

# AGENDA

## February 10, 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 FEBRUARY 10, 2011 AGENDA**
- \* 3. **APPROVAL OF JANUARY 13, 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><u>P</u></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 Withdrawn    | (Indicated with an underlined 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><u>W</u></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| Items to be voted on to be Withdrawn          | (Indicated with a 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:**

- 5. **KNOXVILLE CITY ADMINISTRATION**  
Amendments to the Knoxville Zoning Ordinance at Article V, Section 10, regarding regulations and definitions for on-premise wayfinding signage.

**1-A-11-OA**

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

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- P 6. SCHAAD COMMERCIAL INVESTMENTS, LLC 1-A-11-SC**  
Request closure of Amherst Rd between Piney Grove Church Rd. (east end) and relocated portion of Amherst Rd. (west end), Council District 3.
- \* **7. EAST TENNESSEE AUTOMOBILE CLUB, INC. 2-A-11-SC**  
Request closure of King St between Ashe Avenue and southeast terminus at I-40 ROW, Council District 6.

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

- \* **8. PETSAFE 2-A-11-SNC**  
Change Electric Ave to 'PetSafe Way' between Cogdill Road and southwest deadend of joint permanent easement, Commission District 6.

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

- P 9. METROPOLITAN PLANNING COMMISSION 2-A-11-SAP**  
Inskip Small Area Plan. Central City Sector. Council District 5.

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

- P 10. BRANDYWINE AT TURKEY CREEK 11-SA-10-C**  
West side of Fretz Rd., southwest of N. Campbell Station Rd., Commission District 6.
- P 11. LONGMIRE SUBDIVISION 1-SA-11-C**  
West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.
- 12. HAMPSON COURT, UNIT 2 1-SB-11-C**  
Southeast side of Nubbin Ridge Rd, west of Tranquilla Dr., Commission District 4.
- \* **13. YARNELL STATION (FKA HICKORY CREEK) - THOMAS C. BEELER 2-SA-11-C**  
**a. Concept Subdivision Plan**  
South side of Yarnell Rd., east of Cooper Ln., Commission District 6.
- \* **b. USE ON REVIEW 2-A-11-UR**  
Proposed use: Detached Residential Subdivision in PR (Planned Residential) District.

### **Final Subdivisions:**

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- P 14. WYNN PROPERTY AND EARL CAMPBELL ESTATE** **1-SE-11-F**  
 North side of Hickory Creek Rd at intersection of Graybeal Rd,  
 Commission District 6.
- \* **15. BLISS ENTERTAINMENT VENUE** **2-SA-11-F**  
 At the intersection of S. Central St. and Willow Ave., Council  
 District 6.
- \* **16. WASHINGTON STATION** **2-SB-11-F**  
 East side of Washington Pike, north of Edmondson Lane, Council  
 District 4.
- \* **17. RAGDALE'S 2ND ADDITION TO KNOXVILLE  
RESUBDIVISION OF LOTS 20-21 & PART OF LOT 22** **2-SC-11-F**  
 Southeast side of Massachusetts Ave, northeast side of Schofield  
 St., Council District 5.
- \* **18. NEWCOMB SUBDIVISION** **2-SD-11-F**  
 Southwest side of Norris Freeway, northwest of Pelleaux Rd.,  
 Commission District 7.
- \* **19. CALLAHAN OFFICE PARK** **2-SE-11-F**  
 Southeast side of Callahan Dr, northeast of Clinton Highway,  
 Council District 3.
- \* **20. J C WHISMAN ADDITION TO KNOXVILLE RESUBDIVISION  
OF LOTS 5-6** **2-SF-11-F**  
 Northwest side of Warren Ave, northeast side of Branner St.,  
 Council District 5.

**Rezoning and Plan Amendment/Rezoning:**

- P 21. CITY OF KNOXVILLE** **7-D-10-RZ**  
 (5/12/11) South side Joe Lewis Rd., east of Maryville Pike, Council District 1.  
 Rezoning from I-3 (General Industrial) to R-1 (Low Density  
 Residential).
- 22. RUFUS H. SMITH & CO.** **1-B-11-RZ**  
 North side Old Blacks Ferry Ln., east of Blacks Ferry Rd.,  
 Commission District 6. Rezoning from RA (Low Density  
 Residential) & A (Agricultural) to PR (Planned Residential).
- W 23. EC BALDONADO CORP.**  
 Northwest side Hardin Valley Rd., northeast of Cherahala Rd.,  
 Commission District 6.

  - a. Northwest County Sector Plan Amendment** **1-B-11-SP**  
 From TP (Technology Park) to O (Office).

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- W**      **b. Rezoning**      **1-E-11-RZ**  
From BP (Business and Technology) / TO (Technology Overlay) to  
OA (Office Park) / TO (Technology Overlay).
- 24.**      **HATCHER HILL PROPERTIES, LLC**      **2-A-11-RZ**  
Southeast side South Middlebrook Pike, southwest of Knott Rd.,  
Council District 2. Rezoning from I-2 (Restricted Manufacturing  
and Warehousing) to I-3 (General Industrial).
- P**      **25.**      **TENNESSEE CHILDREN'S HOME**      **2-B-11-RZ**  
South side Harold Duncan Way, west of Copper Ridge Rd.,  
Commission District 6. Rezoning from A (Agricultural) to PR  
(Planned Residential).
- \*      **26.**      **TOMMY JOHNSON**      **2-C-11-RZ**  
Southeast side Brown Gap Rd., southeast of Bakersfield Way,  
Commission District 7. Rezoning from A (Agricultural) to RA (Low  
Density Residential).
- \*      **27.**      **HUMANE SOCIETY OF THE TENNESSEE VALLEY**      **2-D-11-RZ**  
North side Kingston Pike, west of Westfield Rd., Council District 2.  
Rezoning from C-3 (General Commercial) to C-4 (Highway and  
Arterial Commercial).
- \*      **28.**      **KINGSTON PIKE, LLC**      **2-E-11-RZ**  
South side Kingston Pike, east of Essex Dr., Council District 2.  
Rezoning from PC-1 (Retail and Office Park) / H-1 (Historic  
Overlay) to PC-1 (Retail and Office Park).
- 29.**      **MARK A. CANNON**      **2-F-11-RZ**  
South side Burnett Creek Rd., east of Island Home Pike,  
Commission District 9. Rezoning from A (Agricultural) to RA (Low  
Density Residential).
- W**      **30.**      **DEVELOPMENT VENTURES, G.P.**      **2-G-11-RZ**  
Southwest side Harvey Rd., southeast of S. Northshore Dr.,  
Commission District 5. Rezoning from A (Agricultural) to PR  
(Planned Residential).

**Uses on Review:**

- \*      **31.**      **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.

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- P 32. BRETT HONEYCUTT** **11-A-10-UR**  
(4-14-11) 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.
- \* **33. STUART ANDERSON** **2-B-11-UR**  
East side of Castaic Ln., south & west side of Pellissippi Pkwy. Proposed use: Office Building in PC (Planned Commercial) & TO Technology Overlay District. Commission District 6.
- \* **34. THE KROGER COMPANY** **2-C-11-UR**  
Northeast side Middlebrook Pike on the north side of the intersection of Middlebrook Pike and N. Cedar Bluff Rd. Proposed use: Kroger expansion into existing space for pharmacy with drive through in PC (Planned Commercial) District. Commission District 3.
- \* **35. THE KROGER CO.** **2-D-11-UR**  
West side of N. Cedar Bluff Rd., north side of Kingston Pk. Proposed use: Shopping center in PC-1 (Retail and Office Park) District. Council District 2.
- 36. THE PAVILION AT HUNTER VALLEY FARM, LLC** **2-E-11-UR**  
Northwest side of Hunter Valley Ln., northeast of Keller Bend Rd. Proposed use: Pavilion and event facility in T (k) (Transition) District. Commission District 4.
- \* **37. ROCKY HILL SHOPPING CENTER** **2-F-11-UR**  
Northwest side of S. Northshore Dr., northeast side of Rocky Hill Rd. Proposed use: Shopping center expansion in SC-1 (Neighborhood Shopping Center) District. Council District 2.

**Other Business:**

- \* **38. Consideration of two-year extension of The Villas at Turkey Creek (Towering Oaks) concept plan. Commission District 6. File No. 2-SB-09-C.** **2-A-11-OB**

**Adjournment**

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

- 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

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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.

METROPOLITAN PLANNING COMMISSION

6-A-10-SAP

Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

METROPOLITAN PLANNING COMMISSION

7-C-10-SP

Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.

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.

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|--|------------------------|
| <u>TIPPIT VILLAGE - SITES TO SEE, INC.</u><br>a. Concept Subdivision Plan<br>Northeast side of Andes Rd., north of David Tippit Wy.,<br>Commission District 6.   | 9-SA-10-C              |
| b. Use On Review<br>Proposed use: Detached dwellings in PR (Planned Residential)<br>District.  | 9-E-10-UR              |
| <u>HENRY DAVENPORT FARM RESUBDIVISION OF PART OF LOT 18</u><br>South side of Woodlawn Pike, east of Southwood Drive, Council<br>District 1.  | 8-SB-08-F              |
| <u>DAVIN AND STURM RESUBDIVISION OF LOT 1R2</u><br>South side of Kingston Pike, south of Walker Springs, Council<br>District 2.  | 10-SQ-08-F             |
| <u>HARDIN VALLEY CROWN CENTER RESUBDIVISION OF LOTS 3 &amp; 4</u><br>South side of Hardin Valley road between Schaeffer and Iron Gate,<br>Commission District 6.   | 11-SO-08-F             |
| <u>LECONTE VISTA</u><br>Kelly Lane near intersection of Kodak Road, Commission District 8.   | 11-SP-08-F             |
| <u>HART PROPERTY</u><br>East side of S. Molly Bright Rd, south side of Asheville Hwy.,<br>Commission District 8.   | 12-SH-08-F             |
| <u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u><br>Intersection of I-40 and McMillan Road, Commission District 8.  | 2-SO-09-F              |
| <u>WYRICK PROPERTY</u><br>East side of Tazewell Pike, north of E. Emory Rd, Commission<br>District 8.  | 8-SC-09-F              |
| <u>BRANDYWINE AT TURKEY CREEK PHASE I</u><br>West side of Fretz Road, south of Campbell Station Road,<br>Commission District 6.  | 8-SP-10-F              |
| <u>OLIVER A. SMITH</u><br>Northeast side Lake Heritage Way, southwest side I-140, southeast of<br>Westland Dr., Commission District 5.<br>a. Southwest County Sector Plan Amendment<br>From LDR (Low Density Residential) to O (Office).<br>b. Rezoning<br>From PR (Planned Residential) and CA (General Business) to OB (Office,<br>Medical, and Related Services). | 6-H-06-SP<br>6-S-06-RZ |

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MPC File No.

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

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.

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).

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).

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).