

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

November 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 NOVEMBER 12, 2009 AGENDA
- * 3. APPROVAL OF OCTOBER 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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.

Agenda Item No.

MPC File No.

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 4.2 (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. CITY OF KNOXVILLE, LAW DEPARTMENT **11-A-09-OA****
Amendment to the City of Knoxville Zoning Ordinance, Article V, Section 6(D)(5), Division of a Lot, by rescinding Ordinance No. O-76-08.
- P 8. KNOX COUNTY COMMISSION **11-B-09-OA****
Reconsideration of amendments to Article 2, Article 4, and Article 5 of the Knox County Zoning Ordinance related to definitions, permitted uses and uses-on-review for contractors in various zone districts, as requested by Knox County Commission and as recommended by its "Contractor Review Committee".

Alley or Street Closures:

None

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- P 9. METROPOLITAN PLANNING COMMISSION **10-A-09-SAP****
Knoxville-Knox County Park, Recreation and Greenway Plan.

Concepts/Uses on Review:

- P 10. CIRCLE LANE EXTENSION **5-SB-09-C****
East end of Circle Ln., northeast of Westfield Rd., Council District 2.
- * 11. ROEFIELD **11-SA-09-C****
South of Mesa Verde Ln., north of Beechvale Dr., Commission District 5.

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MPC File No.

Final Subdivisions:

- P 12. HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1 10-SB-09-F**
West side of Asbury Road, southwest of Archie Wiegel Lane,
Commission District 8.
- P 13. VARNER ESTATES 10-SC-09-F**
Southwest side of Bob Varner Road, north of Brown Gap Road,
Commission District 7.
- * **14. KENNETH & BELINDA RABY PROPERTY RESUBDIVISION OF LOTS 1R & 1R1 10-SE-09-F**
At the terminus of Harvey Road, south of Boyd Station Road,
Commission District 5.
- * **15. VILLAS AT ROCKY HILL UNIT 1 10-SJ-09-F**
S. Northshore Drive at LeConte Vista Way, Commission District 4.
- * **16. WAYLAND-GOODMAN PROPERTIES 11-SA-09-F**
Chapman Highway at E. Martin Mill Pike, Council District 1.
- W 17. WATTS S/D RESUBDIVISION OF LOTS 1 & 2 11-SB-09-F**
South side of W. Emory Road, west of Mountain Vista Drive,
Commission District 6.
- * **18. IVYBRIDGE 11-SC-09-F**
Schaad Road across from Olive Branch Road intersection,
Commission District 6.
- T 19. ROBERT D. FOREMAN PROPERTY 11-SD-09-F**
East side of Ellison Lane north of Wrights Ferry Road, Commission
District 4.
- * **20. RIDGEFIELD ADDITION RESUBDIVISION OF LOTS 6-7 11-SE-09-F**
Southeast side of Harriett Place, northeast of Clinton Highway,
Council District 5.
- * **21. STANLEY'S ADDITION RESUBDIVISION OF PART OF LOT 11 AND LOTS 12-17 11-SF-09-F**
South side of Stanley Avenue, north side of Nash Road, Council
District 6.
- * **22. BRIARTOWNE 11-SG-09-F**
South side of Asheville Highway, west of Brakebill Road,
Commission District 8.

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| <p>P 23. <u>CASCADE VILLAS PHASE 2</u>
Southwest end of Spice Tree Way, southwest of Beacon Light Way,
Commission District 3.</p> | <p>11-SH-09-F</p> |
| <p>P 24. <u>LOY RETAIL CENTER</u>
Parkside Drive at Glade Drive intersection, Council District 2.</p> | <p>11-SI-09-F</p> |
| <p>P 25. <u>HAROLD GLENN & CLARIESE NIPPER PROPERTY</u>
Southwest side of Maplegreen Lane, south of Bluegrass Road,
Commission District 4.</p> | <p>11-SJ-09-F</p> |
| <p>* 26. <u>RENO PROPERTY</u>
Southeast side of Washington Pike, north of McGinnis Road,
Commission District 8.</p> | <p>11-SK-09-F</p> |
| <p>* 27. <u>PROPERTY OF BLALOCK</u>
Merchant Drive at Central Avenue Pike intersection, Council District
5.</p> | <p>11-SL-09-F</p> |
| <p>* 28. <u>EAST TOWN PLAZA UNIT 1 LOT 2</u>
At intersection of Washington Pike and Centerline Drive, Council
District 4.</p> | <p>11-SM-09-F</p> |
| <p>P 29. <u>BON VIEW ADDITION AND BROOKSIDE MILLS
RESUBDIVISION</u>
South side of Beaumont Avenue, southwest side of McSpadden
Street, Council District 5.</p> | <p>11-SN-09-F</p> |
| <p>* 30. <u>ROEFIELD UNIT 13 PHASE I</u>
Intersection of Beechvale Drive and Vale View Road, Commission
District 6.</p> | <p>11-SO-09-F</p> |
| <p>P 31. <u>RALPH TEAGUE PROPERTY</u>
North side of Greenwell Drive, east of Pedigo Road, Commission
District 7.</p> | <p>11-SP-09-F</p> |
| <p>* 32. <u>THE BURR & TERRY S/D OF SNEED KING ADDITION TO
KNOXVILLE RESUBDIVISION</u>
West side of S. Central Avenue, west of Willow Avenue, Council
District 6.</p> | <p>11-SQ-09-F</p> |
| <p>* 33. <u>HIGHLAND PARK ADDITION, UNIT 2 RESUBDIVISION OF
LOTS 7 AND 8 AND ACREAGE</u>
North side of Black Oak Ridge Ln., south side of Rifle Range Dr.,
Commission District 7 & Council District 4.</p> | <p>11-SR-09-F</p> |

Agenda Item No.

MPC File No.

- * **34. GRAHAM GP** **11-SS-09-F**
Southeast side of McClain Dr., southwest side of Clinton Hwy.,
Council District 5.

Rezoning and Plan Amendment/Rezoning:

- P 35. 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.

- P 36. JAMES L. MCCLAIN** **9-A-09-SP**
Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.
a. Northwest County Sector Plan Amendment

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).

- * **37. CITY OF KNOXVILLE (Referred from City Council for Reconsideration and Revised)** **11-A-09-PA**
Northwest side Cumberland Ave., northeast of Eleventh St., Council District 1.
a. One Year Plan Amendment

From CBD (Central Business District) to PP (Public Parks and Refuges).

- * **b. Rezoning** **9-C-09-RZ**
From C-2 (Central Business District) to OS-1 (Open Space Preservation) / D-1 (Downtown Design Overlay) and Design Guidelines.

- 38. DANIEL C. TYRRELL** **10-B-09-RZ**
Southwest side Bob Varner Rd., northwest of Brown Gap Rd., Commission District 7. Rezoning from A (Agricultural) to RA (Low Density Residential).

- W 39. S & E PROPERTIES** **11-A-09-RZ**
Northwest side Dogwood Dr., southwest of Merriwood Dr., Commission District 4. Rezoning from PR (Planned Residential) @ 1-3 du/ac to PR (Planned Residential) @ up to 4 du/ac.

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- 40. GREEN RIVER HOLDINGS, LLC**
North side Dutchtown Rd., west side Bob Kirby Rd., Commission District 5.
- a. Northwest County Sector Plan Amendment** **11-A-09-SP**
From LDR (Low Density Residential) to NC (Neighborhood Commercial).
- b. Rezoning** **11-B-09-RZ**
From A (Agricultural) to CN (Neighborhood Commercial).
- * **41. THIS AND THAT** **11-C-09-RZ**
Northeast side Middlebrook Pike, east side Keith Ave., Council District 3. Rezoning from R-2 (General Residential) to C-6 (General Commercial Park).

Uses on Review:

- W 42. 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.
- P 43. 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.
- W 44. RONALD L. MORTON** **9-A-09-UR**
South side of S. Northshore Dr., west side of Duncan Rd. Proposed use: Home occupation for internet marketing in R-1 (Low Density Residential) District. Council District 2.
- P 45. 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.
- 46. ORCHARD AT KNOXVILLE** **10-F-09-UR**
South side of Cherokee Trail, west of Edington Rd. Proposed use: Student Housing in PR (Planned Residential) District. Commission District 9.
- * **47. PINNACLE POINTE** **10-G-09-UR**
North side of S. Northshore Dr., west of Keller Bend Rd. Proposed use: Master Sign Plan in C-6 (General Commercial Park) District. Council District 2.

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- 48. PETRU HERMAN** **11-A-09-UR**
Southwest side of Sky Blue Dr., south of Middlebrook Pike. Proposed use: Duplex in RA (Low Density Residential) District. Commission District 5.
- * **49. EAGLE BEND REALTY, LLC** **11-B-09-UR**
Southeast side of Vicar Ln., south of Westland Dr. Proposed use: Detached dwellings in PR (Planned Residential) District. Commission District 4.
- 50. 441 PARTNERSHIP** **11-C-09-UR**
South side of Norris Frwy., west of Maynardville Pike. Proposed use: Shopping Center in SC (Shopping Center) District. Commission District 7.
- 51. GRAYBROOK PARK SUBDIVISION HOMEOWNERS ASSOCIATION** **11-D-09-UR**
South side of W. Governor John Sevier Hwy., east side of Coatney Rd. Proposed use: Amend existing development plan to eliminate the requirement for sidewalks in PR (Planned Residential) District. Commission District 9.
- 52. ALDI** **11-E-09-UR**
East side of Moss Grove Blvd., south side of Kingston Pike. Proposed use: Grocery Store in PC-1 (k) (Retail and Office Park) District. Council District 2.

Other Business:

- 53. Consideration of Nomination of Officers for Calendar Year 2010.** **11-A-09-OB**
- * **54. Consideration of Staff Report for Plans of Service.** **11-B-09-OB**
- * **55. Consideration of Resolution requesting consideration by the Tennessee General Assembly of changes to the private act creating the Tennessee Technology Corridor Development Authority.** **11-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.

Agenda Item No.

MPC File No.

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.

b. Use On Review

1-J-08-UR

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

WILLOW FORK - GRAHAM CORPORATION

a. Concept Subdivision Plan

11-SJ-08-C

Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.

b. Use On Review

11-H-08-UR

Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.

HARRISON SPRINGS - EAGLE BEND DEVELOPMENT

a. Concept Subdivision Plan

4-SC-09-C

Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6.

b. Use On Review

4-D-09-UR

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

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.

ISAIAHS 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.

HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 & 4

11-SO-08-F

South side of Hardin Valley road between Schaeffer and Iron Gate, Commission District 6.

Agenda Item No.

MPC File No.

LECONTE VISTA

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

11-SP-08-F

HART PROPERTY

East side of S. Molly Bright Rd, south side of Asheville Hwy.,
Commission District 8.

12-SH-08-F

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

Intersection of I-40 and McMillan Road, Commission District 8.

2-SO-09-F

WYRICK PROPERTY

East side of Tazewell Pike, north of E. Emory Rd, Commission
District 8.

8-SC-09-F

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

From PR (Planned Residential) and CA (General Business) to OB (Office,
Medical, and Related Services).

6-S-06-RZ

PROPERTIES DIVERSIFIED, INC.

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

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