

# AGENDA

## August 11, 2011

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 11, 2011 AGENDA**
- \* 3. **APPROVAL OF JULY 14, 2011 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 Withdrawn	(Indicated with an underlined 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Items to be voted on to be Withdrawn	(Indicated with a 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 *)

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. **OMNI (OLD MECHANICSVILLE NEIGHBORHOOD  
INTERESTS), CATHY GONZALEZ**  
 Revision of Design Guidelines for the Mechanicsville H-1 (Historic Overlay) District. Council District 6.

**8-A-11-OA**

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\* **6. KNOX COUNTY COMMISSION**

**8-B-11-OA**

Amendments to the Knox County Zoning Ordinance regarding the raising and maintenance of domesticated chickens in certain parts of Knox County.

**Alley or Street Closures:**

\* **7. PLUMBERS & STEAMFITTERS LOCAL 102**

**8-A-11-SC**

Request closure of Gratz St between southwest corner of tax parcel 081LL015 and northern terminus, Council District 4.

**Street or Subdivision Name Changes:**

\* **8. UNIVERSITY OF TENNESSEE**

**8-A-11-SNC**

Change Unnamed street to 'Solutions Drive' between EJ Chapman Dr. and northeast parcel line of 108FA001, Council District 2.

**Plans, Studies, Reports:**

\* **9. METROPOLITAN PLANNING COMMISSION**

**8-A-11-SAP**

South City Sector Plan Update. Council District 1 & Commission District 9.

**Concepts/Uses on Review:**

**10. FOX CREEK, PHASE II - S & E PROPERTIES**

**7-SA-11-C**

**a. Concept Subdivision Plan**

West end of Fox Cove Rd., west of Fox Rd., north of Tan Rara Dr., Council District 2.

**b. USE ON REVIEW**

**7-C-11-UR**

Proposed use: Detached residential subdivision in RP-1 (Planned Residential) District.

\* **11. BEACON PARK**

**8-SA-11-C**

Southwest terminus of Chandler Rd., southwest of Northshore Dr., Commission District 5.

**Final Subdivisions:**

\* **12. DARRELL & KAREN LEACH PROPERTY RESUBDIVISION OF LOT 1**

**7-SD-11-F**

West side of Childress Rd, off Scenic Meadow Way, a private JPE, Commission District 7.

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|-----------------|---|------------------|
| <b><u>P</u></b> | <b>13. <u>TIMOTHY SANDS PROPERTY</u></b><br>North side of Grey Hendrix Rd, past Shady Oak Ln, Commission District 6.  | <b>8-SA-11-F</b> |
| *               | <b>14. <u>BURNETT PROPERTY</u></b><br>At the southeast intersection of Deaderick Rd and Kimberlin Heights Rd, Commission District 9.                          | <b>8-SB-11-F</b> |
| *               | <b>15. <u>WILMA JORDAN PROPERTY</u></b><br>North side of Clark Dr, northeast of Andersonville Pike, Commission District 8.                                    | <b>8-SC-11-F</b> |
| *               | <b>16. <u>WESTMORELAND HEIGHTS RESUBDIVISION OF LOT 3 &amp; P/O 18</u></b><br>Northwest side of Stone Mill Dr, southwest of Sherwood Dr., Council District 2. | <b>8-SD-11-F</b> |
| *               | <b>17. <u>PAPER SOLUTIONS PROPERTY</u></b><br>North side of South National Dr, west of Water Plant Rd., Commission District 8.                                | <b>8-SE-11-F</b> |
| *               | <b>18. <u>TOWE PROPERTY</u></b><br>North side of McKamey Rd, southwest of Ball Camp Pike, Council District 3.   | <b>8-SF-11-F</b> |
| *               | <b>19. <u>MAC REALTY PROPERTY</u></b><br>Southwest side of Gay Street, northwest of Summit Hill Drive, Council District 6.                                    | <b>8-SG-11-F</b> |
| *               | <b>20. <u>NORTH HILLS PART OF LOTS 22-24</u></b><br>East of Whittle Springs Rd, northeast of Washington Pike, Council District 4.                             | <b>8-SH-11-F</b> |
| *               | <b>21. <u>CROWN &amp; GOOSE RESUBDIVISION</u></b><br>West side of S Central Street at intersection of Willow, Council District 6.                             | <b>8-SI-11-F</b> |
| <b><u>W</u></b> | <b>22. <u>KINGSTON CENTER</u></b><br>North side of Kingston Pike, northeast of Wellington Drive, Council District 2.  | <b>8-SJ-11-F</b> |

**Rezoning and Plan Amendment/Rezoning:**

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|-----------------|--|------------------|
| <b><u>P</u></b> | <b>23. <u>OLIVER A. SMITH</u></b><br>Northeast side Lake Heritage Way, southwest side I-140, southeast of Westland Dr., Commission District 5. |                  |
|                 | <b>a. <u>Southwest County Sector Plan Amendment</u></b><br>From LDR (Low Density Residential) to O (Office).                                   | <b>6-H-06-SP</b> |

- |              |  |                  |
|--------------|--|------------------|
| <b>P</b>     | <b>b. Rezoning</b><br>From PR (Planned Residential) and CA (General Business) to OB (Office, Medical, and Related Services).   | <b>6-S-06-RZ</b> |
| <b>W 24.</b> | <b><u>PROPERTIES DIVERSIFIED, INC.</u></b><br>Northeast side Central Avenue Pike, northwest side I-75, Commission District 6.<br><b>a. North County Sector Plan Amendment</b><br>From LDR (Low Density Residential) to C (Commercial). | <b>8-B-08-SP</b> |
| <b>W</b>     | <b>b. Rezoning</b><br>From RB (General Residential) to CB (Business and Manufacturing).  | <b>8-E-08-RZ</b> |
| <b>W 25.</b> | <b><u>CLAYTON BANK &amp; TRUST</u></b><br>Northwest side McIntyre Rd., northeast of Buffat Rd., Council District 4. Rezoning from R-1 (Low Density Residential) to RP-1 (Planned Residential).   | <b>3-B-10-RZ</b> |
| *            | <b>26. <u>CHRIS YOUSIF</u></b><br>North side Clinton Hwy., east of Cherrybrook Dr., Commission District 6. Rezoning from A (Agricultural) to CA (General Business).  | <b>8-A-11-RZ</b> |
| *            | <b>27. <u>WILLIAM H. WHITE</u></b><br>Southwest side Solway Rd., southeast side Greystone Summit Dr., Commission District 6.<br><b>a. Northwest County Sector Plan Amendment</b><br>From TP (Technology Park) to O (Office).           | <b>8-A-11-SP</b> |
| *            | <b>b. Rezoning</b><br>From BP (Business and Technology) / TO (Technology Overlay) to OB (Office, Medical, and Related Services) / TO (Technology Overlay).   | <b>8-B-11-RZ</b> |
| *            | <b>28. <u>STEVEN D. YOUNG</u></b><br>Northwest side Yarnell Rd., southwest of Armiger Ln., Commission District 6. Rezoning from A (Agricultural) / TO (Technology Overlay) to RA (Low Density Residential) / TO (Technology Overlay).  | <b>8-C-11-RZ</b> |
| *            | <b>29. <u>GRASSROOTS MINISTRY</u></b><br>West side N. Broadway, south of N. Central St., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business District).  | <b>8-D-11-RZ</b> |
| *            | <b>30. <u>THE COURTLAND GROUP</u></b><br>West side S. Central St., north of E. Summit Hill Dr., Council District 6. Rezoning from C-3 (General Commercial) / D-1   | <b>8-E-11-RZ</b> |

(Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).

## Uses on Review

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|--------------|--|-------------------|
| <b>P 31.</b> | <b><u>BRETT HONEYCUTT</u></b><br>North side of Hardin Valley Rd., west of Westcott Blvd. Proposed use: Signage plan for The Commons at Hardin Valley in PC Planned Commercial) & F (Floodway) District. Commission District 6.                                       | <b>11-A-10-UR</b> |
| <b>32.</b>   | <b><u>PSC METALS</u></b><br>Northeast side of Cogdill Rd., south of Starkey Ln. Proposed use: Metal salvage yard in CB (Business and Manufacturing)/TO (Technology Overlay) & RA (Low Density Residential)/TO (Technology Overlay) Districts. Commission District 6. | <b>7-D-11-UR</b>  |
| <b>P 33.</b> | <b><u>AT &amp; T/NSORO</u></b><br>North side Kimberlin Heights Road, east of Porterfield Road. Proposed use: Approval of a 195 ft. monopole telecommunications tower in A (Agricultural) District. Commission District 9.  | <b>8-A-11-UR</b>  |
| <b>* 34.</b> | <b><u>PETER FALK</u></b><br>East side Canton Hollow Rd., west terminus Flickinger Lane. Proposed use: Approval of an assisted living facility in OB (Office, Medical, and Related Services) pending District. Commission District 5.                                 | <b>8-B-11-UR</b>  |
| <b>35.</b>   | <b><u>THE PAVILION AT HUNTER VALLEY FARM</u></b><br>Northwest side Hunter Valley Lane, northeast of Keller Bend Road Proposed use: Approval of pavilion and event facility in T (Transition) (k) District. Commission District 4.                                    | <b>8-C-11-UR</b>  |
| <b>* 36.</b> | <b><u>JOSEPH BRUGGER</u></b><br>Southwest side Haynes-Sterchi Road. Proposed use: Home occupation of digital printing of personalized items (mugs, coasters, name badges, etc.) in R-1 (Low Density Residential) District. Council District 5.                       | <b>8-D-11-UR</b>  |

## Other Business:

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|--------------|--|------------------|
| <b>* 37.</b> | <b>Revisions to the Tennessee Technology Corridor Development Authority (TTCDA) Design Guidelines allowing for the review of medium and high density residential developments in the Technology Overlay.</b> | <b>7-B-11-OB</b> |
| <b>* 38.</b> | <b>Consideration of Two-year extension of concept plan for 8126 Greenwell Road, R &amp; R Associates, until January 2013, Commission District 7 - 12-SA-07-C.</b>  | <b>8-A-11-OB</b> |

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| * <b>39.</b> | <b>Consideration of Two-year extension to the concept plan for Alpine Meadow Unit 5B, Council District 5 - 8-SB-09-C.</b> | <b>8-B-11-OB</b> |
| * <b>40.</b> | <b>Consideration of annual leave retirement benefit payment exceeding financial procedures limit for Ann Bennett.</b>     | <b>8-C-11-OB</b> |

## Adjournment

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

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|----------|---|-------------------|
|          | <u>METROPOLITAN PLANNING COMMISSION</u><br>Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Secti4 (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>WILSON RITCHIE</u><br>Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.   | 3-F-10-SC         |
|          | <u>METROPOLITAN PLANNING COMMISSION</u><br>Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.   | 6-A-10-SAP        |
|          | <u>METROPOLITAN PLANNING COMMISSION</u><br>Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.  | 7-C-10-SP         |
| <b>U</b> | <b><u>BUTLER HOMES ON GLEASON DR. - BUTLER HOMES &amp; CONSTRUCTION</u></b><br><b>a. Concept Subdivision Plan</b><br>Northwest side of Gleason Dr., north of Ashton Ct., Commission District 5.   | <b>1-SG-08-C</b>  |
| <b>U</b> | <b>b. Use On Review</b><br>Proposed use: Attached residential subdivision in PR (Planned Residential) District.   | <b>1-J-08-UR</b>  |
| <b>U</b> | <b><u>WILLOW FORK - GRAHAM CORPORATION</u></b><br><b>a. Concept Subdivision Plan</b><br>Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7.   | <b>11-SJ-08-C</b> |

**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.

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.

b. Use On Review

9-F-10-UR

Proposed use: Detached dwellings in PR (Planned Residential) District.

## LONGMIRE SUBDIVISION

1-SA-11-C

West side of Tazewell Pk., north of E. Emory Rd., Commission District 8

**10-SQ-08-F**

South side of Kingston Pike, south of Walker Springs, Council District 2.

**11-SP-08-F**

Kelly Lane near intersection of Kodak Road, 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.

THE CHURCH OF GOD OF THE UNION ASSEMBLY, INC.

6-SA-11-F

At the intersection of Shipetown Rd and Mitchell Rd, Commission District 8.

## 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.

Agenda Item No.

MPC File No.

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).

CITY OF KNOXVILLE

7-D-10-RZ

South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

**U**

**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.

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4. Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).