



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

FIRST QUARTER 2015: JANUARY-MARCH

Knoxville/Knox County Metropolitan Planning Commission
May 20, 2015

SUMMARY OF MPC ACTIONS

Case Type	City Districts	County Districts	City & County Districts	Total
Plan amendment	3	4	0	7
Zoning	5	8	0	13
Right-of-way closure	3	0	0	3
Street or subdivision name change	0	1	0	1
Concept plan	0	12	0	12
Final plat	21	15	0	36
Use on review	14	15	0	29
All cases, 1 st quarter 2015	46	55	0	101
All cases, 4 th quarter 2014	56	44	6	106
All cases, 1 st quarter 2014	83	44	4	131

PLAN AMENDMENTS

Sector Plan Amendments

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
1-A-15-SP	Quint Bourgeois	From LDR to MDR	Apartments	4.73 ac	Bear Cub Way	City 5	Denied	Denied without prejudice
1-B-15-SP	Fraley & Schilling	From A to GC	Trailer parking	18.4 ac	Strawberry Plains Pk	County 8	Approved	Approved
2-A-15-SP	Russell Amanns	From MDR to GC	Self-service storage	10.24 ac	Maynardville Pk	County 7	Approved	Approved
2-B-15-SP	TDK Construction	From MU-SD (NCO-4) to HDR	Luxury apartments	14.6 ac	W Emory Rd	County 7	Approved	Approved
2-D-15-SP	Mesana Investments	From LDR & SLPA to MDR/O & SLPA	Residential and office	77.36 ac	Hardin Valley Rd	County 6	Approved	Approved

City One Year Plan Amendments

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
1-A-15-PA	Quint Bourgeois	From LDR to MDR	Apartments	4.73 ac	Bear Cub Way	City 5	Denied	Denied without prejudice
3-A-15-OYP	MPC	2015 One Year Plan Update				City (All)	Approved	Approved

ZONING - CHANGES TO THE ZONING MAP

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
1-A-15-RZ	Quint Bourgeois	From R-1A to R-2	Apartments	4.73 ac	Bear Cub Way	City 5	Denied	Denied without prejudice
1-C-15-RZ	Mesana Investments	From A to PR	Detached dwellings	15.78 ac	Northshore Dr	County 4	Recommended approval	Approved
1-E-15-RZ	Fraley & Schilling	From A to CB	Overflow trailer parking	18.4 ac	Strawberry Plains Pk	County 8	Recommended approval	Approved
1-F-15-RZ	Ricky Roth	From A and PR to RA	Subdivide into 2 lots	1 ac	Daybreak Dr	City 6	Recommended approval	Approved
1-D-15-RZ	Mesana Investments	From A to PR & OB	Detached dwellings	84.82 ac	Hardin Valley Rd	County 6	Recommended approval	Approved
2-A-15-RZ	Russell Amanns	From RB to CB	Self-service storage	10.24 ac	Maynardville Pk	County 7	Recommended approval	Approved
2-B-15-RZ	TDK Construction	From PC to PR	Luxury apartments	14.6 ac	W Emory Rd	County 7	Recommended approval	Approved
2-C-15-RZ	Furrow Family Partnership	From R-2 to O-1	Office parking	0.3 ac	Concord St	City 2	Recommended approval	Approved
2-E-15-RZ	Justin Ellis	From I-2 to I-3	Upfit trucks for industrial/utility uses	1.71 ac	Jackson Rd	City 3	Recommended approval	Approved
2-F-15-RZ	First Knox Realty	From PR to PR	Apartments	13.36 ac	Snyder Rd	County 6	Recommended approval	Approved
3-A-15-RZ	Brent Farwick	From C-3/ H-1 to R-1A/ H-1	Residential	0.3 ac	Luttrell St	City 4	Recommended approval	Approved
3-B-15-RZ	Marshall Brantley Ferrell	From A to OB	Any use permitted in the OB zone	1 ac	Fox Rd	County 3	Recommended approval	Approved
3-C-15-RZ	EJM Properties	PR	Residential	9.77 ac	Dogwood Rd	County 6	Recommended approval	Approved

ALLEY AND STREET CLOSURES

File No.	Applicant	Request	District	MPC Action	City/County Action
2-A-15-AC	City of Knoxville	Unnamed alley	City 6	Recommended approval	Approved
2-B-15-AC	Regas Properties	Unnamed alley	City 6	Recommended approval	Approved
11-A-14-SC	Trevor Hill	Forest Ave	City 1	Tabled	

STREET AND SUBDIVISION NAME CHANGES

File No.	Applicant	Request	District	MPC Action	City/County Action
1-A-15-SNC	MPC	From unnamed right-of-way to Annis May Dr	County 3	Approved	Approved

SUBDIVISIONS - NEW OR REVISED CONCEPT PLANS

File No.	Subdivision	Use	Lots	Zoning	Size	Location	District	MPC Action
12-SA-14-C	Shady Glen	Detached dwellings	152	PR	45.58 ac	S Northshore Dr	County 5	Approved
1-SA-15-C	Euple Keck S/D	Detached dwellings	10	A	14.13 ac	Morris Rd	County 7	Approved
1-SB-15-C	Fitzgerald Rd S/D	Detached dwellings	65	PR	13.005 ac	Fitzgerald Rd	County 6	Approved
1-SC-15-C	Arcadia	Detached dwellings	30	PR	89.35 ac	Chandler Ln	County 5	Approved
1-SD-15-C	Lonas Property	Detached dwellings	35	PR	35.11 ac	Black Rd	County 6	Approved
1-SE-15-C	Mourfield Rd S/D	Detached dwellings	61	PR	17.91 ac	Mourfield Rd	County 5	Approved
1-SF-15-C	Bakertown Station	Detached dwellings	63	PR	17.65 ac	Ball Camp Pk	County 3	Approved
3-SA-15-C	Ely Park	Removal of condition requiring sidewalks	0	PR	17.76 ac	Millertown Pk	County 8	Withdrawn
3-SB-15-C	Lyons Crossing	Detached dwellings	48	PR	15.25 ac	S Northshore Dr	County 4	Approved
3-SC-15-C	Massey Creek	Detached dwellings	98	PR	44.57 ac	Hardin Valley Rd	County 6	Approved
3-SD-15-C	Cabot Ridge	Detached dwellings	5	PR	3.09 ac	Rockford Ln	County 5	Approved
3-SE-15-C	Campbell Park	Detached dwellings	9	PR	2.5 ac	Campbell Station	County 6	Approved

SUBDIVISIONS - FINAL PLATS APPROVED

File No.	Subdivision	Lots	Zoning	Size	Location	District
1-SA-15-F	B I Dahlberg Property Resub	3	R-1E	2.43 ac	Woodburn Dr	City 2
1-SB-15-F	Chris Spiller Property	3	R-1	2.2 ac	Piney Grove Church Rd	City 3
1-SC-15-F	Michael A Chandler Property	2	PR	17.122 ac	Ball Rd	County 6
1-SE-15-F	Beau Monde Phase 1 Unit 5 Resub	12	TC-1	1.43 ac	Mystic St	City 2
1-SF-15-F	Dixie Highway Addition Resub Lots 9-14	2	C-3	1.127 ac	Kingston Pk	City 2
1-SD-15-F	Terry Howard Property Resub Lots 1-2	3	A	2.98 ac	Pump House Way	County 7
2-SA-15-F	Furrow Family Partnership Property	2	O-1 & R-2	1.647 ac	Jersey Ave	City 2
2-SB-15-F	Dameron's Addition Resub Lots 74-76 & part of Lot 77	1	C-2	0.524 ac	Bernard Ave	City 4
2-SC-15-F	Sneed, King & Co's Addition	2	C-2	0.612 ac	Magnolia Ave	City 6
2-SD-15-F	Tallent Property	2	A	3.11 ac	Heiskell Rd	County 7
2-SE-15-F	Burlington Speedway Addition Resub Lots 8-11	1	C-3	37341 sf	Martin Luther King Jr. Ave	City 6
2-SF-15-F	Henrietta Clabough Estate Property	1	A	1.44 ac	E Brushy Valley Dr	County 7

SUBDIVISIONS - FINAL PLATS APPROVED (continued)

File No.	Subdivision	Lots	Zoning	Size	Location	District
2-SG-15-F	Benny D Reagan Property	1	RB	1.45 ac	E Dick Ford Ln	County 9
2-SH-15-F	City of Knoxville Public Works	2	I-3	37 ac	Loraine St	City 3
2-SI-15-F	Damron Addition Resub	1	C-3	0.87 ac	Steward St	City 4
2-SJ-15-F	Anderson, Henderson & Tauguay Property	4	RA	9.27 ac	Smallwood Dr	County 9
2-SK-15-F	Ronald and Rose Ann Thompson Property	1	C-4	1.31 ac	E Ford Valley Rd	City 1
2-SL-15-F	Brett Honeycutt Property	2	SW-2	0.83 ac	Foggy Bottom St	City 1
2-SM-15-F	Sherrill Hill Resub Lot 2R1	2	PC-1	11.57 ac	Moss Grove Blvd	City 2
2-SN-15-F	Boulder Point Phase 2	16	PR	4.9 ac	Stanley Rd	County 6
2-SO-15-F	Clay Ridge	12	RP-1	2.83 ac	Pleasant Ridge Rd	City 3
2-SP-15-F	Regas Square	2	C-2, C-3 & D-1	2.1 ac	Magnolia Ave	City 6
2-SQ-15-F	Ardila Point Resub Lots 5-6	1	R-1	1.7 ac	Calumet Dr	City 2
10-SJ-14-F	Westland Gardens	59	PR	16.85 ac	Westland Dr	County 5
10-SK-14-F	The Glen at Hardin Valley Phase I	70	PR	16.173 ac	Hardin Valley Rd	County 6
3-SA-15-F	John H Ellis Estate	2	A & CA	9.118 ac	Strawberry Plains Pk	County 8
3-SB-15-F	Euple Keck Subdivision	7	A	11.96 ac	N Morris Rd	County 7
3-SC-15-F	Property of Johnny F Leach Resub Lot 2	1	R-1	1.34 ac	High School Rd	City 5
3-SD-15-F	Harper Properties	1	CB	2.464 ac	Perimeter Park Rd	County 3
3-SE-15-F	Stratford Park Unit 4	33	RP-1 & F-1	12.28 ac	Knightsboro Rd	City 5
3-SF-15-F	Zachary's Point Resub Lots 1-6 & 31-39	15	PR	3.26 ac	Pelleaux Rd	County 6
3-SG-15-F	Regions Bank	1	C-4	0.9 ac	Kingston Pk	City 2
3-SH-15-F	Loop Rd Villas	4	RA & HZ	3.02 ac	Loop Rd	County 5
3-SI-15-F	Bakertown Station	27	PR	17.81 ac	Bakertown Station	County 3
3-SJ-15-F	John Garner Property Resub	2	I-2	1.86 ac	Riverside Dr	City 6
3-SK-15-F	Cowan's Addition Resub Lot 107R and Parcel 017	1	O-1	2.31 ac	Highland Ave	City 1

USES ON REVIEW - USE DETERMINATIONS

File No.	Applicant	Request	Zoning	Size	Location	District	MPC Action
12-D-14-UR	Eric Moseley	Detached dwellings	PR	45.09 ac	S Northshore Dr	County 5	Approved
1-A-15-UR	Joe Petre	Accessory building	R-1	1.67 ac	Crystal View Way	City 2	Approved
1-B-15-UR	Arland Car Wash	Car wash	PC-1	2.681 ac	Moss Grove Blvd	City 2	Approved
1-C-15-UR	Rufus H. Smith, Jr & Co	Detached dwellings	PR	13 ac	Fitzgerald Rd	County 6	Approved
1-E-15-UR	Oldacre McDonald	Retail	PC-1	11.57 ac	Moss Grove Blvd	City 2	Approved
1-F-15-UR	Beacon Park	Detached dwellings	PR	89.35 ac	Chandler Ln	County 5	Approved
1-G-15-UR	W Boyd Lonas	Detached dwellings	PR		Black Rd	County 6	Approved
1-I-15-UR	Eric Moseley	Detached dwellings	PR	17.91 ac	Mourfield Rd	County 5	Approved
1-J-15-UR	Benchmark Associates	Detached dwellings	PR	17.65 ac	Ball Camp Pk	County 3	Approved
1-K-15-UR	Sacred Heart Cathedral	Church and related facilities	R-1, O-1, O-3, C-6	16.5 ac	Northshore Dr	City 2	Approved
1-L-15-UR	Barry Byrd Architecture	Office expansion	BP/TO	6.1 ac	Murdock Dr	County 6	Approved
12-C-14-UR	Sterling Development	Apartments	RP-1	4.65 ac	Gleason Dr	City 2	Approved
1-D-15-UR	Paul Murphy	Apartments	PR	15.23 ac	Wallace Rd	County 4	Approved
2-A-15-UR	Animal Emergency Ctr	Veterinary clinic and parking	CA & OB	1.75 ac	Kingston Pk	County 5	Approved
2-B-15-UR	Hollybrook Care	Assisted living	RP-1/F-1	3.56 ac	Mars Hill Rd	City 2	Approved
7-E-14-UR	Paul Murphy	Apartments, condos	R-1	4.8 ac	Kingston Pk	City 2	Withdrawn
11-E-14-UR	The Kroger Company	Grocery, fuel center, retail	PC-1/F-1	16.56 ac	E Emory Rd	City 5	Approved
1-H-15-UR	John L Sanders	Parking lot	O-1	0.52 ac	Lindsay Pl	City 2	Withdrawn
1-M-15-UR	Faris Eid	Boys and Girls Club expansion	R-2	5.42 ac	Caswell Ave	City 4	Approved
3-A-15-UR	Ron Burress	Church gymnasium	R-2, C-1, O-1	1.3 ac	Oldham Ave	City 6	Approved
3-B-15-UR	Precision Crafters	Reduce rear yard setback	RP-1	11250 sf	Spring Park Rd	City 4	Approved
3-C-15-UR	Darrell & Teresa Hurley	Detached residence	PR	10.085 ac	Mission Springs Ln	County 8	Approved
3-E-15-UR	Mesana Investments	Detached dwellings	PR	15.78 ac	S Northshore Dr	County 4	Approved
3-F-15-UR	Mary Setzer		R-2/IH-1	25000 sf	Chickamauga Ave	City 5	Approved
3-G-15-UR	HMH Development	Detached dwellings	PR	45.03 ac	E Gallaher Ferry	County 6	Approved
3-H-15-UR	Glennard Harrington	Detached dwellings	PR	3.09 ac	Rockford Ln	County 5	Approved
3-I-15-UR	First Natl Bank Oneida	Remove condition re. sidewalks	PR	17.76 ac	Millertown Pk	County 8	Approved
3-J-15-UR	HarbWhite Properties	Parking lot expansion	PC-1	6.75 ac	Bridgewater Rd	City 2	Approved
3-K-15-UR	Campbell Station Prtnrs	Detached dwellings	PR	2.5 ac	Campbell Station	County 6	Approved