

AGENDA

February 11, 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 FEBRUARY 11, 2010 AGENDA
- * 3. APPROVAL OF JANUARY 14, 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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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:

Agenda Item No.

MPC File No.

- 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.

Alley or Street Closures:

- * **7. CITY OF KNOXVILLE** **2-A-10-AC**
Request closure of Unnamed alley between Century Street and Dead end at Western Avenue, Council District 6.
- * **8. CITY OF KNOXVILLE** **2-B-10-AC**
Request closure of Unnamed alley between Ambrister Street and southwest terminus, Council District 6.
- * **9. HABITAT FOR HUMANITY** **2-A-10-SC**
Request closure of James Rd between beginning at a point on James Rd., approximately 767 feet southeast of the centerline of Skyline Dr. and present dead end of James Rd. right of way, Council District 6.
- * **10. CITY OF KNOXVILLE** **2-B-10-SC**
Request closure of Orange Ave between Western Avenue and southwest terminus, Council District 6.
- * **11. CITY OF KNOXVILLE** **2-C-10-SC**
Request closure of Century St between Orange Avenue and northwest terminus, Council District 6.
- * **12. CITY OF KNOXVILLE** **2-D-10-SC**
Request closure of Ambrister St between Orange Avenue and News Sentinel Drive, Council District 6.

Street or Subdivision Name Changes:

Plans, Studies, Reports:

- P 13. METROPOLITAN PLANNING COMMISSION** **12-A-09-SAP**
Hillside and Ridgetop Conservation Plan.

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- 14. METROPOLITAN PLANNING COMMISSION**
East County Sector Plan Amendment.

2-A-10-SAP

Concepts/Uses on Review:

- * **15. HABITAT FOR HUMANITY - SKYLINE DRIVE**
a. Concept Subdivision Plan **2-SA-10-C**
Southeast side of Skyline Dr., northwest side of Tynemouth Dr.,
Council District 6.
- * **b. Use On Review** **2-C-10-UR**
Proposed use: Detached and attached residential subdivision in RP-
1 (Planned Residential) Pending & R-1EN (Established
Neighborhood) District.
- * **16. SOUTH GROVE** **2-SB-10-C**
South side of Chapman Hwy., north side of Mountain Grove Ln.,
Council District 1.
- * **17. DANNAHER PLACE** **2-SC-10-C**
East side of Conner Rd., north side of E. Emory Rd., Commission
District 7.

Final Subdivisions:

- * **18. HAROLD GLENN & CLARIESE NIPPER PROPERTY** **11-SJ-09-F**
Southwest side of Maplegreen Lane, south of Bluegrass Road,
Commission District 4.
- * **19. WOODFORD PROPERTY RESUBDIVISION** **2-SA-10-F**
Southwest side of Central Avenue Pike at Murray Drive,
Commission District 7.
- * **20. JUHA A. & WHITNEY L. MIETTINEN PROPERTY** **2-SB-10-F**
RESUBDIVISION
South side of Haggard Drive, southwest of Hale Road, Council
District 4.
- * **21. JOEY STOCKTON AND DENNIS BARGER PROPERTY** **2-SC-10-F**
RESUBDIVISION
Northeast of Bakertown Road, north side of Ball Road, Commission
District 6.
- * **22. WESTHAVEN** **2-SD-10-F**
West side of Sisk Road, south of Pleasant Ridge Road, Council
District 3.

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- 23. HABITAT FOR HUMANITY CREEKHEAD DRIVE PROPERTY** **2-SE-10-F**
 South side of Creekhead Drive, southwest of Helmbolt Road, Council District 3.
- * **24. VERNON STINNET PROPERTY RESUBDIVISION OF LOT 1** **2-SF-10-F**
 East side of Carmichael Road, north of Yarnell Road, Commission District 6.
- * **25. GERALD ALLEN OAKES ESTATE** **2-SG-10-F**
 South side of Ridgeview Road, east of Clapp's Chapel Road, Commission District 8.
- * **26. BEELER'S LAST ADDITION** **2-SH-10-F**
 At intersection of Carter Road and Atkins Road, Commission District 8.
- * **27. KINGSTON PIKE COMMERCIAL PARK LOTS 1, 3 & 4** **2-SI-10-F**
 Northwest side of Kingston Pike at northeast intersection of Sherway Road, Commission District 5.
- * **28. LAKWOOD ADDITION RESUBDIVISION OF LOTS 5-8 AND PART OF LOTS 4 & 9** **2-SJ-10-F**
 North side of Westland Drive, east of Bream Drive, Commission District 6.
- 29. MAPLEWOOD DEVELOPMENT** **2-SK-10-F**
 North side of Garden Drive, east of Fulton Drive, Council District 4.
- P 30. WILL J. PUGH TRACT & J. C. STERCHI ADDITION ,BLOCK 7, RESUB. OF LOTS 12-20 & P/O 21** **2-SL-10-F**
 At southeast intersection of Western Avenue and Proctor Street, Council District 6.

Rezoning and Plan Amendment/Rezoning:

- P 31. 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 32. JAMES L. MCCLAIN**
 Southeast side Lovell Rd., northeast side Hickey Rd., Commission District 6.

 - a. Northwest County Sector Plan Amendment** **9-A-09-SP**

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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).
- 33. HUBER PROPERTIES, LLC**
Southeast side S. Northshore Dr., northeast of Choto Rd.,
Commission District 5.
- a. Southwest County Sector Plan Amendment** **1-C-10-SP**
From LDR (Low Density Residential) to NC (Neighborhood
Commercial).
- b. Rezoning** **1-E-10-RZ**
From A (Agricultural) to CN (Neighborhood Commercial).
- 34. CITY OF KNOXVILLE**
North, south and west sides Washington Pike, north side
McC Campbell Dr., southwest and southeast of Murphy Rd., Council
District 4.
- a. Northeast County Sector Plan Amendment** **1-D-10-SP**
From NC (Neighborhood Commercial) and GC (General
Commercial) to GC (General Commercial).
- b. Rezoning** **1-F-10-RZ**
From SC-1 (Neighborhood Shopping Center), C-3 (General
Commercial) and C-4 (Highway & Arterial Commercial) with
conditions to PC-1 (Retail and Office Park).
- * **35. CITY OF KNOXVILLE** **2-A-10-RZ**
South side Alki Ln., west of Morrell Rd., Council District 2.
Rezoning from No Zone to R-1 (Low Density Residential).
- * **36. CITY OF KNOXVILLE** **2-B-10-RZ**
East side Washington Pike, north of Edmondson Ln., Council
District 4. Rezoning from No Zone to RP-1 (Planned Residential).
- * **37. CITY OF KNOXVILLE** **2-C-10-RZ**
North side S. Ruggles Ferry Pike, east side E. Governor John Sevier
Hwy., Council District 4. Rezoning from No Zone to C-3 (General
Commercial), C-3 with conditions, R-1 (Low Density
- * **38. CITY OF KNOXVILLE** **2-D-10-RZ**
Southeast side Ginn Dr., northeast of Maloney Rd., Council District
1. Rezoning from No Zone to A-1 (General Agricultural).

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- * **39. CITY OF KNOXVILLE** **2-E-10-RZ**
Northwest side Schaad Rd., southwest of LaChrista Way, Council District 3. Rezoning from No Zone to OS-1 (Open Space Preservation).

Uses on Review:

- T 40. 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.
- * **41. BEN GARLINGTON** **1-E-10-UR**
West side of Kenesaw Av., south of Talahi Dr. Proposed use: Accessory building containing 1000 sq. ft. in R-1 (Low Density Residential) District. Council District 2.
- 42. LKM PROPERTIES LP** **1-F-10-UR**
Southeast side of S. Northshore Dr., northeast of Choto Rd. Proposed use: Commercial development and convenience store with gas pumps in CN (Neighborhood Commercial) pending District. Commission District 5.
- T 43. MIKE ELLIOTT** **2-A-10-UR**
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.
- 44. BANYAN SENIOR LIVING** **2-B-10-UR**
South side of Gleason Dr., west side of Wellsley Park Rd. Proposed use: Independent and Assisted Living Facility in RP-1 (Planned Residential) District. Council District 2.
- 45. GFS MARKETPLACE, LLC** **2-D-10-UR**
South side of Kingston Pike, west side of Moss Grove Blvd., south of Market Place Blvd. Proposed use: Food Service Market Place Store in PC-1 (Retail and Office Park) (k) District. Council District 2.

Other Business:

- P 46. Consideration of update of Tennessee Technology Corridor Development Authority Design Guidelines.** **2-A-10-OB**

Adjournment

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

<u>Agenda Item No.</u>	MPC File No.
<u>KNOX COUNTY SCHOOLS</u> Request closure of Frazier St. between E. Magnolia Avenue and E. Fifth Avenue, Council District 4.	1-C-08-SC
<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>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.	11-SJ-08-C
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>CIRCLE LANE EXTENSION</u> East end of Circle Ln., northeast of Westfield Rd., Council District 2.	5-SB-09-C
<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 <u>ISAIHLS 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 & 4</u>	11-SO-08-F

Agenda Item No.

MPC File No.

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

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

HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1

West side of Asbury Road, southwest of Archie Wiegel Lane,
Commission District 8.

10-SB-09-F

ROBERT D. FOREMAN PROPERTY

East side of Ellison Lane north of Wrights Ferry Road, Commission
District 4.

11-SD-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