

KNOXVILLE·KNOX COUNTY



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

FIRST QUARTER 2014: JANUARY-MARCH

Knoxville/Knox County Metropolitan Planning Commission
March 31, 2014

Quarterly Report MPC ACTIONS 1st Quarter – 2014

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
3-A-14-OYP	City	2012 One Year Plan Update	MPC recommended approval Council adopted
3-D-14-SP	City- County	East City Sector Plan Update	MPC adopted

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
9-A-09-SP	County 6	James McClain. 19.4 acres on Lovell Road, from LDR to C	Tabled in January Withdrawn in March
1-A-14-SP	City 5	Kenneth Lay. 1 acre on Central Ave. Pike, adding C-4 to MU	MPC adopted Council made operative
1-B-14-SP	City 1	Nancy Upchurch. 0.4 acres on Higgins Road, from LDR to O	MPC adopted Council made operative
1-C-14-SP	City 2	Brakebill Nursing Home. 0.3 acres on Harley Dr., from LDR to MDR	MPC adopted Council made operative
1-D-14-SP	County 6	Orlino Baldonado. 1 acre on Hardin Valley Road, from TP to GC	MPC adopted Commission made operative
1-E-14-SP	City 5	Shane Addington. 0.3 acres on Schubert Road, from LDR to O	MPC adopted Council did not act
1-F-14-SP	City 2	Flournoy Development. 10.1 acres on Thunderhead Rd, from MU to MDR	MPC denied Upon appeal, Council initiated its own plan amendment
1-G-14-SP	City 2	Chase-Smith Development. 5.1 acres on Deane Hill Dr., from LDR to HDR	MPC adopted MDR Council denied
2-A-14-SP	County 9	Anne Key. 0.7 acres on Maryville Pike from LDR to NC	MPC denied
3-A-14-SP	City 6	Ed McCalister. 0.2 acre on Walker St from O to C	MPC adopted Council made operative
3-B-14-SP	County 7	Charles Thompson. 1.9 acres on E. Beaver Creek from LDR to O	MPC adopted Commission made operative
3-C-14-SP	County 6	Mansour Hasan. 1.3 acres on Middlebrook Pk from LDR to O	MPC adopted Commission made operative

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
1-A-14-PA	City 5	Kenneth Lay. 1 acre on Central Ave. Pike, southeast of Bookwater, adding C-4 to MU	MPC recommended approval Council adopted
1-B-14-PA	City 1	Nancy Upchurch. 0.4 acres on Higgins Road, from LDR to O	MPC recommended approval Council adopted
1-C-14-PA	City 2	Brakebill Nursing Home. 0.3 acres on Harley Dr., from LDR to MDR	MPC recommended approval Council adopted
1-E-14-PA	City 2	Chase-Smith Development. 5.1 acres on Deane Hill Dr., from LDR to HDR	MPC recommended MDR Council denied
1-F-14-PA	City 5	Shane Addington. 0.3 acres on Schubert Road, from LDR to O	MPC recommended approval Council did not act

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Subdivision Regulations – New or Revised Concept Plans - Residential

Case No.	Jurisdiction	Request	Action
1-SA-14-C	County 8	Rushland Park, Phase IV. A revised plan for 25.2 acres on Millertown Pike into 46 lots in a PR zone	MPC approved
1-SB-14-C	City 3	Monterey Oaks. A revised plan for 8.2 acres on Monterey Rd into 18 lots in a R-1 zone	Postponed in January
1-SC-14-C	County 6	Covered Bridge, Phase 1D. A revised plan for 6.3 acres on Viewcrest Ln into 18 lots in a PR zone	MPC approved
1-SD-14-C	County 6	Vista at Hardin Valley. A revised plan for 22.4 acres on Brook Willow Blvd into 72 lots in a PR zone	MPC approved
2-SA-14-C	City 4	Washington Station. A revised plan for 7.6 acres off Washington Pike into 37 lots in RP-1 zone	MPC approved
9-SA-10-C	County 6	Tippit Village. A revised plan for 12.0 acres on Andes Rd into 38 lots in PR zone	MPC approved
3-SA-14-C	County 8	Rushland Park. A revised plan for 9.4 acres on Rushland Park into 27 lots in PR zone	MPC approved
3-SB-14-C	County 4	Hampson Court, Phase 1. A revised plan for 2.6 acres on Nubbin Ridge into 13 lots in PR zone	MPC approved
3-SC-14-C	City 3	Village at Bearden. A variance to approve a variance from street standards	MPC approved
3-SD-14-C	City 2	Legends at Westland. A revised plan for 9.1 acres on Westland into 22 lots in R-1 zone	Postponed in March

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Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action
1-SE-14-C	City 1	Cherokee Farm Innovation Campus. 166.9 acres along Alcoa Highway into 29 lots in BP-1 zone	MPC approved
2-SB-14-C	City 2	Century Park at Pellissippi. 39.4 acres off Dutchtown Rd into 8 lots in C-6 and BP-1 zone	Postponed in February

Street and Subdivision Name Changes

Case No.	Jurisdiction	Request	Action

Subdivision Regulations Amendments

Case No.	Jurisdiction	Request	Action

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
12-SI-13-F	County 7	Forest View & Larue Lots. 2.4 acres into 3 lots
12-SJ-13-F	County 6	Hardigree-Herron. POSTPONED
1-SA-14-F	City 1	Cowan's Add. 0.5 acres into 1 lot w/variances for ROW, radius, easements
1-SB-14-F	County 9	Morgan Proctor Court. 7.1 acres into 1 lot
1-SC-14-F	County 7	Young property. 3.4 acres into 3 lots
1-SD-14-F	City 3	Leon Ivnes property. 4.3 acres into 2 lots w/variance for remainder size
1-SE-14-F	City 6	McMillan Flats. 0.1 acre into 2 lots w/variance for easements
1-SF-14-F	County 5	Falcon Pointe, Unit 6. 18.4 acres into 37 lots
2-SA-14-F	City 4	Washington Station. 7.6 acres into 37 lots w/variance for easements
2-SB-14-F	City 2	Shawnee Woods. 0.6 acres into 1 lot w/variances for ROW and easements
2-SC-14-F	County 6	Ramsey property. 1.0 acre into 4 lots
2-SD-14-F	City 6	McNally's Add. 2.3 acres into 1 lot w/variance for easements
2-SE-14-F	City 6	Moses Fairview Add. 0.5 acre into 1 lot w/variance for easements
2-SF-14-F	County 5	Heritage at Roefield. 7.9 acres into 6 lots
2-SG-14-F	City 2	Fox Creek, Unit 2. 13.4 acres into 37 lots
2-SH-14-F	City 1	Cherokee Farms, Phase 1. 1.9 acres into 2 lots
2-SI-14-F	City 5	2 nd Baptist Church. 2 lots w/variances for easements
2-SA-14-F	City 2	Windsor Square. 7.3 acres into 2 lots w/variances for radius and easements
2-SB-14-F	City 6	Sneed, King & Co. 0.5 acres into 1 lot w/variances for ROW, radii, easements
2-SC-14-F	County 5	Wayne Kline property. 3.0 acres into 1 lot w/ variances for JPE
2-SD-14-F	County 6	Covered Bridge, Phase 1D. 6.2 acres into 13 lots
2-SE-14-F	City 6	Hatcher Hill property. 0.3 acre into 1 lots w/variances for radius and easements
2-SF-14-F	City 2	Killefer & Snoddy property. POSTPONE
2-SG-14-F	City 4	Pedigo & Taylor property. 0.7 acres into 2 lots w/variances for street frontage
2-SH-14-F	County 6	Annex at the Glen. 22.5 acres into 72 lots
2-SI-14-F	City 1	Dollar General. 2.0 acres into 2 lots w/variances for easements

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
9-A-09-RZ	County 6	James McClain. 19.4 acres on Lovell Rd at Hickey Rd from A to CB	Tabled in January Withdrawn in March
1-A-14-RZ	City 5	Kenneth Lay. 1.0 acre on Central Avenue Pike from C-3 to C-4 (conditioned)	MPC recommended approval Council approved
1-B-14-RZ	City 1	Nancy Upchurch. 0.4 acres on Higgins Ave at Tomlinson St from R-2 to O-1	MPC recommended approval Council approved
1-C-14-RZ	City 2	Brakebill Nursing Homes. 0.3 acres on Harley Dr from R-1 to R-2	MPC recommended R-1A Withdrawn by applicant
1-D-14-RZ	County 6	Orlino Baldonado. 1.0 acre on Hardin Valley Rd from BP/TO to CA/TO	MPC recommended approval Commission approved
1-E-14-RZ	City 2	Chase-Smith Development. 5.1 acres on Deane Hill Dr from R-1 to RP-2	MPC recommended approval Council approved RP-1<6dua
1-F-14-RZ	City 2	H.E. Christenberry. 4.8 acres on Kingston Pk from R-1 to RP-1	Postponed in January
1-G-14-RZ	City 5	Shane Addington. 0.3 acres on Schubert Rd from R-1A to O-1	MPC recommended approval Council did not act
1-H-14-RZ	City 2	Flournoy Development. 10.1 acres on Thunderhead Rd from TC-1 & OS-1 to RP-2	MPC denied Appealed to Council Council initiated its own request
1-I-14-RZ	City 5	Star Sales. 0.7 acres on Central St from C-3/IH-1 to C-6/IH-1	MPC recommended approval Council approved
12-G-13-RZ	City 1	Len Johnson. 0.8 acres on Chapman Hwy at E. Ford Valley from C-3 to C-4	MPC recommended approval Council approved
2-A-14-RZ	County 6	Ralph Smith. 1 acre on Blacks Ferry Rd from A to RA	MPC recommended approval Commission approved
2-B-14-RZ	City 2	Joseph Reed. 4.8 acres on Northshore Drive from O-1 to RP-1<3 dua	MPC recommended approval Council approved
2-C-14-RZ	City 6	Ralph Smith. 1.6 acres on Depot St east of Central from I-2 & C-3 to C-2	MPC recommended approval Council approved
2-D-14-RZ	City 4	Knox County. 1.9 acres at Old Knoxville HS from C-3/H-1 to C-2/H-1	MPC recommended approval Council approved
2-E-14-RZ	County 6	John Fuller. 2.4 acres on Blacks Ferry Rd from A to RA	MPC recommended approval Commission approved
2-F-14-RZ	County 9	Anne Key. 0.7 acres on Maryville Pike from RB to CN	MPC denied
2-G-14-RZ	County 7	Gordon Treece. 3.4 acres on Griffith Road from A to RA	MPC recommended approval Commission approved
2-H-14-RZ	City 1	City Council. 2.7 acres on Chapman Hwy (Kern Bakery) from SW-6 to SW-6/H-1	MPC recommended approval Council approved
4-H-13-RZ	City 2	MPC. General rezoning of Forest Heights neighborhood from R-1 & RP-1 to R-1E	MPC recommended approval Council approved
3-A-14-RZ	City 1	Caleb Boyers. 1 acre on Maloney Rd from A-1 to R-1	MPC recommended approval Council approved
3-B-14-RZ	City 6	Courtland Group. 0.5 acre on Magnolia at N. Central St from C-3 to C-2	MPC recommended approval Council approved
3-C-14-RZ	City 6	Ed McCalister. 0.2 acre on Walker St from R-2 to C-3	MPC recommended approval Council approved
3-D-14-RZ	County 7	Charles Thompson. 1.9 acres on E. Beaver	MPC recommended approval

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		Creek from A to OB	Commission approved
3-E-14-RZ	County 6	Mansour Hasan. 1.3 acres on Middlebrook Pk from A to OB	MPC recommended approval Commission approved
3-F-14-RZ	County 5	Ideal Engineering. 9.5 acres on Nubbin Ridge from A to PR<3.8 dua	MPC recommended approval Commission approved
3-G-14-RZ	City 1	City of Knoxville. 0.7 acres on Buena Vista from No Zone to R-1	MPC recommended approval Council approved
3-H-14-RZ	City 2	City of Knoxville. 0.5 acres on Dartford Rd from No Zonie to R-1	MPC recommended approval Council approved
3-I-14-RZ	City 2	Shepherd of the Hills Church. 2.4 acres on Sherrill Blvd from BP-1/TO-1 to C-6/TO-1	MPC recommended approval Council approved
3-J-14-RZ	City 2	MPC. General rezoning in Lakeshore Park from O-2 to OS-2	MPC recommended approval Council approved

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Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
1-G-14-UR	County 6	Rusty Bittle. 5 residential lots on 7 acres on W. Gallaher Ferry Rd in a PR zone	MPC approved
1-H-14-UR	City 2	Horne Properties. 12,600 sq ft of retail space on 1.3 acres on Kingston Pk at Cedar Bluff in PC-1 zone	MPC approved
1-K-14-UR	County 6	Vista at Hardin Valley. 72 residential lots on 22.4 acres on Hardin Valley Rd in PR zone	MPC approved
5-H-13-UR	City 2	Flournoy Development. About 250 apartments on 10.1 acres on Thunderhead Rd in an RP-2 zone	POSTPONED
7-A-13-UR	City 2	Southland Eng. About 50 townhome units on 5.1 acres on Deane Hill Dr in a proposed RP-2 zone	POSTPONED
2-A-14-UR	City 2	Hardee's. 3,037 ft drive thru restaurant on 1 acre on Kingston Pk at Cedar Bluff in PC-1 zone	MPC approved
2-C-14-UR	City 3	Andrew Godwin Architect. 9,800 ft expansion of business on Sycamore Dr in I-1 zone	MPC approved
9-E-10-UR	County 6	Tippit Village. A revised plan for 12.0 acres on Andes Rd into 38 lots in PR zone	Withdrawn. No need to revise development plan

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Zoning – Uses on Review

Case No.	Jurisdiction	Request	Action
1-A-14-UR	City 4	Jacoyia Wakefield. Day care for 4 children as a home occupation on Green Valley Dr in an EN-1 zone	MPC approved Appealed to Council Council denied
1-B-14-UR	City 4	Candace Beckner. Beauty salon on Ridewood Rd in an R-1 zone	MPC approved
1-C-14-UR	City 6	Berardi Architects. Senior apartments on Deadrick St in an O-1/H-1 zone	MPC approved
1-D-14-UR	City 6	Hatcher-Hill Properties. Commercial parking lot on N. Broadway at 5 th Ave in C-2 zone	MPC approved
1-E-14-RZ	City 1	908 Development. Remote parking lot on Forest Ave in an RP-3 zone	MPC approved in February
1-F-14-UR	County 8	New Testament Baptist Church. Cemetery on Old Maynardville Pike in an A zone	MPC approved
1-I-14-UR	County 7	Optima Towers. 270 ft lattice telecommunications tower near Bullrun Valley Dr in an A zone	MPC approved
1-J-14-UR	County 3	George Ewart. Detached sign on Parkwest Blvd in a PC zone	MPC approved
1-L-14-UR	County 8	AT&T Wireless. 195 ft monopole telecommunications tower near Babelay Rd in an A zone	MPC approved in February
1-M-14-UR	County 8	AT&T Wireless. 230 ft lattice telecommunications tower near Asheville Hwy in an A zone	MPC approved in February
2-B-14-RZ	County 6	Webb-Christopher School. Child day care center for 40 children on Zion Ln in RA zone	MPC approved
2-D-14-UR	County 6	John Deere Landscape. Sale of landscaping materials at a nursery on Lovell Rd in an A zone	MPC approved
2-E-14-UR	County 7	Halls Animal Hospital. Veterinary clinic/hostipal on Maynardville Pk in a CA zone	MPC approved
3-A-14-UR	City 6	AT&T Wireless. 125 ft monopole telecommunications tower on Beamon Lake Rd in RP-1 zone	Postponed in March
3-B-14-UR	County 8	AT&T Wireless. 141 ft monopole telecommunications tower on Rutledge Pk in CB zone	MPC approved
3-C-14-UR	City 5	AT&T Wireless. 141 ft monopole telecommunications tower on Dry Gap Rd in RP-1 zone	MPC approved

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Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
1-A-14-OA	County	Parking regulations	Withdrawn to join with City amendments
12-B-13-OA	City	Group living definitions, standards and appropriate zone districts	MPC postponed in January
2-A-13-OA	City	Drop off donation center definitions, standards and appropriate zone districts	MPC recommended approval Council postponed
2-B-14-OA	City	Removal of demolition authority from D-1 review board	MPC recommended approval Council approved
5-A-13-OA	City	Amendments creating a corridor overlay zone district	MPC recommended approval Council postponed

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Alley and Street Closures

Case No.	Jurisdiction	Request	Action
11-A-13-SC	City 5	Monday Properties. Portion of Tillery Rd northeast of Clinton Hwy	MPC recommended approval Council approved
1-A-14-AC	City 6	Jeffrey Nash. Alley between Magnolia and Depot from Central to Ogden	MPC denied Appealed to Council Council approved
1-A-14-SC	City 1	Starboard Properties. Portion of 22 nd St ROW south of Cumberland Ave.	MPC recommended approval Council approved
2-A-14-AC	City 1	City of Knoxville. Alley from Phillips Ave to northern terminus at Fort Loudon Lake	MPC recommended approval Council approved
2-B-14-AC	City 1	Michael Brady, Inc. Portion of alley between White and Cumberland and between 17 th and 18 th	MPC recommended approval Council approved
2-A-14-AC	City 1	Claude Riley Jr. Unnamed street stub off Post Oak Lane	MPC denied Appealed to Council Council tabled
3-A-14-AC	City 3	City of Knoxville. Alley in Loraine St area	MPC recommended approval Council approved
3-B-14-AC	City 3	City of Knoxville. Alley in Loraine St area	MPC recommended approval Council approved
3-A-14-SC	City 6	Jeffrey Nash. Portion of ROW of Magnolia Ave near N. Central St	MPC recommended approval Council approved
3-B-14-SC	City 3	City of Knoxville. Elka St in Loraine St area	MPC recommended approval Council approved
3-C-14-SC	City 3	City of Knoxville. Portion of Loraine St	MPC recommended approval Council approved

Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action
3-A-14-OB	County 8	Shannon Valley Farms. 2 years. 5-SB-12-C	MPC approved

Other Business

Case No.	Jurisdiction	Request	Action
2-A-14-OB	MPC	Amendments to the Downtown Design Guidelines removing demolition criteria	MPC adopted and recommended approval
3-B-14-OB	MPC	Amendments to Administrative Rules regarding demolition authority of D-1 review board	MPC approved
3-C-14-OB	MPC	Expenditure over \$10,000 for computer equipment	MPC approved

131 Action Items in Quarter [75 action items in 1st Qtr 2013]