

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

September 10, 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 SEPTEMBER 10, 2009 AGENDA
- * 3. APPROVAL OF AUGUST 13, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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 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.
- * 6. METROPOLITAN PLANNING COMMISSION 5-B-09-OA**
Amendments to the Knox County Zoning Ordinance, Article 5, Section 5.91, TC Town Center District, changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions.

Alley or Street Closures:

- 7. 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 8. 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 9. 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:

None

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.

Final Subdivisions:

- * 11. FINAL PLAT OF HAYNES PROPERTY 8-SGG-08-F**
Northeast side of Ridgewood Rd., northeast of Edonia Dr., Council District 4.

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- W 12. PAUL VICKERS AND JACK JAMES SIMPSON PROPERTY** **5-SC-09-F**
South side of McCall Lane, east of Prospect Road, Commission District 9.
- T 13. WYRICK PROPERTY** **8-SC-09-F**
East side of Tazewell Pike, north of E. Emory Rd, Commission District 8.
- * **14. R. E. AULT RESUBDIVISION OF LOT 3R2** **9-SA-09-F**
West side of Michael Street, north of Norwalk Avenue, Council District 6.
- * **15. ESTATE OF ANNA LYNN JACK PROPERTY** **9-SB-09-F**
North side of Thorn Grove Pike, east of Rush Miller Road, Commission District 8.
- * **16. WILLIS H SKEEN HEIRS PROPERTY** **9-SC-09-F**
South side of Kodak Road, west of Bales Road, Commission District 8.
- * **17. RIDGE VIEW RESUBDIVISION OF LOT 1** **9-SD-09-F**
South side of E. Brushy Valley Drive, northeast of Heiskell Road, Commission District 7.
- P 18. LEE MCCLAINS SUBDIVISION OF WASHINGTON HEIGHTS NURSERY RESUBDIVISION OF LOTS 2R, 3-4** **9-SE-09-F**
Northwest side of McClain Drive, southwest side of Clinton Highway, Council District 3.
- * **19. WILLIAM & GLORIA SISE PROPERTY** **9-SF-09-F**
Northeast side of Heiskell Road, north of Copeland Road, Commission District 7.
- * **20. GILBERT GLEN COMMON AREA AND LOTS 14-15 IN GILBERT STATION** **9-SG-09-F**
Southwest side of Gilbert Station Lane, northwest of Gilbert Drive, Commission District 5.
- P 21. COVERED BRIDGE PHASE 1C** **9-SH-09-F**
Northeast terminus of Covered Bridge Blvd., northeast of Shady Meadow Lane, Commission District 6.
- * **22. SONOMA PARK PHASE I** **9-SI-09-F**
Southeast side of Valley View Drive, southwest side of Knox Lane, Council District 4.

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- * **23. EMORY PARK NORTH LOT 2** **9-SJ-09-F**
East side of E. Emory Road, south of Taggart Lane, Commission District 7.
- * **24. THE COTTAGES AT GOVERNORS LANDING** **9-SK-09-F**
West side of Governor John Sevier Highway, south of Holbert Lane, Commission District 8.
- * **25. GRAYSBURG LOTS 21-23 AND PART OF LOT 3 OF DR TROY BAGWELL FARM** **9-SL-09-F**
East side of Susan Renee Lane, south of Elna Marie Drive, Commission District 8.
- * **26. BARRINGTON RESUBDIVISION OF LOT 93R & 94** **9-SM-09-F**
West side of Cate Road , north of pi of Cateland Lane, Commission District 6.
- * **27. RANDY & SIDNEY GUIGNARD PROPERTY RESUBDIVISION OF LOTS 1 & 2** **9-SN-09-F**
South side of Anderson Road, south of Tazewell Pike, Commission District 7.
- * **28. GREEN RIVER HOLDINGS LOT 1** **9-SO-09-F**
Intersection of Jacksboro Pike and N. Broadway, Council District 4.

Rezoning and Plan Amendment/Rezoning:

- * **29. THE PAVILION AT HUNTER VALLEY FARM, LLC (REVISED)** **5-A-09-RZ**
Northwest side Hunter Valley Ln., northeast of Keller Bend Rd., Commission District 4. **Rezoning** from A (Agricultural) & F (Floodway) to T (Transition) & F (Floodway).
- 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. CLINTON R. KING** **9-B-09-RZ**
Northwest side Rutledge Pike, northeast of Woods Creek Rd., Commission District 8. Rezoning from RB (General Residential) & PC (Planned Commercial) to CB (Business and Manufacturing).

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- * **32. CITY OF KNOXVILLE** **9-C-09-RZ**
Northwest side Cumberland Ave., northeast of Eleventh St., Council District 1. Rezoning from C-2 (Central Business District) to C-2 (Central Business District) / D-1 (Downtown Design Overlay) and Design Guidelines.

- * **33. ROCKY HILL LAND PARTNERS, LLC**
Southeast side S. Northshore Dr., southwest of Whitower Dr., Commission District 4.
 - a. Southwest County Sector Plan Amendment** **9-B-09-SP**
From AG/RR (Agricultural/Rural Residential), O (Office) and SLPA (Slope Protection Area) to LDR (Low Density Residential) & SLPA (Slope Protection Area).

 - * **b. Rezoning** **9-D-09-RZ**
From OB (Office, Medical, and Related Services) to PR (Planned Residential).

- 34. JOAN AND TOMMY GRINDSTAFF**
Southwest side E. Emory Rd., northeast of Dry Gap Pike, Commission District 7.
 - a. North County Sector Plan Amendment** **9-C-09-SP**
From LDR (Low Density Residential) to C (Commercial).

 - b. Rezoning** **9-E-09-RZ**
From A (Agricultural) to CA (General Business).

- 35. GREG AND DONNA LAYMAN** **9-F-09-RZ**
East side Kelly Ln., south of Kodak Rd., Commission District 8. Rezoning from PR (Planned Residential) at 1-2 du/ac to A (Agricultural).

- 36. JS & A, LLC** **9-G-09-RZ**
South side Asheville Hwy., east side E. Governor John Sevier Hwy., Commission District 8. Rezoning from RB (General Residential) to CA (General Business).

- * **37. CITY OF KNOXVILLE** **9-A-09-PA**
Northeast side Rudy St., northwest side Heiskell Ave., southwest side I-275 Council District 5. One Year Plan Amendment from ROW (Major Rights of Way) to MU (Mixed Use) (GC-General Commercial and LI-Light Industrial).

- * **38. PALACE PACKAGE STORE, INC.**
Northeast side Rudy St., northwest side Heiskell Ave., southwest side I-275, Council District 5.
 - a. Central City Sector Plan Amendment** **9-D-09-SP**
From TR (Transportation) to C (Commercial).

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* **b. Rezoning** **9-H-09-RZ**
 From I-2 (Restricted Manufacturing and Warehousing) to C-3
 (General Commercial) / IH-1 (Infill Housing Overlay).

**39. MURPHY ROAD PARTNERSHIP, LLC / MURPHY ROAD
 CAR WASH, LLC** **9-I-09-RZ**
 Southeast side Washington Pk., southeast of Murphy Rd., Council
 District 4. Rezoning from C-4 (k) Highway and Arterial Commercial
 with conditions to C-4 (Highway and Arterial Commercial).

Uses on Review:

W 40. 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.

P 41. 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 42. 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.

* **43. EMILY S. JONES** **9-B-09-UR**
 Northeast side of Mercer St., northwest of Baxter Ave. Proposed use:
 Child day care for up to 16 children in R-1A (Low Density Residential)
 District. Council District 5.

44. BARRY & PAM ROBERTSON **9-C-09-UR**
 North side of W. Beaver Creek Dr., west side of Old Blacks Ferry Ln.
 Proposed use: Revised plan for driving range and golf course in A
 (Agricultural) & F (Floodway) District. Commission District 6.

* **45. STUART ANDERSON** **9-D-09-UR**
 Northwest side of Crosswood Blvd., northwest of Strawberry Plains
 Pike. Proposed use: Expansion of medical office building and parking
 lot in PC (Planned Commercial) District. Commission District 8.

* **46. YVONNE K. ELIAZAR** **9-E-09-UR**
 Southeast side of Ohio Av., west of McPherson St. Proposed use:
 Child day care center in R-1A (Low Density Residential) & IH-1 (Infill
 Housing Overlay) District. Council District 3.

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- * **47. LITTLE DISCIPLES** **9-F-09-UR**
East side of Alcoa Hwy., south of Mount Vernon Dr. Proposed use:
Day care center in SC (Shopping Center) District. Commission District
9.
- * **48. L R HOLDINGS, LLC** **9-G-09-UR**
North end of Willow Point Way, north of Hardin Valley Rd. Proposed
use: Covered sports field in PC (Planned Commercial) & F (Floodway)
District. Commission District 6.

Other Business:

- * **49. Consideration of extension of concept plan for Ashland Springs (Pittman Road) until January 2012 - 1-SF-08-C.** **9-A-09-OB**
- * **50. Consideration of extension of concept plan for M & M Partners on Rather Road - 7-SE-07-C.** **9-B-09-OB**
- * **51. Consideration of FY08/09 Budget Transfer for IRS Audit Contingent Liability \$28,236** **9-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.
 - 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

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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.

LECONTE VISTA

11-SP-08-F

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

HART PROPERTY

12-SH-08-F

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

BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1

2-SO-09-F

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

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

6-H-06-SP

From LDR (Low Density Residential) to O (Office).

<u>Agenda Item No.</u>	MPC File No.
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 <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
U b. Rezoning From A (Agricultural) to PR (Planned Residential).	8-H-08-RZ
<u>REVEIZ CUSTOM HOMES, LLC</u> 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
<u>LISA HOSKINS</u> 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