



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

SECOND QUARTER 2014: APRIL - JUNE

Knoxville/Knox County Metropolitan Planning Commission
September 22, 2014

Quarterly Report MPC ACTIONS 2nd Quarter – 2014

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
3-D-14-SP	City-County	East City Sector Plan Update	MPC adopted Council made operative Commission made operative

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
4-A-14-SP	City 5	Emerald Youth. 0.5 acres on Emerald Ave, from LDR to C	MPC adopted Council made operative
4-B-14-SP	City 1	American Campus. 1.4 acres on Forest Ave, from MDR & O to HDR	MPC adopted Council made operative
4-C-14-SP	City 5	Signal Mountain. 3.4 acres on Fennell Road, from MDR & HP to GC & HP	MPC adopted Council made operative
4-D-14-SP	City 6	Dale Thompson. 0.3 acres on Keith Ave, from LDR to C	MPC adopted Council made operative
4-E-14-SP	County 6	County Commission. 8.7 acres on Coward Mill Rd, from TP to LDR	MPC adopted Commission made operative
4-F-14-SP	County 6	County Commission. 2.7 acres on Hall Rd, from LDR to C	MPC adopted Commission made operative
4-G-14-SP	City 2	City Council. 10.1 acres on Thunderhead Rd, from MU to HDR	MPC adopted Council made operative
5-A-14-SP	County 6	Brightland, LLC. 1.4 acres on Middlebrook Pk, from LDR/STPA to O/STPA	MPC adopted Commission made operative
5-B-14-SP	County 8	Willis and Cornell. 1.1 acres on Tazewell Pk, from O to C	MPC adopted Commission made operative
5-C-14-SP	County 6	Scott Lee Goebel. 62.6 acres on Snyder Rd, from LDR/SLPA to MDR/SLPA	MPC adopted Commission made operative
5-D-14-SP	County 8	Ramsey House. 3.4 acres on Gov. John Sevier Hwy from OS to C	MPC adopted Commission made operative
5-E-14-SP	City 5	City of Knoxville. 0.4 acres on New York Ave from LDR to O	MPC adopted Council made operative
6-A-14-SP	County 9	Patrick Tracy. 3.4 acres on Maryville Pike from LDR to C	MPC denied
6-B-14-SP	County 3	Ron Worley. 0.6 acre on Dutchtown Road from LDR to NC	MPC adopted Commission considers in July

6 City, 8 Balance of County

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City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
4-A-14-PA	City 5	Emerald Youth. 0.5 acres on Emerald Ave, from MDR to GC	MPC recommended approval Council approved
4-B-14-PA	City 1	American Campus. 1.4 acres on Forest Ave, from O to HDR	MPC recommended approval Council approved
4-C-14-PA	City 5	Signal Mountain. 3.4 acres on Fennell Road, from MDR to GC	MPC recommended approval Council approved
4-D-14-PA	City 3	Ray Huffaker. 6.1 acres on Callahan Road, from MDR & OS to GC for 750 ft from ROW	MPC recommended approval Council approved
4-E-14-PA	City 6	Dale Thompson. 0.3 acres on Keith Ave, from LDR to GC	MPC recommended approval Council approved
4-F-14-PA	City 2	City Council. 10.1 acres on Thunderhead Rd, from MU to HDR	MPC recommended approval Council approved

Other Business

Case No.	Jurisdiction	Request	Action
4-A-14-OB	City	Mayor's Report on Historic Preservation	MPC approved
4-B-14-OB	City	City's FY201502020 Capital Improvement Program	MPC approved
4-C-14-OB	City	Similar use determination for private middle school in C-4 zone	MPC approved
4-D-14-OB	MPC	Payment of retirement payout over \$10,000	MPC approved
4-E-14-OB	MPC	Amendment #1 of FY 2013-14 budget	MPC approved
6-A-14-OB	MPC	FY 2014015 budget	MPC approved

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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
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	MPC approved
3-SD-14-C	City 2	Legends of Westland. A revised plan for 9.1 acres on Westland into 22 lots in R-1 zone	Postponed in April Withdrawn in May
4-SA-14-C	City 2	The Cape at Rocky Hill. 4.8 acres on Northshore Dr into 12 lots in RP-1 zone	MPC approved
4-SB-14-C	County 6	Brandywine. A revised plan for 6.3 acres on Fretz Rd into 22 lots in 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
6-SA-14-C	County 7	Calla Crossing. 23.2 acres on E. Beaver Creek Dr into 49 lots in PR zone	MPC approved
6-SB-14-C	County 5	Volunteer – Ebenezer. 6.0 acres on Ebenezer Rd into 29 lots in PR zone	Postponed in June
6-SC-14-C	County 5	Volunteer – Westland. 18.3 acres on Westland Dr into 62 lots in PR zone	Postponed in June
6-SD-14-C	City 2	Westland Place. A revised plan for 9.1 acres on Westland into 21 lots in R-1 zone	Postponed in June
6-SE-14-C	County 6	Hickory Creek. A revised plan for 50 acres on Hickory Creek Rd into 138 lots in PR zone	MPC approved
6-SF-14-C	County 5	8509 Nubbin Ridge. 9.8 acres on Nubbin Ridge Rd into 37 lots in PR zone	MPC approved
6-SG-14-C	City 2	Plantation Oaks. A revised plan for 8.5 acres on Gallaher View Rd into 25 lots in RP-1 zone	MPC approved

6 City, 6 Balance of County

Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action
2-SB-14-C	City 2	Century Park at Pellissippi. 39.4 acres on Dutchtown Rd into 8 lots in C-6 and BP-1	MPC approved
4-SC-14-C	City 2	Northshore Town Center. 19.6 acres in Northshore TC into 11 lots in TC-1 zone	MPC approved

Street and Subdivision Name Changes

Case No.	Jurisdiction	Request	Action
5-A-14-SNC	County 8	Federal Road and Sea Ray Drive to Leisure Island Way	MPC recommended approval Commission approved

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
12-SJ-13-F	County 6	Hardigree-Herron. POSTPONED in April. TABLED in May
3-SF-14-F	City 2	Killefer & Snoddy property. 3.9 acres into 3 lots w/variances for ROW, JPE
4-SA-14-F	City 6	Central Market addition. 0.2 acres into 1 lots w/variances for easements, radius
4-SB-14-F	County 9	Hubbs Haven. 10.1 acres into 3 lots
4-SC-14-F	City 5	Clear View Hills. 1.7 acres into 3 lots
4-SD-14-F	County 6	Hidden Meadows, Unit 1, Phase II. 18.9 acres into 56 lots
4-SE-14-F	County 8	George Hoskins property. 6.2 acres into 2 lots
4-SF-14-F	County 7	Stooksbury Corner. 1.6 acres into 2 lots w/variances for radius, ROW
4-SG-14-F	City 4	Jalal Bourdarga property. 1.4 acres into 2 lots w/variance for radius
4-SH-14-F	County 6	Cascade Villas, Phase 3A. 0.8 acres into 9 lots
4-SI-14-F	County 6	Brandywine at Turkey Creek. 3.7 acres into 19 lots
4-SJ-14-F	County 6	Taylor's View. 2.2 acres into 4 lots
5-SA-14-F	County 4	Johnstone property. 1.6 acres into 1 lot w/variances for JPE
5-SB-14-F	County 8	Sava property. 5.0 acres into 1 lot with variance for easements
5-SC-14-F	City 3	Bojangles. 1.6 acres into 1 lot w/variances for easements
5-SD-14-F	County 6	Broome and Kehne. 5.1 acres into 3 lots w/variances for frontage
5-SE-14-F	County 7	Gordan and Shannon Treece property. 4.4 acres into 3 lots
5-SF-14-F	County 4	Kelly Milam property. 1.3 acres into 1 lot w/variances for JPE, grade
6-SA-14-F	County 6	J. and D. McMillin property. 6.2 acres into 2 lots w/variances for ROW, easements
6-SB-14-F	City 4	Haws Kenyon St. property. 0.2 acre into 1 lot w/variance for easements, remainder
6-SC-14-F	City 1	B. and C. Green property. 0.1 acre into 1 lot w/variances for ROW, radius, easement
6-SD-14-F	County 6	Cascade Villas, Phase 3A. 0.3 acre into 3 lots
6-SE-14-F	County 6	Hunters Way. 10.4 acres into 40 lots
6-SF-14-F	County 7	Vista Hills. 0.3 acre into 1 lot w/variance for easement
6-SG-14-F	City 2	LKM Properties. 1.5 acres into 1 lot w/variances for radius, easements
6-SH-14-F	City 1	C.M. Ford Add. 0.5 acre into 1 lot w/variances for ROW
6-SI-14-F	City 6	Dameron's Add. 0.6 acre into 1 lot w/variances for ROW, radius, easement
6-SJ-14-F	City 2	Northshore TC, Phase II. 19.6 acres into 4 lots
6-SK-14-F	City 4	Roberts S/D. 0.7 acre into 3 lots
6-SL-14-F	City 5	Springdale Development. 15.1 acre into 3 lots w/variance for easements
6-SM-14-F	County 6	Tippit Village, Unit 2. 0.4 acre into 2 lots
6-SN-14-F	County 7	O.T. Tindell Farm. 3.7 acres into 2 lots w/variance for ROW
6-SO-14-F	County 4	Donald Johnstone property. 11.6 acres into 1 lot w/variances for JPE
6-SP-14-F	City 6	Walnut Parking Inv. WITHDRAWN

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Subdivision Regulations Amendments

Case No.	Jurisdiction	Request	Action

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
1-F-14-RZ	City 2	H.E. Christenberry. 4.8 acres on Kingston Pk, from R-1 to RP-1<5.6 dua	MPC recommended approval Council DENIED
4-A-14-RZ	County 8	Cynthia Young. 0.5 acres on Mascot Rd, from A to RA	MPC recommended approval Commission approved
4-B-14-RZ	County 6	W. Clabaugh. 1.1 acres on Ball Rd from A to RA	MPC recommended approval Commission approved
4-C-14-RZ	County 7	Rufus Smith. 25.2 acres on Dry Gap Rd & Beaver Creek Dr from A to PR<5 dua	MPC recommended approval Commission approved
4-D-14-RZ	City 5	Emerald Youth. 0.5 acres on Emerald Ave, from R-1/IH-1 & R-2/IH-1 to C-3/IH-1	MPC recommended approval Council approved
4-E-14-RZ	County 4	Dora Hercules. 0.6 acres on Bluegrass Rd, from A to RA	MPC recommended approval Commission approved
4-F-14-RZ	City 1	American Campus. 1.4 acres on Forest Ave, from C-1, O-2 & I-2 to RP-3<60dua	MPC recommended approval Council approved
4-G-14-RZ	City 5	Signal Mountain. 3.4 acres on Fennell Road, from RP-1<16dua to C-6	MPC recommended approval Council approved
4-H-14-RZ	City 2	McDonalds. 1.0 acre on Cedar Bluff Rd, from PC-1 to C-3	MPC recommended approval Council approved
4-I-14-RZ	City 3	Ray Huffaker. 6.1 acres on Callahan Road, from A-1 & R-2 to C-4 for 750 ft from ROW	MPC recommended approval Council approved
4-J-14-RZ	City 5	Tanasi Girl Scouts. 39.3 acres on Merchant Dr from A-1 to RP-1<4dua	MPC recommended approval Council postponed to August
4-K-14-RZ	City 6	Anthony Capiello. 0.1 acre on Henley Street from R-3/D-1 to C-2/D-1	MPC recommended approval Council approved
4-L-14-RZ	City 6	Dale Thompson. 0.3 acres on Keith Ave, from R-1A to C-3	MPC recommended approval Council approved
4-M-14-RZ	City 2	City Council. 10.1 acres on Thunderhead Rd, from OS-2 & TC-1 to RP-3<246 du	MPC recommended approval Council approved
5-A-14-RZ	County 8	J. Allen Morgan. 2.3 acres on Shipetown Rd, from A to CN	MPC recommended approval Commission approved
5-B-14-RZ	County 6	Brightland, LLC. 1.4 acres on Middlebrook Pk, from RA to OB	MPC recommended approval Commission approved
5-C-14-RZ	County 6	Philip Garrett. 12 acres on Schaeffer Rd, from BP/TO to PR<8.5 dua/TO	MPC recommended approval Commission will consider in July
5-D-14-RZ	County 8	Willis and Cornell. 1.1 acres on Tazewell Pk, from A to CA	MPC recommended approval Commission approved
5-E-14-RZ	County 6	Scott Lee Goebel. 62.6 acres on Snyder Rd, from A & A/TO to PR<5.7dua/TO	MPC recommended approval Commission approved
5-F-14-RZ	City 6	JHD, LLC. 1.3 acres on Jackson Ave in the Old City from I-3/D-1 to C-2/D-1	MPC recommended approval Council approved
5-G-14-RZ	County 8	Ramsey House. 3.4 acres on Gov. John Sevier Hwy from A/HZ to CA	MPC recommended PC Commission approved CA
5-H-14-RZ	County 5	Volunteer Development. 18.3 acres on Westland Dr from A to PR<5dua	MPC recommended PR<3dua Commission will consider in July
5-I-14-RZ	County 5	Volunteer Development. 6.0 acres on Ebenezer Rd from A to PR<5dua	MPC recommended PR<5dua Commission will consider in July
5-J-14-RZ	City 5	City of Knoxville. 0.4 acres on New York Ave from R-1A/IH-1 to O-1/IH-1	MPC recommended approval Council approved

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5-K-14-RZ	City 5	City of Knoxville. 2.9 acres on Central Avenue Pike from No Zone to C-4	MPC recommended approval Council approved
5-L-14-RZ	City 2	City of Knoxville. 3.6 acres on Kingston Pk from No Zone to C-4	MPC recommended approval Council approved
5-M-14-RZ	City 4	City of Knoxville. 4.6 acres on Brakebill Rd from No Zone to C-4 or C-6	MPC recommended C-6 Council approved
5-N-14-RZ	City 6	KCDC. 3.8 acres on McConnell St from R-1 and C-3 to R-2	MPC recommended approval Council approved
6-A-14-RZ	County 6	Southland Group. 1.0 acre on W. Emory Rd from A to PR<5dua	MPC recommended approval
6-B-14-RZ	County 9	Patrick Tracy. 3.4 acres on Maryville Pike from A & RB to CA	MPC denied
6-C-14-RZ	County 5	Rivers, Lakes, Mountains, Valleys Trust. 67.4 acres on Thistledown from PR to A	MPC recommended approval
6-D-14-RZ	County 3	Ron Worley. 0.6 acre on Dutchtown Road from RA to CN	MPC recommended approval

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Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
5-H-13-UR	City 2	Flournoy Development. 246 apartments on 10.1 acres in Northshore TC in RP-3 zone	MPC postponed
4-B-14-UR	City 2	The Cape at Rocky Hill. 4.8 acres on Northshore Dr into 12 lots in RP-1 zone	MPC approved
4-C-14-UR	City 2	First Tennessee Bank. Branch bank building on Town Center Blvd in Northshore TC in PC-1 zone	MPC approved
7-A-13-UR	City 2	Southland Engineering. 2.2 acres on Deane Hill Dr into 22 attached dwelling units in RP-1 zone	MPC Tabled
5-B-14-UR	City 2	Historic Sherrill House. Restoration of historic house into office on 0.8 acres on Kingston Pike in PC-1/H-1	MPC approved
6-A-14-UR	County 7	Calla Crossing. 23.2 acres on E. Beaver Creek Dr into 49 lots in PR zone	MPC approved
6-C-14-UR	County 6	HMH Development. A revised plan reducing peripheral boundary to 25 ft in PR zone	MPC approved
6-E-14-UR	County 5	Volunteer – Ebenezer. 6.0 acres on Ebenezer Rd into 29 lots in PR zone	MPC postponed
6-F-14-UR	County 5	Volunteer – Westland. 18.3 acres on Westland Dr into 62 lots in PR zone	MPC postponed
6-G-14-UR	City 2	Plantation Oaks. A revised plan for 8.5 acres on Gallaher View Rd into 25 lots in RP-1 zone	MPC approved
6-H-14-UR	County 5	8509 Nubbin Ridge. 9.8 acres on Nubbin Ridge Rd into 37 lots in PR zone	MPC approved
6-J-14-UR	City 1	American Campus. Parking lot for residents on Forest Ave in RP-3 zone	MPC approved
6-K-14-UR	County 9	Strategic Holdings. 87 apartments on 20.1 acres on Cherokee Trail in PR zone	MPC approved
6-L-14-UR	City 1	UT Research Foundation. Office building on Alcoa Hwy in BP-1 zone	MPC approved

8 City, 6 Balance of County

Quarterly Report MPC ACTIONS 2nd Quarter – 2014

Zoning – Uses on Review

Case No.	Jurisdiction	Request	Action
3-A-14-UR	City 6	AT&T Wireless. 125 ft monopole telecommunications tower on Beamon Lake Rd in RP-1 zone	MPC approved
4-A-14-UR	City 4	Slavic Gospel Church. Parking lot in R-1 zone	MPC approved
5-A-14-UR	City 4	Chris Vollmer. Home occupation for tax preparation service in R-1 zone	MPC approved
5-C-14-UR	County 8	New Cingular Wireless. 141 ft monopole telecommunications tower on Asheville Hwy in A zone	MPC approved
6-B-14-UR	City 2	Presbyterian Homes. Nursing home expansion on Middlebrook Pk in R-2 zone	MPC approved
6-D-14-UR	City 6	Anthony Capiello. Covered parking and roof deck on Henley St. in C-2 zone	MPC approved
6-I-14-UR	City 2	Shepherd of the Hills Church. Child day care center (40 children) on Sherrill Blvd in C-6 zone	MPC approved

6 City, 1 Balance of County

Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
10-B-13-OA	City	Amendments regarding sign regulations	MPC postponed in June
12-B-13-OA	City	Amendment regarding group living facilities	MPC postponed in June
4-A-14-OA	City	Amendments regarding day care facilities	MPC postponed in June

Alley and Street Closures

Case No.	Jurisdiction	Request	Action
4-A-14-SC	City 3	City of Knoxville. Cora Street from Morris Street to terminus	MPC recommended approval Council approved
4-B-14-SC	City 4	Christopher Pease. Abilene Place from 6 th Ave to terminus	MPC recommended approval Council approved

Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action

134 Action Items in Quarter
[131 items in last quarter, 108 action items in 2nd Qtr 2013]