



# **QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS**

**SECOND QUARTER 2011: APRIL-JUNE**

Knoxville/Knox County Metropolitan Planning Commission  
July 29, 2011



Quarterly Summary  
MPC ACTIONS  
2<sup>nd</sup> Quarter – 2011

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
4-A-11-SAP	County	East County Sector Plan Update as initiated by County Commission	MPC Adopted County Approved - June
5-A-11-SAP	City & County	2011 Update to Major Road Plan	MPC Adopted City approved - July
6-D-11-OB	County	Report of the County Storm Water Ordinance Review Committee	MPC accepted

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
4-A-11-SP	City 5	Sector Plan Amendment from LDR to GC along Dutch Valley Rd	MPC adopted Council approved
4-B-11-SP	County 6	Sector Plan Amendment from AG/RR/SLPA to LDR/SLPA on Hickory Creek Rd	Withdrawn by applicant
4-C-11-SP	County 6	Sector Plan Amendment from LDR/SLPA to MDR/SLPA near Lovell and Middlebrook	Postponed, then withdrawn by applicant
4-D-11-SP	County 8	Sector Plan Amendment from LI to LDR in Mascot area	MPC adopted Commission approved
5-A-11-SP	County 8	Sector Plan Amendment from LI to LDR in Mascot area	MPC adopted Commission approved
5-B-11-SP	County 6	Sector Plan Amendment from LDR/SLPA to CI/SLPA north of Hardin Valley Rd	MPC adopted Commission approved
6-A-11-SP	County 6	Sector Plan Amendment from LI to HI north of 1-40 and west of Pellissippi Parkway	MPC adopted in July
6-B-11-SP	County 6	Sector Plan Amendment from O/SPLA to C/SLPA in Hardin Valley	MPC adopted
6-C-11-SP	County 7	Sector Plan Amendment from LDR to C nears Halls Crossroads	MPC adopted

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
1-A-11-PA	City 5	City One Year Plan Amendment from LDR to MU in Lonsdale	MPC approved, later withdrawn by applicant
4-A-11-PA	City 5	City One Year Plan Amendment from NC to GC along Dutch Valley Rd	MPC adopted Council approved

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Subdivision Regulations - New or Revised Concept Plans

Case No.	Jurisdiction	Request	Action
11-SA-10-C	County 6	Brandywine at Turkey Creek, a revised concept plan with 61 lots (4.6 dua)	MPC approved
4-SA-11-C	County 7	Dry Gap Road Subdivision, a new concept plan with 35 lots, (4.1 dua)	MPC approved
4-SB-11-C	County 6	Old Blacks Ferry Subdivision, a new concept plan with 19 lots, (2.9 dua)	MPC approved
4-SC-11-C	County 6	Campbell Station Villas, Phase 2, a revised concept plan with 13 lots, (2.4 dua)	MPC approved
4-SD-11-C	County 6	Cascade Falls, a revised concept plan with 4 lots, (1.3 dua)	MPC postponed in April, withdrawn in May
5-SA-11-C	County 5	Concord Crossing, a revised concept plan with 16 lots, (2.8 dua)	MPC approved
5-SB-11-C	County 3	Middlebrook Acres, a proposed concept plan with 8 lots, (0.6 dua)	Withdrawn by applicant
5-SC-11-C	County 9	Wells Creek, a revised concept plan with 82 lots, (5.0 dua)	MPC approved
6-SA-11-C	County 4	Testerman at Nubbin Ridge, a new concept plan with 98 lots, (3.7 dua)	MPC approved
6-SB-11-C	County 6	Villas at Pellissippi, a new concept plan with 46 lots, (3.6 dua)	MPC approved

Subdivision Regulations - New or Revised Concept Plans - Nonresidential

Case No.	Jurisdiction	Request	Action
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Subdivision Regulations - Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action
4-E-11-OB	County 8	Edwards Place, a time extension for a subdivision with case no. 2-SI-07-C	MPC approved
6-C-11-OB	County 3	Bradley Farms, a time extension for a subdivision with case no. 5-SJ-07-C	MPC approved

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Subdivision Regulations - Final Plats Approved

Case No.	Jurisdiction	Request
4-SA-11-F	County	Knighon/Spencer property. 9.9 acres into 3 lots
4-SB-11-F	City	Sterlings Addition. 1 lot w/variance for radius
4-SC-11-F	County	Roberts property. 2.3 acres into 1 lot w/variances for ROW and easement
4-SD-11-F	County	Jones Road Garden. 5.7 acres into 4 lots w/variance for radius
4-SE-11-F	County	Vinings Park. 3.1 acres into 10 lots
4-SF-11-F	County	Archstone, Unit 2. 15.5 acres into 42 lots
4-SG-11-F	County	Archstone, Unit 1. 15.8 acres into 47 lots
4-SH-11-F	City	Knoxville Baptist Tabernacle. 1 lot w/variance for easements
4-SI-11-F	City	Plantation Oaks. Replat of 1.3 acres into 8 lots
4-SJ-11-F	City	Medlin Heights. Replat of 3.9 acres into 3 lots
4-SK-11-F	County	Campbell Station Villas, Phase 1. 4.1 acres into 17 lots
4-SL-11-F	County	Falcon Pointe, Unit 3. 5.2 acres into 15 lots
1-SE-11-F	County	Wynn/Campbell property. 7.5 acres into 4 lots
5-SA-11-F	County	Greene property. 1 acre into 1 lot w/variance for easement
5-SB-11-F	City	Anangost property. 3.3 acres into 3 lots w/variances fro ROW, radius and easements
5-SC-11-F	County	Campbell Station Villas, Phase 2. 4.1 acres into 17 lots
5-SD-11-F	City	Shops at Murphy Road. 5.1 acres into 1 lot w/variance for remainder
5-SE-11-F	City	Northshore Town Center, Phase II. 64.3 acres into 8 lots
5-SF-11-F	City	Sherrill Hill. Replat of 19.5 acres into 7 lots
5-SG-11-F	County	Roefield, Unit 14. 13.8 acres into 39 lots
5-SH-11-F	County	Strattos property. 1.3 acres into 2 lots w/variance for easement
5-SI-11-F	City	Sherrill Hill. Replat of 16.7 acres into 3 lots w/variance for radius
5-SJ-11-F	City	Whites Park Place. Replat of 1 lot w/variances for radius and easement
8-SP-10-F	County	Brandywine at Turkey Creek. 6.8 acres into 39 lots
6-SB-11-F	County	Gibson property. 2 acres into 1 lot w/variance for easement
6-SC-11-F	City	Lonsdale Park. 4.0 acres into 1 lot w/variance for easement
6-SD-11-F	City	Christenberry property. 9.4 acres into 2 lots w/variances for easement and ROW
6-SE-11-F	County	Campbell Creek, Phase III. 11.7 acres into 38 lots
6-SF-11-F	County	Oakleigh, Unit 4. 0.6 acres into 2 lots
6-SG-11-F	City	UT Medical Center. 0.7 acres into 1 lots w/variance for easement

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
1-A-11-RZ	City 5	Rezoning 0.1 acres from R-1A/IH-1 to C-1/IH-1 in Lonsdale	MPC recommended approval. Withdrawn by applicant
4-A-11-RZ	City 5	Rezoning 1.0 acres from C-1 to C-6 along Dutch Valley Rd	MPC recommended approval. City approved - May
4-B-11-RZ	County 3	Rezoning 5.3 acres from OB with conditions to OB on Middlebrook Pike	MPC recommended OB(k). County approved – May.
4-C-11-RZ	County 6	Rezoning 11.9 acres from A to PR on Hickory Creek Rd	Withdrawn by applicant.
4-D-11-RZ	County 6	Rezoning 11.6 acres from A to PR near Lovell and Middlebrook	Postponed, then withdrawn by applicant.
4-E-11-RZ	County 8	Rezoning 0.8 acres from A to CA on Asheville Highway	MPC recommended approval. County approved – May.
4-F-11-RZ	County 8	Rezoning 1.4 acres from I to A in Mascot area	MPC recommended approval. County approved – May.
4-G-11-RZ	County 6	Rezoning 0.4 acres from A/TO to PC/TO in Hardin Valley	MPC recommended approval. County approved – May.
4-H-11-RZ	City 2	Rezoning 0.4 acres from C-6 to C-3 on Bearden Hill	MPC recommended approval. City approved – May.
7-D-10-RZ	City 1	Rezoning 0.2 acres from I-3 to R-1 in Vestal area.	MPC Tabled.
2-B-11-RZ	County 6	Rezoning 17.9 acres from A to OC north of Hardin Valley Rd	MPC recommended approval. County approved – June.
5-A-11-RZ	County 4	Rezoning 26.7 acres from RA to PR along Nubbin Ridge	MPC recommended approval. Withdrawn by applicant.
5-B-11-RZ	City 1	Rezoning 2.2 acres from R-1 to R-1/H-1 of old South High School	MPC recommended approval. City approved – June.
5-C-11-RZ	County 8	Rezoning 5.8 acres from LI to A in Mascot area.	MPC recommended approval. County approved – June.
6-A-11-RZ	City 6	Rezoning 1.6 acres from R-2 to C-3 of Kerns Bakery building on Magnolia Ave.	MPC recommended approval. City approved – July.
6-B-11-RZ	County 6	Rezoning 11.6 from RA/TO and CB/TO to I/TO north of 1-40 and west of Pellissippi	MPC recommended approval on 4.8 acres.
6-C-11-RZ	County 6	Rezoning 1.6 acres from A to CA in Hardin Valley	MPC recommended approval.
6-D-11-RZ	County 7	Rezoning 1.2 from RA to A in Halls	MPC recommended approval.
6-E-11-RZ	County 7	Rezoning 0.9 from RB & CA to CA in Halls	MPC recommended approval.
6-F-11-RZ	City 1	Rezoning 12.5 acres from No Zone to SC-1 along Chapman Highway.	MPC recommended approval.

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### Zoning - Development Plans

Case No.	Jurisdiction	Request	Action
4-A-11-UR	County 7	Dry Gap Road Subdivision, a new plan with 35 lots, (4.1 dua) in PR zone	MPC approved
4-B-11-UR	County 6	Old Blacks Ferry Subdivision, a new plan with 19 lots, (2.9 dua) in PR zone	MPC approved
4-C-11-UR	County 6	Marlee Park, a revised plan to remove sidewalk condition in PR zone	Postponed in April. MPC approved in May
4-D-11-UR	County 6	Campbell Station Villas, Phase 2, a revised plan with 13 lots, (2.4 dua) in PR zone	MPC approved
4-E-11-UR	County 7	Solomon Station, a revised plan to reduce peripheral setback to 22 ft. in PR zone	MPC approved
4-F-11-UR	City 6	Mechanicsville Commons, a revised plan for commercial site "C" in TND-1 zone	MPC approved
5-B-11-UR	County 9	Wells Creek, a revised plan with 82 lots, (5.0 dua) in PR zone	MPC approved
5-C-11-UR	City 2	Academy Sports, a new plan in Sherrill Hill retail area in PC zone	MPC approved
5-E-11-UR	County 5	Concord Crossing, a revised plan with 16 lots, (2.8 dua) in PR zone	MPC approved
5-G-11-UR	County 5	The Markets at Choto, revised plan for neighborhood commercial center in CN zone	MPC approved
6-A-11-UR	County 6	4,800 sf commercial building on Clinton Hwy, a new plan in PC zone	MPC approved
6-B-11-UR	County 4	Testerman at Nubbin Ridge, a new plan with 98 lots, (3.7 dua) in PR zone	MPC approved
6-C-11-UR	County 6	Villas at Pellissippi, a new plan with 46 lots, (3.6 dua) in PR/TO zone	MPC approved
6-D-11-UR	County 6	106,000 sf office building at Centerpoint, a new plan in PC zone	Withdrawn by applicant
6-F-11-UR	City 2	6,800 sf cafeteria at CAK school, a new plan in RP-1 and A-1 zones	MPC approved
6-G-11-UR	City 4	Car wash and retail space, a new plan in SC-3 zone	MPC approved
6-I-11-UR	County 6	Church expansion, a new plan in BP/TO zone	MPC approved

### Zoning - Uses on Review

Case No.	Jurisdiction	Request	Action
11-A-10-UR	County 6	Master sign plan for The Commons at Hardin Valley in PC zone	Postponed
5-A-11-UR	City 2	Home occupation for interior design business in Sequoyah Hills in R-1 zone	MPC approved
5-D-11-UR	City 2 & County 5	Cedar Springs Presbyterian Church campus expansion in R-1/RA zone	MPC approved
5-F-11-UR	County 8	Cell tower near Kodak in A zone	MPC approved
6-E-11-UR	City 2	Development Directory Sign, as part of a master sign plan for Sherrill Hill retail area	MPC approved
6-H-11-UR	City 3	Scrap metal processing/recycling yard in the I-4 zone	MPC approved

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**Zoning Ordinance Amendments**

Case No.	Jurisdiction	Request	Action
6-B-11-OA	County	Zoning – Locations of Establishments serving beer	MPC recommended approval
6-B-11-OA	County	Zoning – Amendments to TO zone district	MPC recommended approval

**Alley and Street Closures**

Case No.	Jurisdiction	Request	Action
4-A-11-SC	City 4	Portions of Tillery Street	MPC recommended approval. City approved – May
5-A-11-SC	City 2	Mann Street	MPC Postponed to July
1-A-11-SC	City 3	Portion of Amherst Rd near Piney Grove	Withdrawn by applicant

**Street and Subdivision Name Changes**

Case No.	Jurisdiction	Request	Action
4-A-11-SNC	County 6	Unnamed easement to Long Farm Way	MPC recommended approval. County approved - May.
4-B-11-SNC	City 4	Centerline Drive to Charlie Haun Drive	MPC recommended approval. City approved - May.
5-A-11-SNC	County 6	From Dade Drive to Chuck Jones Drive	MPC recommended approval. County approved - June.

**Other Business**

Case No.	Jurisdiction	Request	Action
4-A-11-OB	City	City – Mayor's Report on Historic Preservation	MPC recommended approval
4-B-11-OB	MPC	FY2010-11 Budget, Third Amendment	MPC approved
4-C-11-OB	City	City – Capital Improvement Program and Budget for FY2011-12	Postponed, MPC recommended approval - May
4-D-11-OB	MPC	FY2011-12 Budget	MPC approved
6-A-11-OB	MPC	FY2011-12 Work Program	MPC approved
6-B-11-OB	MPC	FY2011-12 Budget, First Amendment	MPC approved