

# AGENDA

## September 9, 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 SEPTEMBER 9, 2010 AGENDA**
- \* 3. **APPROVAL OF AUGUST 12, 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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

Agenda Item No.

MPC File No.

### **Alley or Street Closures:**

- |  |                         |
|--|-------------------------|
| <p>* <b>5.</b>     <b><u>MORGAN S. CANTEY</u></b><br/>Request closure of Unnamed alley between Iskagna Drive and southern terminus, Council District 2.</p>  | <p><b>9-A-10-AC</b></p> |
| <p><b>W 6.</b>     <b><u>REGIONS BANK</u></b><br/>Request closure of Stekoa Ln between Southeast property line of parcel 067MA005 and Southwest property line of parcel 067MA004, Commission District 6.</p> | <p><b>9-A-10-SC</b></p> |
| <p>* <b>7.</b>     <b><u>MPM DEVELOPMENT COMPANY</u></b><br/>Request closure of Long Shot Ln between 323 feet north of High Alpine Ln. and northern terminus, Council District 5.</p>                        | <p><b>9-B-10-SC</b></p> |
| <p>* <b>8.</b>     <b><u>MPM DEVELOPMENT COMPANY</u></b><br/>Request closure of Ski Lift Dr between Steamboat Lane and Long Shot Lane, Council District 5.</p>   | <p><b>9-C-10-SC</b></p> |
| <p>* <b>9.</b>     <b><u>MPM DEVELOPMENT COMPANY</u></b><br/>Request closure of Steamboat Ln between Northern terminus and Southern terminus, Council District 5.</p>  | <p><b>9-D-10-SC</b></p> |

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

None

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

- |   |                           |
|---|---------------------------|
| <p><b>P 10.</b>    <b><u>METROPOLITAN PLANNING COMMISSION</u></b><br/>Hillside and Ridgetop Conservation Plan.</p>  | <p><b>12-A-09-SAP</b></p> |
| <p><b>P 11.</b>    <b><u>METROPOLITAN PLANNING COMMISSION</u></b><br/>Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>  | <p><b>6-A-10-SAP</b></p>  |
| <p><b>P 12.</b>    <b><u>METROPOLITAN PLANNING COMMISSION</u></b><br/>Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p> | <p><b>7-C-10-SP</b></p>   |

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

- |  |                         |
|--|-------------------------|
| <p><b>W 13.</b>    <b><u>CIRCLE LANE EXTENSION</u></b><br/>East end of Circle Ln., northeast of Westfield Rd., Council District 2.</p> | <p><b>5-SB-09-C</b></p> |
|--|-------------------------|

Agenda Item No.

MPC File No.

- 14. BUFFAT MILL ESTATES - CLAYTON BANK & TRUST**
- a. Concept Subdivision Plan** **4-SA-10-C**  
South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4.
- T b. Use On Review** **4-B-10-UR**  
Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).
- \* 15. PEBBLESTONE CONDOS - DOYLE JOHNSON**
- a. Concept Subdivision Plan** **7-SB-10-C**  
Southwest side of Murphy Rd., just south of Tazewell Pike, Commission District 7.
- \* b. Use On Review** **8-H-10-UR**  
Proposed use: Attached and detached residential subdivision in RB (General Residential) & A (Agricultural) (PR Pending) District.
- \* 16. ROEFIELD - M. A. SCHUBERT, JR.**
- a. Concept Subdivision Plan** **8-SB-10-C**  
South side of Westland Dr., east side of Woodsboro Rd., Commission District 5.
- \* b. Use On Review** **8-D-10-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.
- P 17. TIPPIT VILLAGE - SITES TO SEE, INC.**
- a. Concept Subdivision Plan** **9-SA-10-C**  
Northeast side of Andes Rd., north of David Tippit Wy., Commission District 6.
- P b. Use On Review** **9-E-10-UR**  
Proposed use: Detached dwellings in PR (Planned Residential) District.

**Final Subdivisions:**

- \* 18. THE HERITAGE AT ROEFIELD** **8-SG-10-F**  
South side of Westland Drive, east side of Woodsboro Road, Commission District 5.
- \* 19. WASHINGTON PIKE MINI WAREHOUSES RESUBDIVISION OF LOT 2** **9-SA-10-F**  
Northeast side of Washington Pike, at intersection of Washington Court, Council District 4.

Agenda Item No.

MPC File No.

- \* **20. MIDDLEBROOK HEIGHTS RESUBDIVISION OF PART OF LOT 24**  
 East side of Millard Beets Rd, north of Kim Watts Dr., Council District 2.

**9-SB-10-F**
- \* **21. WALKER'S GATE RESUBDIVISION OF LOTS 85-87**  
 South side of Wavetree Dr. at intersection of Wade Green Lane, Commission District 6.

**9-SC-10-F**
- \* **22. EXPRESSWAY 40**  
 Northwest side of Kingston Pike, northeast of Buckingham Rd, Council District 2.

**9-SD-10-F**
- \* **23. PIQUE AND BREEDING PROPERTY**  
 Southwest side of Hankins Lane, south of Miller Rd, Commission District 7.

**9-SE-10-F**
- \* **24. WILLIAM T. MARTIN PROPERTY**  
 East side of Branch Lane, north of N. Ruggles Ferry Pike, Commission District 8.

**9-SF-10-F**
- \* **25. MCKENRY PROPERTY**  
 South side of Fox Rd at intersection of Canton Hollow Rd, Commission District 5.

**9-SG-10-F**

**Rezoning and Plan Amendment/Rezoning:**

- P 26. CLAYTON BANK & TRUST**  
 Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).

**3-B-10-RZ**
- 27. JOE G. TATE**  
 South side Oak Ridge Hwy., east side Meadowrun Ln., Commission District 6.

  - a. Northwest County Sector Plan Amendment**  
 From LDR (Low Density Residential) to GC (General Commercial).

**8-A-10-SP**
  - b. Rezoning**  
 From OA (Office Park) to CA (General Business).

**8-A-10-RZ**

**8-A-10-RZ**
- 28. THIS AND THAT ANTIQUES**  
 Northeast side Middlebrook Pike, east side Keith Ave., Council District 3. Rezoning from R-2 (General Residential) to C-4 (Highway and Arterial Commercial).

**9-A-10-RZ**

Agenda Item No.

MPC File No.

- \* **29. DAVID WELLS** **9-B-10-RZ**  
Southwest side Catlett Rd., northwest of Alanridge Ln., Commission District 6. Rezoning from A (Agricultural) to RA (Low Density Residential).
  
- \* **30. CC COMPANY (REVISED)** **9-C-10-RZ**  
Southeast side Deane Hill Dr., southwest side Royal Crown Dr., Council District 2. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to O-1 (Office, Medical, and Related Services).
  
- 31. RON SCOTT JR. OR BEN KIZER (REVISED)**  
Northwest side Guinn Rd., southwest of Oak Ridge Hwy., Commission District 6.
  - a. Northwest County Sector Plan Amendment** **9-A-10-SP**  
From LDR (Low Density Residential) to C (Commercial).
  
  - b. Rezoning** **9-D-10-RZ**  
From A (Agricultural) to CA (General Business).
  
- P 32. TN VALLEY SURVEYING, INC.** **9-E-10-RZ**  
East side Branch Ln., north of N. Ruggles Ferry Pike, Commission District 8. Rezoning from A (Agricultural) to RA (Low Density Residential).
  
- 33. METROPOLITAN PLANNING COMMISSION** **9-F-10-RZ**  
Public parks within the City of Knoxville, All districts. Rezoning from various zones to OS-1 (Open Space Preservation).

**Uses on Review:**

- 34. THE KROGER COMPANY** **7-D-10-UR**  
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.
  
- 35. 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.
  
- 36. 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.

Agenda Item No.

MPC File No.

- \* **37. GARY F. NORVELL**  
 Northeast side of Hollywood Rd., southeast side of Papermill Dr.  
 Proposed use: Child day care center in O-1 (Office, Medical, and  
 Related Services) District. Council District 6.

**9-A-10-UR**
- 38. EXCELL COMMUNICATIONS, INC.**  
 Northwest side of Old Valley View Dr., west of Fairway Rd. Proposed  
 use: Approval of a 240' lattice telecommunications tower in RP-1  
 (Planned Residential) District. Council District 4.

**9-B-10-UR**
- 39. POV CHIN**  
 Northeast side of Norris Freeway, Southeast side of Sam Walton Way.  
 Proposed use: Murphy Express Fuel Center - Revised in SC (Shopping  
 Center) District. Commission District 7.

**9-C-10-UR**
- \* **40. DOMINION RAINTREE GENERAL PARTNERSHIP**  
 North Raindrop Dr., west side of Rain Forest Rd.. Proposed use:  
 Assisted living facility in RB (General Residential) District. Commission  
 District 5.

**9-D-10-UR**

**Other Business:**

- \* **41. Consideration of two-year extension of the concept plan  
 for Boulder Point until September 2012 - File # 1-SB-08-C.  
 Commission District 6.**

**9-A-10-OB**
- \* **42. Consideration of First amendment to MPC's FY 2010-2011  
 Budget.**

**9-B-10-OB**
- \* **43. Consideration of extension of concept plan for Shannon  
 Valley Condominium on Murphy Road until October 2011,  
 File No. 7-SH-06-C, Commission District 7.**

**9-C-10-OB**
- \* **44. Consideration of extension of concept plan for Shannon  
 Valley Farms, Unit 5, on Horstall Drive until October  
 2012, File No. 10-SA-07-C, Commission District 8.**

**9-D-10-OB**
- 45. Report to the Planning Commission on 2010 fee schedule.**

**9-E-10-OB**

**Adjournment**

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

- METROPOLITAN PLANNING COMMISSION  
 Amendment of the City of Knoxville Zoning Ordinance adding  
 Section 4.2 (Cumberland Avenue District) to the proposed Article 4,

8-A-08-OA

Agenda Item No.

MPC File No.

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.

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.

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.

<u>Agenda Item No.</u>	MPC File No.
<u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 &amp; 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
<b>U</b> <b><u>ROBERT D. FOREMAN PROPERTY</u></b> East side of Ellison Lane north of Wrights Ferry Road, Commission District 4.	<b>11-SD-09-F</b>
<b>U</b> <b><u>SIDNEY M. CAMERON PROPERTY RESUBDIVISION OF TRACT 3</u></b> West side of Whirlwind Way, south of Mascot Rd., Commission District 8.	<b>5-SB-10-F</b>
<u>BRANDYWINE AT TURKEY CREEK PHASE I</u> West side of Fretz Road, south of Campbell Station Road, Commission District 6.	8-SP-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



Agenda Item No.

MPC File No.

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.

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).

b. Rezoning

9-A-09-RZ

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

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.