

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**

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

# AGENDA

## October 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 OCTOBER 8, 2009 AGENDA
- \* 3. APPROVAL OF SEPTEMBER 10, 2009 MINUTES
4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND  
CONSENT ITEMS READ AND VOTED ON

Items to be <i>automatically</i> Postponed	(Indicated with an underlined <b>P</b> )
Items to be voted on to be Postponed	(Indicated with a <b>P</b> )
Items to be <i>automatically</i> Withdrawn	(Indicated with an underlined <b>W</b> )
Items to be voted on to be Withdrawn	(Indicated with a <b>W</b> )
Items to be voted on to be Tabled	(Indicated with a <b>T</b> )
Items to be voted on to be Untabled	(Indicated with a <b>U</b> )
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 4.2 (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 5-A-09-OA**  
Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 3.9, TC-1 Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.
- \* 8. METROPOLITAN PLANNING COMMISSION 10-A-09-OA**  
Amendments to correct various sections of the City of Knoxville Zoning Ordinance.

**Alley or Street Closures:**

- 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:**

- P 10. CITY OF KNOXVILLE 8-A-09-SNC**  
Change unnamed "E" street to 'Empire St. or Eclipse St.' between Langford Avenue and Phillips Avenue, Council District 1.
- P 11. CITY OF KNOXVILLE 8-B-09-SNC**  
Change Lincoln St. to 'Foggy Bottom St. or Foggy Bend St.' between Sevier Avenue and Phillips Avenue, Council District 1.

**Plans, Studies, Reports:**

Agenda Item No.

MPC File No.

- P 12. METROPOLITAN PLANNING COMMISSION**  
Knoxville-Knox County Park, Greenway and Recreation Facility Plan.

**10-A-09-SAP**

**Concepts/Uses on Review:**

- P 13. CIRCLE LANE EXTENSION**  
East end of Circle Ln., northeast of Westfield Rd., Council District 2.

**5-SB-09-C**

- \* **14. VILLAS AT ROCKY HILL - ROCKY HILL LAND PARTNERS**  
**a. Concept Subdivision Plan**  
South side of S. Northshore Dr., east of Rocky Hill Rd., Commission District 4.

**10-SA-09-C**

- \* **b. Use On Review**  
Proposed use: Attached residential subdivision in PR (Planned Residential) pending District.

**10-D-09-UR**

**Final Subdivisions:**

- \* **15. LEE MCCLAINS SUBDIVISION OF WASHINGTON HEIGHTS NURSERY RESUBDIVISION OF LOTS 2R, 3-4**  
Northwest side of McClain Drive, southwest side of Clinton Highway, Council District 3.

**9-SE-09-F**

- \* **16. COVERED BRIDGE PHASE 1C**  
Northeast terminus of Covered Bridge Blvd., northeast of Shady Meadow Lane, Commission District 6.

**9-SH-09-F**

- \* **17. PALACE PACKAGE STORE PROPERTY**  
North intersection of Rudy Street and Heiskell Avenue, Council District 5.

**10-SA-09-F**

- P 18. HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1**  
West side of Asbury Road, southwest of Archie Wiegel Lane, Commission District 8.

**10-SB-09-F**

- P 19. VARNER ESTATES**  
Southwest side of Bob Varner Road, north of Brown Gap Road, Commission District 7.

**10-SC-09-F**

- W 20. JOHNNIE MAE & FRED E PATTY, JR. PROPERTY**  
South side of Circle Road, northwest of Rutledge Pike, Commission District 8.

**10-SD-09-F**

Agenda Item No.

MPC File No.

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|-----------------|--|-------------------|
| <b><u>P</u></b> | <b>21. <u>KENNETH &amp; BELINDA RABY PROPERTY RESUBDIVISION OF LOTS 1R &amp; 1R1</u></b><br>At the terminus of Harvey Road, south of Boyd Station Road, Commission District 5. | <b>10-SE-09-F</b> |
| *               | <b>22. <u>JOHN C SHARP RESUBDIVISION OF LOTS 1-3</u></b><br>East side of Mayes Chapel Road, north of E. Emory Road, Commission District 7.                                     | <b>10-SF-09-F</b> |
| *               | <b>23. <u>JIM HARBIN PROPERTY ON EMORY ROAD</u></b><br>Northwest side of W. Emory Road at northeast side of Rio Grande Drive, Commission District 6.                           | <b>10-SG-09-F</b> |
| *               | <b>24. <u>ANNA'S VIEW</u></b><br>Southeast side of Buffat Mill Road, northeast of Spring Hill Road, Council District 4.  | <b>10-SH-09-F</b> |
| *               | <b>25. <u>SHERRILL HILL</u></b><br>South of Kingston Pike, west of Cedar Bluff Road, Council District 2.   | <b>10-SI-09-F</b> |
| <b><u>P</u></b> | <b>26. <u>VILLAS AT ROCKY HILL UNIT 1</u></b><br>S. Northshore Drive at LeConte Vista Way, Commission District 4.  | <b>10-SJ-09-F</b> |

**Rezoning and Plan Amendment/Rezoning:**

- |                 |  |                  |
|-----------------|--|------------------|
| <b><u>W</u></b> | <b>27. <u>VICTOR JERNIGAN</u></b><br>North side Thorn grove Pike, east side Atchley Ln., Commission District 8.<br><b>a. East County Sector Plan Amendment</b><br>From A/RR (Agricultural/Rural Residential) & PP/OS (Public Parks & Open Space) to LDR (Low Density Residential).   | <b>8-D-08-SP</b> |
| <b><u>W</u></b> | <b>b. Rezoning</b><br>From A (Agricultural) to PR (Planned Residential).   | <b>8-H-08-RZ</b> |
| <b><u>P</u></b> | <b>28. <u>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u></b><br>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. | <b>8-O-08-RZ</b> |
| <b><u>P</u></b> | <b>29. <u>DAVID L. HURST</u></b><br>North side Oak Ridge Hwy., northeast of Hazelnut Dr., Commission District 6. Rezoning from A (Agricultural) to CA (General Business).  | <b>8-A-09-RZ</b> |

Agenda Item No.

MPC File No.

- P 30. 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).
- 31. BULLDOG DEVELOPMENT**  
Southeast side Hammer Rd., north side I-40, southwest of Union School Rd., Commission District 8.  
**a. East County Sector Plan Amendment** **10-A-09-SP**  
From LDR (Low Density Residential) to C (Commercial).  
**b. Rezoning** **10-A-09-RZ**  
From A (Agricultural) to CA (General Business).
- \* **32. 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).
- \* **33. SHARON JOHNSON** **10-C-09-RZ**  
Southeast side Millertown Pike, northeast of Love Creek Rd., Council District 4. Rezoning from R-1A (Low Density Residential) to C-3 (General Commercial).
- \* **34. HOLROB - CEDAR BLUFF, LLC** **10-D-09-RZ**  
North side Kingston Pike, east side N. Cedar Bluff Rd., Council District 2. Rezoning from A-1 (General Agricultural) & R-2 (General Residential) to PC-1 (Retail and Office Park).
- 35. DISNEY JOINT VENTURE**  
Northeast side Cate Rd., northwest of W. Emory Rd., Commission District 6.  
**a. Northwest County Sector Plan Amendment** **10-B-09-SP**  
From LDR (Low Density Residential) to MDR (Medium Density Residential).  
**b. Rezoning** **10-E-09-RZ**  
From RA (Low Density Residential) to RB (General Residential).

Agenda Item No.

MPC File No.

- \* **36. CITY OF KNOXVILLE-DEPARTMENT OF COMMUNITY DEVELOPMENT**  
Southwest side Johnston St., southeast of Heiskell Ave., Council District 5.  
**a. Central City Sector Plan Amendment** **10-C-09-SP**  
From C (Commercial) to LDR (Low Density Residential).
  
- \* **b. Rezoning** **10-F-09-RZ**  
From C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay) to R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay).

**Uses on Review:**

- P 37. 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 38. 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.
  
- 39. AT&T MOBILITY (NEW CINGULAR WIRELESS PCS, LLC)** **10-A-09-UR**  
North of Middlebrook Pike, east of Chert Pit Rd. at the northern terminus of Amburn Ln. Proposed use: 150' monopole telecommunications tower in A (Agricultural) District. Commission District 5.
  
- \* **40. CITY OF KNOXVILLE** **10-B-09-UR**  
South side of E. Hill Av., north side of Volunteer Landing Wy. Proposed use: Parking lot in C-2 (Central Business District) District. Council District 6.
  
- 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. WANIS RGHEBI** **10-E-09-UR**  
South side of Grand Ave., west side of Thirteenth St. Proposed use: Overflow Parking for an existing church in R-2 (General Residential) District. Council District 1.

Agenda Item No.

MPC File No.

**P 43. 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.

**44. 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.

**Other Business:**

**\* 45. Consideration of Amendment No. 1 to the MPC FY 2009/2010 Budget.**

**10-A-09-OB**

**Adjournment**

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*MPC Annual Meeting will be held following the October Monthly Meeting.*

**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.

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.

<u>Agenda Item No.</u>	MPC File No.
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>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>ISAIAS 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>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 &amp; 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



Agenda Item No.

MPC File No.

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).

**U**

**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.