

# AGENDA

## June 10, 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 JUNE 10, 2010 AGENDA**
- \* 3. **APPROVAL OF MAY 13, 2010 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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 <b>*</b> )

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:**

None

**Alley or Street Closures:**

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MPC File No.

- \* **5. JOHNNY CHAMBERLAIN**  
Request closure of Crescent Ave between Avalon Trail and eastern terminus, Council District 1.

**6-A-10-SC**

### **Street or Subdivision Name Changes:**

None

### **Plans, Studies, Reports:**

- 6. METROPOLITAN PLANNING COMMISSION**  
Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

**6-A-10-SAP**

### **Concepts/Uses on Review:**

- \* **7. BLUEGRASS MEADOWS - BLUEGRASS MEADOWS, LLC**
  - a. Concept Subdivision Plan**  
Southeast side of Bluegrass Rd., southern end of Teton Ln., Commission District 4.
  - \* **b. Use On Review**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

**6-SA-10-C**

**6-F-10-UR**

### **Final Subdivisions:**

- T 8. SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3**  
West side of Whirlwind Way, south of Mascot Rd., Commission District 8.
- W 9. DIXIE HIGHWAY ADDITION RESUBDIVISION OF LOT 1R**  
At the intersection of Kingston Pike and Ben Atchley St., Council District 2.
- \* **10. PATRICK SULLIVAN PROPERTY LOTS 1-3**  
North side of E Jackson Ave, northeast of N Central Ave., Council District 6.
- \* **11. GRAND ROSE ESTATES**  
At the terminus of Blankenship Lane, south of Pleasant Hill Rd., Commission District 8.
- \* **12. TRACEY RUCKER PROPERTY**  
North side of Tazewell Pike, northeast of Henagar Rd., Commission District 8.

**5-SB-10-F**

**5-ST-10-F**

**6-SA-10-F**

**6-SB-10-F**

**6-SC-10-F**

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- \* **13. FOUNTAIN CITY HEIGHTS RESUBDIVISION OF LOTS 18B, 19A & P/O 18A** **6-SD-10-F**  
South side of Maple Dr, northeast of Jenkins Rd., Council District 5.
- \* **14. BLUEGRASS MEADOWS RESUBDIVISION OF LOT 1** **6-SE-10-F**  
South side of Bluegrass Rd, southwest of I-40, Commission District 4.
- \* **15. DANNAHER PLACE AND ST. MARY'S HEALTH SYSTEM RESUBDIVISION** **6-SF-10-F**  
North side of Emory Rd, east of I-75, Commission District 7.
- \* **16. MARIA'S MEADOW** **6-SG-10-F**  
West side of Fairview Rd, south of E Emory Rd., Commission District 8.
- \* **17. THE WILLIAMSBURG ADDITION RESUBDIVISION OF LOTS 17, 23, 29, 33 & PART OF LOTS 18, 24, 30, 34** **6-SH-10-F**  
Between west Hill Avenue and Neyland Drive, south side of Poplar Street, Council District 6.
- \* **18. EDWARD SMITH PROPERTY** **6-SI-10-F**  
Southeast side of Ball Camp Pike, south of Oak Ridge Highway, Commission District 3.
- \* **19. ISLAND HOME PARK ADDITION RESUBDIVISION OF LOT 38R & PART OF LOT 19** **6-SJ-10-F**  
North side of Spence Place, east of Maplewood Drive, Council District 1.
- \* **20. BISHOP RIDGE RESUBDIVISION OF LOT 1R** **6-SK-10-F**  
Northeast side of Bishop Road along Bishop Knoll Lane, Commission District 6.
- \* **21. URBAN PARK CONDOMINIUMS RESUBDIVISION** **6-SL-10-F**  
East side of Jackson Road, north of Amhearst, Council District 5.
- \* **22. LOUIE FIELDEN RESUBDIVISION OF LOT 2R2** **6-SM-10-F**  
Southwest of Fennel Road south of Elyria Drive, Council District 5.
- \* **23. KATHLENE S TIPTON GRAVES PROPERTY RESUBDIVISION OF LOT 1R1 & THE JAMES E & JUDY B** **6-SN-10-F**  
Northeast intersection of S. Northshore Drive and Choto Road, Commission District 6.

**Rezoning and Plan Amendment/Rezoning:**

Agenda Item No.

MPC File No.

- P 24. 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).
- 25. LAUREL INVESTMENTS, LLC**  
Southwest side Choto Rd., southeast side S. Northshore Dr., Commission District 5.  
**a. Southwest County Sector Plan Amendment** **5-E-10-SP**  
From LDR (Low Density Residential) to NC (Neighborhood Commercial).  
**b. Rezoning** **5-H-10-RZ**  
From A (Agricultural) to CN (Neighborhood Commercial).
- \* **26. DAVID F. FOSTER** **6-A-10-RZ**  
East side Fox Rd., south of Capital Dr., Commission District 5. Rezoning from PC (Planned Commercial) to OB (Office, Medical, and Related Services).
- \* **27. TURNER HOMES, LLC** **6-B-10-RZ**  
Southwest side Joe Hinton Rd., southeast of Hull Ln., Commission District 3. Rezoning from A (Agricultural) to RA (Low Density Residential).
- P 28. CGK, INC.**  
Southeast side Fox Rd., northeast of Canton Hollow Rd., Commission District 5.  
**a. Southwest County Sector Plan Amendment** **6-A-10-SP**  
From LDR (Low Density Residential) and STPA (Stream Protection Area) to RC (Rural Commercial) and STPA (Stream Protection Area).  
**b. Rezoning** **6-C-10-RZ**  
From A (Agricultural) to CR (Rural Commercial).

**Uses on Review:**

- P 29. THE PAVILION AT HUNTER VALLEY FARM, LLC** **3-E-10-UR**  
(8-12-100 Northwest side Hunter Valley Ln., northeast of Keller Bend Rd. Proposed use: Event pavilion, horse farm and parking in T (k) (Transition) District with conditions. Commission District 4.
- \* **30. HELPING HANDS DAYCARE CENTER** **5-A-10-UR**  
South side of Office Park Cir., west side of Lakebrook Bv. Proposed use: Child day care center in O-1 (Office, Medical, and Related Services) District. Council District 3.

Agenda Item No.

MPC File No.

- 31.     DAVID LAWSON**  
 East side of Penwood Dr., north of Strathmore Rd. Proposed use: Garage Apartment in RA (Low Density Residential) District. Commission District 4. **6-A-10-UR**
- \* **32.     SEVEN SPRINGS HOA**  
 South side of Crooked Pine Ln., east side of Piney Grove Church Rd. Proposed use: Swimming pool / parking expansion in RP-1 (Planned Residential) District. Council District 3. **6-B-10-UR**
- \* **33.     THE KROGER COMPANY**  
 Southeast side of E. Woodland Ave., west side of N. Broadway. Proposed use: Kroger Fuel Center in SC-2 (Community Shopping Center) District. Council District 4. **6-C-10-UR**
- \* **34.     W. FRED CAMPBELL**  
 South side of McCroskey Av., east side of Newman St. Proposed use: Playground / playfield in R-1A (Low Density Residential) District. Council District 4. **6-D-10-UR**
- \* **35.     SARA MARTIN**  
 Northwest side of Corridor Park Boulevard, northeast side of Data Ln. Proposed use: Building expansion in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6. **6-E-10-UR**
- 36.     JOLENE S. CLARK**  
 East side of Trundle Rd., south of Kimberlin Heights Rd. Proposed use: Dog Boarding Kennel in A (Agricultural) District. Commission District 8. **6-G-10-UR**
- \* **37.     LYLE LEE**  
 Northwest side of Carina Ln., northeast of Puritan Ln. Proposed use: Reduce the peripheral boundary setback from 35' to 22' in PR (Planned Residential) District. Commission District 8. **6-H-10-UR**
- \* **38.     POV CHIN**  
 Northeast side of Norris Freeway, north of E. Emory Rd., south of Jessilee Dr. Proposed use: Murphy Express Fuel Center in SC (Shopping Center) District. Commission District 7. **6-I-10-UR**

**Other Business:**

- P 39.     **Consideration of Modifications to the D-1 Downtown Design Guidelines to add World's Fair Park area to the Boulevard Section and other related changes.**** **3-B-10-OB**
- \* **40.     **Consideration of Proposed MPC Budget FY 2010-2011.**** **5-B-10-OB**

## Adjournment

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

<u>METROPOLITAN PLANNING COMMISSION</u> 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.	8-A-08-OA
<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>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.	3-F-10-SC
<u>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES &amp; 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>	5-SB-09-C

Agenda Item No.

MPC File No.

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.

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.

WYRICK PROPERTY

8-SC-09-F

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

ROBERT D. FOREMAN PROPERTY

11-SD-09-F

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

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).

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

Agenda Item No.

MPC File No.

From RB (General Residential) to CB (Business and Manufacturing).

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.

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.

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.