

AGENDA

August 12, 2010

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 AUGUST 12, 2010 AGENDA**
- * 3. **APPROVAL OF JULY 8, 2010 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

- 5. **METROPOLITAN PLANNING COMMISSION** **8-A-10-OA**
Amendments to the City of Knoxville Zoning Code renaming the district R1-EN (Established Neighborhood) to EN-1 (Established Neighborhood) and adding new EN-2 (Established Neighborhood) district regulations.

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6. KNOX COUNTY COMMISSION

8-B-10-OA

Amendments to the Knox County Zoning Ordinance regarding standards and requirements for flea markets.

Alley or Street Closures:

None

Street or Subdivision Name Changes:

* **7. JESSE OVERBAY**

8-A-10-SDNC

Change subdivision name from Western Hills to Parkgate. Southwest side Summertown Road, southeast of Kingston Pike, southwest of Canton Hollow Road. Commission District 5.

Plans, Studies, Reports:

P 8. METROPOLITAN PLANNING COMMISSION

6-A-10-SAP

Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

P 9. METROPOLITAN PLANNING COMMISSION

7-C-10-SP

Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

Concepts/Uses on Review:

P 10. BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-SA-10-C

a. Concept Subdivision Plan

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4.

P b. Use On Review

4-B-10-UR

Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).

P 11. PEBBLESTONE CONDOS - DOYLE JOHNSON

7-SB-10-C

a. Concept Subdivision Plan

Southwest side of Murphy Rd., just south of Tazewell Pike, Commission District 7.

P b. Use On Review

8-H-10-UR

Proposed use: Attached and detached residential subdivision in RB (General Residential) & A (Agricultural) (PR Pending) District.

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- * **12. ODAR FACILITY** **8-SA-10-C**
Northwest side of Circle Ln., east of Westfield Rd., Council District 2.

- P 13. ROEFIELD - M. A. SCHUBERT, JR.** **8-SB-10-C**
 - a. Concept Subdivision Plan**
South side of Westland Dr., east side of Woodsboro Rd., Commission District 5.

 - P b. Use On Review** **8-D-10-UR**
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

- 14. VININGS PARK (FKA WINTER PARK GARDENS) - BENCHMARK ASSOCIATES, INC.** **8-SC-10-C**
 - a. Concept Subdivision Plan**
Northeast side of Wallace Rd., just north of Tobias Ln., Commission District 4.

 - b. Use On Review** **8-F-10-UR**
Proposed use: Attached Residential Subdivision in PR (Planned Residential) District.

- * **15. CAMPBELL CREEK, PHASE 2** **8-SD-10-C**
East side of N Campbell Station Rd., south of Yarnell Rd., Commission District 6.

- * **16. CHEROKEE RIDGE** **8-SE-10-C**
East side of Schaad Rd., south of Clinton Hwy., northwest end of Stekoa Ln., Council District 3.

Final Subdivisions:

- * **17. CHEROKEE RIDGE RESUBDIVISION OF LOTS 17 & 18** **7-SI-10-F**
East side of Schaad Rd, north and south side of Stekoa Lane, Council District 3.

- * **18. SIMPSON FAMILY PROPERTY** **7-SK-10-F**
Northeast side of Hightop Rd, north of Stony Point Rd, Commission District 8.

- * **19. KEENER HEIGHTS RESUBDIVISION OF LOT 41A-1R** **7-SN-10-F**
Southeast side of Papermill Rd and northwest of Circle Dr, Council District 2.

- * **20. SALLIE R JOHNSON ADDITION REPLAT OF LOT 1R** **8-SA-10-F**
Northeast corner of gate Lane & Nightingale, Council District 2.

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* 21. <u>CAMPBELL CREEK PHASE 2</u> Southeast side of Yarnell Road, east of N. Campbell Station Road, Commission District 6.	8-SB-10-F
* 22. <u>DAMRON'S ADDITION</u> At the intersection of N. Central Street and East Baxter Avenue, Council District 4.	8-SC-10-F
* 23. <u>JIM HASSON PROPERTY</u> North side of Sherwood Drive, east of Orchard Road, Council District 6.	8-SD-10-F
* 24. <u>STRONG & THOMPSON EAST END ADDITION</u> Corner of S. Chestnut and Selma Avenue, Council District 6.	8-SE-10-F
* 25. <u>STRONG & THOMPSON EAST END ADDITION</u> Corner of S. Chestnut Street and Wilson Avenue, Council District 6.	8-SF-10-F
P 26. <u>THE HERITAGE AT ROEFIELD</u> South side of Westland Drive, east side of Woodsboro Road, Commission District 5.	8-SG-10-F
* 27. <u>STRONG & THOMPSONS EAST END ADDITION</u> Corner of S Chestnut and Selma Avenue, Council District 6.	8-SH-10-F
* 28. <u>THE COTTAGE RETREAT</u> Southwest side of Edington Road, northeast side of Wells Road, Commission District 9.	8-SI-10-F
* 29. <u>BLACK OAK HEIGHTS RESUBDIVISION OF PART OF LOTS 84-88</u> Northeast side of Primus Road, south side of I-75, Council District 5.	8-SJ-10-F
* 30. <u>ADELL REE PARK LOT 1</u> Northwest quad. Of intersection of Middlebrook Pike and Adell Ree Park Lane, Council District 3.	8-SK-10-F
* 31. <u>NORMA HERRON PROPERTY LOT 1</u> West side of Williams Road, northwest of Soaring Hawk Way, Commission District 6.	8-SL-10-F
* 32. <u>EASTPORT SCHOOL REPLAT OF LOT 2R-1</u> South side of Bethel Ave., west side of McConnell Street, Council District 6.	8-SM-10-F

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- * **33. SANDERS/OHLGREN PROPERTY** **8-SN-10-F**
At intersection of N. Broadway and W. Jackson Avenue, Council District 6.
- * **34. WELLS PROPERTY** **8-SO-10-F**
North side of McCammon Road, northeast of Martin Mill Pike, Commission District 9.
- T 35. BRANDYWINE AT TURKEY CREEK PHASE I** **8-SP-10-F**
West side of Fretz Road, south of Campbell Station Road, Commission District 6.
- * **36. BISHOP RIDGE RESUBDIVISION OF LOT 1R-1** **8-SQ-10-F**
East side of Bishop Road, south of N. Meadow Blvd., Commission District 6.
- * **37. THE VILLAGE AT HARDIN VALLEY** **8-SR-10-F**
South side of Hardin Valley Road, east of Bryant Lane, Commission District 6.

Rezoning and Plan Amendment/Rezoning:

- P 38. CLAYTON BANK & TRUST** **3-B-10-RZ**
Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).
- P 39. CITY OF KNOXVILLE** **7-D-10-RZ**
(11-10-10) South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).
- P 40. JOE G. TATE**
South side Oak Ridge Hwy., east side Meadowrun Ln., Commission District 6.
 - a. Northwest County Sector Plan Amendment** **8-A-10-SP**
From LDR (Low Density Residential) to GC (General Commercial).
 - b. Rezoning** **8-A-10-RZ**
From OA (Office Park) to CA (General Business).
- * **41. PATRICK M. FULTZ** **8-B-10-RZ**
Northeast side Mingle Ave., north of Middlebrook Pike, Council District 3. Rezoning from I-2 (Restricted Manufacturing and Warehousing) & I-4 (Heavy Industrial) to I-3 (General Industrial).

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- * **42. RANDY J. NOLL / MPC**
Southeast side Warren Ave., northeast of Branner St., Council District 5.
a. Central City Sector Plan Amendment **8-E-10-SP**
From LI (Light Industrial) to MDR (Medium Density Residential).
- * **b. Rezoning** **8-C-10-RZ**
From I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay) to R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay).
- * **43. LINDA HURD** **8-D-10-RZ**
Northeast end Messer Ln., northeast of Weaver Rd., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
- * **44. HUNTER VALLEY FARM** **8-E-10-RZ**
Northwest side Hunter Valley Ln., east of Keller Bend Rd., Commission District 4. Rezoning from A (Agricultural) to T (Transition).
- 45. DAMON FALCONNIER, NCARB**
North side W. Gov. John Sevier Hwy., east of Twin Creek Rd., Commission District 9.
a. South County Sector Plan Amendment **8-B-10-SP**
From LDR (Low Density Residential) to GC (General Commercial).
- b. Rezoning** **8-F-10-RZ**
From A (Agricultural) to CB (Business and Manufacturing).
- 46. BOB GAGE, GBT REALTY CORPORATION**
Southeast side Rutledge Pike, southwest side Shipetown Rd., Commission District 8.
a. Northeast County Sector Plan Amendment **8-C-10-SP**
From LDR (Low Density Residential) to NC (Neighborhood Commercial) or RC (Rural Commercial).
- b. Rezoning** **8-G-10-RZ**
From A (Agricultural) to CR (Rural Commercial).
- * **47. PEBBLESTONE CONDOMINIUMS HOA** **8-D-10-SP**
Southwest side Murphy Rd., southeast of Tazewell Pike, Commission District 7.
a. North City Sector Plan Amendment
From LDR (Low Density Residential) & HP (Hillside/Ridge Top Protection Areas) to MDR (Medium Density Residential) & HP (Hillside/Ridge Top Protection Areas).

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- b. Rezoning**
 From RB (General Residential) & A (Agricultural) to PR (Planned Residential). **8-H-10-RZ**
- 48. METROPOLITAN PLANNING COMMISSION**
 General rezoning of the Westmoreland area north of Westland Drive and west of Northshore Drive (map on file), Council District 2. Rezoning from R-1 (Low Density Residential) to EN-2 (Established Neighborhood- Proposed). **8-I-10-RZ**
- * **49. METROPOLITAN PLANNING COMMISSION**
 Northwest side W. Baxter Ave., southwest of N. Central St., Council District 4.

 - a. Central City Sector Plan Amendment**
 From C (Commercial) to MDR (Medium Density Residential). **8-F-10-SP**
 - * **b. One Year Plan Amendment**
 From MU (Mixed Use), (LI-Light Industrial, GC-General Commercial, O-Office) to MDR (Medium Density Residential). **8-A-10-PA**
 - * **c. Rezoning**
 From I-2 (Restricted Manufacturing and Warehousing) to R-1A (Low Density Residential). **8-J-10-RZ**

Uses on Review:

- 50. THE PAVILION AT HUNTER VALLEY FARM, LLC**
 Northwest side Hunter Valley Ln., northeast of Keller Bend Rd. Proposed use: Event facility/pavilion and parking lot in T (k) (Transition with conditions), A (Agricultural) & F (Floodway) District. Commission District 4. **3-E-10-UR**
- P 51. THE KROGER COMPANY**
 North side of Kingston Pk., west side of N. Cedar Bluff Rd. Proposed use: Retail development in PC-1 (Retail and Office Park) pending District. Council District 2. **7-D-10-UR**
- 52. EXCELL COMMUNICATIONS, INC.**
 Southeast side of Tolson Ln., southwest of Summerfield Dr. and Oak Ridge Hwy. Proposed use: 150' monopole telecommunications tower in A (Agricultural) District. Commission District 3. **7-G-10-UR**
- * **53. YOUR KID-N-ME**
 West side of Tazewell Pike, north of Fairview Rd. Proposed use: Child Day Care Facility for up to 48 children in CA (General Business) District. Commission District 8. **8-A-10-UR**

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- P 54. DAVID WYATT** **8-B-10-UR**
Southeast side of W. Beaver Creek Dr., east of Weaver Rd. Proposed use: School bus parking in A (Agricultural) District. Commission District 6.
- 55. KCDC & PARTNERS DEVELOPMENT** **8-C-10-UR**
Northwest side of Selma Ave., southwest side of S. Chestnut St. Proposed use: Duplexes in R-1 (Low Density Residential) District. Council District 6.
- 56. KCDC & PARTNERS DEVELOPMENT** **8-E-10-UR**
Southeast side of Selma Ave., Southwest side of S. Chestnut St. Proposed use: Duplexes in R-1 (Low Density Residential) District. Council District 6.
- 57. FLENNIKEN HOUSING, LP** **8-G-10-UR**
North side of Flenniken Ave., east side of Maryville Pike. Proposed use: Multi-dwelling Development (Permanent Supportive Housing) in O-1 (Office, Medical, and Related Services) District. Council District 1.

Other Business:

- * **58. Consideration of payment of \$19,738 for the ESRI GIS annual software license / maintenance.** **8-A-10-OB**

Adjournment

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

- 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.
- KNOX COUNTY SCHOOLS **1-C-08-SC**
Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.
- WILSON RITCHIE **3-F-10-SC**
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.

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MPC File No.

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.

U

CIRCLE LANE EXTENSION

5-SB-09-C

East end of Circle Ln., northeast of Westfield Rd., Council District 2.

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.

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.

<u>Agenda Item No.</u>	MPC File No.
<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>ROBERT D. FOREMAN PROPERTY</u> East side of Ellison Lane north of Wrights Ferry Road, Commission District 4.	11-SD-09-F
<u>SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3</u> West side of Whirlwind Way, south of Mascot Rd., Commission District 8.	5-SB-10-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
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>METROPOLITAN PLANNING COMMISSION/CITY OF KNOXVILLE</u> 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.	8-O-08-RZ
<u>JAMES L. MCCLAIN</u> Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.	

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a. Northwest County Sector Plan Amendment
From LDR (Low Density Residential) & STPA (Stream Protection Area) to C (Commercial) & STPA (Stream Protection Area).

9-A-09-SP

b. Rezoning
From A (Agricultural) to CB (Business and Manufacturing).

9-A-09-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

MIKE ELLIOTT

West side of Arthur St., north side of McGhee Av. Proposed use:
Restaurant in C-1 (Neighborhood Commercial) & H-1 (Historic Overlay) District. Council District 6.

2-A-10-UR