminus at parcel 081PC003, Council District 1.

3-A-08-SC
- LAKEVIEW POINT
 West side of Fredonia Rd., north of Merchant Dr., Council District 3.

1-SC-05-C

<u>Agenda Item No.</u>	MPC File No.
<u>ROSEBAY PLACE</u> East side of Rosebay Rd., south of Garden Dr., Council District 4.	8-SB-05-C
<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>WILLIAM H. HARRELL PROPERTY, RESUBDIVISION OF LOT 1R</u> Southeast side of Buffat Mill Rd., Council District 4.	1-SF-04-F
<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>Agenda Item No.</u>	MPC File No.
<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>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
<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 <u>FLENNIKEN HOUSING, L.P.</u> 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).	7-L-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
b. Rezoning From A (Agricultural) to PR (Planned Residential).	8-H-08-RZ
<u>SHERRILL HILL COMMERCIAL</u> 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

Agenda Item No.

MPC File No.

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