

AGENDA

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 Withdrawn	(Indicated with an underlined W)
Items to be voted on to be Withdrawn	(Indicated with a W)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

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- 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. KNOX COUNTY BOARD OF COMMISSIONERS** **3-A-10-OA**
Amendments to the Knox County Zoning Ordinance, Article 6, Section 6.60, Board of Zoning Appeals, as recommended by the Knox County Commission related to the composition of the Knox County Board of Zoning Appeals.
- 8. METROPOLITAN PLANNING COMMISSION** **3-B-10-OA**
Amendment to the Knoxville Zoning Ordinance, Article V. Section 10, Signs, billboards, and other advertising structures, lowering the sign clearance for sidewalks in the H-1 (Historic Overlay) and D-1 (Downtown Design Overlay) districts.
- P 9. CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING** **3-C-10-OA**
Amendment to the Knoxville Zoning Ordinance, Article V. Section 6, Yard, building setback and open space exceptions, allowing awnings above public property in all zoning districts.

Alley or Street Closures:

- 10. Number Not Assigned** **3-A-10-SC**
- 11. Number Not Assigned** **3-B-10-SC**
- 12. Number Not Assigned** **3-C-10-SC**
- * 13. EAST TENNESSEE AUTOMOBILE CLUB** **3-D-10-SC**
Request closure of 5 foot strip along southwest side of N. Central St. between E. Fifth Avenue and I-40, Council District 6.
- * 14. CLAYTON BANK & TRUST** **3-E-10-SC**
Request closure of Monte Vista Rd between Buffat Road and northeast terminus, Council District 4.

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| P 15. | <u>WILSON RITCHIE</u>
Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4. | 3-F-10-SC |
| * 16. | <u>CITY OF KNOXVILLE</u>
Request closure of Chappell Rd between W. Martin Mill Pike and SW corner of parcel 109PM022 and NW corner 123AB003, Council District 1. | 3-G-10-SC |

Street or Subdivision Name Changes:

None

Plans, Studies, Reports:

- | | | |
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| P 17. | <u>METROPOLITAN PLANNING COMMISSION</u>
Hillside and Ridgetop Conservation Plan | 12-A-09-SAP |
| 18. | <u>METROPOLITAN PLANNING COMMISSION</u>
2010 One Year Plan Update | 3-A-10-OYP |
| * 19. | <u>TRANSPORTATION PLANNING ORGANIZATION</u>
TPO Regional Bicycle Plan | 3-A-10-SAP |

Concepts/Uses on Review:

- | | | |
|--------------|--|------------------|
| * 20. | <u>ELY PARK - OAKLEIGH, G.P.</u>
a. Concept Subdivision Plan
Southeast side of Millertown Pk., east of Ellistown Rd., Commission District 8. | 3-SA-10-C |
| * | b. Use On Review
Proposed use: Detached residences on individual lots in PR (Planned Residential) District. | 3-B-10-UR |
| * 21. | <u>CLEAR SPRINGS PLANTATION (REVISED) - TRANS-SOUTH PROPERTIES</u>
a. Concept Subdivision Plan
West side of Glen Creek Rd., south of Millertown Pk., Council District 4. | 3-SB-10-C |
| * | b. Use On Review
Proposed use: Detached dwellings on individual lots in RP-1 (Planned Residential) District. | 3-C-10-UR |

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- * **22. NORRIS FREEWAY COMMERCIAL CENTER, PHASE II (FKA: Northfork Station)** **3-SC-10-C**
Northeast side of Norris Freeway, north of E. Emory Rd.,
Commission District 7.

Final Subdivisions:

- P 23. ISAIAHS LANDING RESUBDIVISION** **8-SR-08-F**
South side of S. Mall Road, south of East Towne Road, Council
District 4.
- * **24. FURROW PROPERTY RESUBDIVISION OF LOT 2** **1-SE-10-F**
South side of Lexington Drive, west side of Simmons Road, Council
District 2.
- * **25. 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.
- * **26. OAK FOREST RESUBDIVISION OF LOTS 31R & 32R** **3-SA-10-F**
South side of Gleason Drive, East side of Silver Maple Lane, Council
District 2.
- * **27. GLEASON COURT RESUBDIVISION OF LOTS 7-10** **3-SB-10-F**
Gleason Road, west of Morrell Road, Commission District 5.
- * **28. ELY PARK PHASE I** **3-SC-10-F**
Southeast side of Millertown Pike, northeast of Ellistown Road,
Commission District 8.
- * **29. THE VILLAS AT TYLER'S GATE** **3-SD-10-F**
North side of Heiskell road, west of E. Copeland Road intersection,
Commission District 7.
- * **30. MCCLLOUD SUBDIVISION UNIT 1** **3-SE-10-F**
North side of McCloud Road, north of Larue Lane, south of Oaken
Drive, Commission District 6.
- * **31. KNOXVILLE'S COMMUNITY DEVELOPMENT CORP. PROPERTY** **3-SF-10-F**
Southeast side of Proctor Street, north of News Sentinel Drive,
west of Western Avenue, Council District 6.
- * **32. J. C. STERCHI ADDITION, BLOCK 6, LOTS 1-6** **3-SG-10-F**
East side of Proctor Street, south of Western Avenue, Council
District 6.

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- * **33. GEYLAND HEIGHTS RESUBDIVISION OF LOTS 1-7** **3-SH-10-F**
Northwest side of England Drive, between Geyland Heights Road and Winford Road, Commission District 9.
- * **34. KNOXVILLE LANDING** **3-SI-10-F**
South of Hill Avenue and James White Parkway along Tennessee River, Council District 6.
- * **35. CEDARDALE RESUBDIVISION OF LOTS 5 & 6, 11, 13-17** **3-SJ-10-F**
North side of Drinnen Avenue, east side of W. Martin Mill Pike, Council District 1.
- * **36. CATE RIDGE RESUBDIVISION OF LOTS 14-18** **3-SK-10-F**
Intersection of Falling Star Lane and Star Flower Lane, Commission District 6.
- P 37. MILLERTOWN CENTER** **3-SL-10-F**
(5-13-10) North of I-640, south of Loves Creek Road, Council District 4.
- * **38. BILLY J. & JUDY A. SMITH PROPERTY** **3-SM-10-F**
North side of Rutledge Pike, southwest of Rosewood, Commission District 8.

Rezoning and Plan Amendment/Rezoning:

- P 39. 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 40. JAMES L. MCCLAIN**
(5-13-10) 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).
 - b. Rezoning** **9-A-09-RZ**
(5-13-10) From A (Agricultural) to CB (Business and Manufacturing).
- * **41. EMORY PLACE PARTNERS, LLC** **1-A-10-RZ**
Northwest side Emory Place, southwest side N. Central St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).

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- 42. CITY OF KNOXVILLE** **3-A-10-SP**
East side Washington Pike, southeast of Murphy Road, Council District 4. Northeast County Sector Plan Amendment from NC (Neighborhood Commercial) to GC (General Commercial).
- * **43. BRYAN CHASE** **3-A-10-RZ**
Northwest side Pelleaux Rd., southwest of Norris Fwy., Commission District 7. Rezoning from RA (Low Density Residential) to A (Agricultural).
- P 44. 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).

Uses on Review:

- P 45. 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.
- * **46. THE KROGER COMPANY** **3-A-10-UR**
Southwest side of Western Ave., southeast of Hinton Dr. Proposed use: Kroger Fuel Center in SC-1 (Neighborhood Shopping Center) District. Council District 3.
- * **47. ERIN PRESBYTERIAN CHURCH** **3-D-10-UR**
Northeast side of Lockett Rd., northwest side of Albunda Dr. Proposed use: Existing Church and Proposed Expansion in O-1 (Office, Medical, and Related Services), C-3 (General Commercial) & C-4 (Highway and Arterial Commercial) District. Council District 2.
- P 48. THE PAVILION AT HUNTER VALLEY FARM, LLC** **3-E-10-UR**
Northwest side Hunter Valley Ln., northeast of Keller Bend Rd. Proposed use: Event pavilion, horse farm and parking in T (Transition) with conditions District. Commission District 4.

Other Business:

- * **49. Consideration of update of Tennessee Technology Corridor Development Authority Design Guidelines.** **2-A-10-OB**
- * **50. Consideration of Use determination for a parking lot and pavilion in the T (k) (Transition) zone.** **3-A-10-OB**

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- P 51. 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**
(6/10/10)
- * **52. Consideration of extension of concept plan approval of River View Meadows Subdivision until March 2011 – 3-SI-06-C.** **3-C-10-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.
- 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.
- 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

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South side of Woodlawn Pike, east of Southwood Drive, Council District 1.	
<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> 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 <u>HENSLEY PROPERTY RESUBDIVISION OF LOT 1R1</u> West side of Asbury Road, southwest of Archie Wiegel Lane, Commission District 8.	10-SB-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>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

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

8-E-08-RZ

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.

U **T-MOBILE SOUTH C/O LANNIE GREENE**

8-D-09-UR

(To withdraw) 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.

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.