



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

**SECOND QUARTER 2015: APRIL-JUNE**

Knoxville/Knox County Metropolitan Planning Commission  
August 5, 2015

## SUMMARY OF MPC ACTIONS

Case Type	City Districts	County Districts	City & County Districts	Total
Ordinance amendments	5	1	0	6
Plan amendments	3	2	2	7
Zoning	9	6	1	16
Right-of-way closures	2	0	0	2
Street or subdivision name changes	1	0	0	1
Concept plans	0	3	0	3
Final plats	11	13	0	24
Uses on review	8	13	0	21
Other business	4	0	4	8
All cases, 2 <sup>nd</sup> quarter 2015	43	38	7	88
All cases, 1 <sup>st</sup> quarter 2015	46	55	0	101
All cases, 2 <sup>nd</sup> quarter last 2014	69	58	1	128

**ORDINANCE AMENDMENTS**

<b>File No.</b>	<b>Applicant</b>	<b>Request</b>	<b>District</b>	<b>MPC Action</b>	<b>City/County Action</b>
10-B-13-OA	Metropolitan Planning Commission	Re. sign regulations	All districts	Approved	Approved
4-A-15-OA	Knox County Commission	Re. off-street parking lot layout, construction, maintenance	All districts	Approved	Approved
4-B-15-OA	Knoxville City Council	Re. delay and issuance of permits for historically significant structures	All districts	Approved	Approved
4-C-15-OA	Knoxville City Council	Re. review of demolition of residential structures built before 1865 and demolition delay	All districts	Approved	Approved
5-A-15-OA	City of Knoxville	Re. changes to Form Based Code to add definitions related to existing structures		Approved	Approved
5-B-15-OA	City of Knoxville	Re. definition of Urban Agriculture uses and supplementary regulations	All districts	Approved	Approved

## PLAN AMENDMENTS

### Sector Plan Amendments

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
2-C-15-SP	Barbara Hooper	From LDR to MDR	Multi-dwelling attached development	5.5 ac	Wilson Rd	City 5	Denied	--
4-A-15-SP	Zakirhusain G Shaikh						Withdrawn	--
4-B-15-SP	Harrison Construction	From LI to HI	Asphalt or concrete batch plant	4.9 ac	Rutledge Pk	City 4	Approved	Approved
4-C-15-SP	Metropolitan Planning Commission	Northwest City Sector Plan Amendment				City 2, 3, 5, 6 and County 6, 7	Approved	Approved
5-A-15-SP	J. Ed Campbell	From TP to O	Apartments or any use permitted	8 ac	Greystone Summit Dr	County 6	Approved	Approved
5-B-15-SP	First Knox Realty	From MDR to HDR	Multi-dwelling attached development	13.36 ac	Snyder Rd	County 6	Denied	--

### City One Year Plan Amendments

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
1-B-15-PA	Patrick McInturff	From GC to CBD	Commercial development	11200 sf	N Broadway	City 4	Withdrawn	--

## ZONING

File No.	Applicant	Request	Use	Size	Location	District	MPC Action	City/County Action
1-B-15-RZ	Patrick McInturff	From C-3 to C-2	Commercial development	11200 sf	N Broadway	City 4	Withdrawn	--
2-D-15-RZ	Barbara Hooper	From RP-1 (5 du/ac) to RP-1 (16 du/ac)	Multi-dwelling attached development	5.5 ac	Wilson Rd	City 5	Denied	--
3-D-15-RZ	Schaad Properties	From C-3 to C-4	Any use permitted in C-4 zone	5.3 ac	Kingston Pk	City 2	Withdrawn	--
4-A-15-RZ	Zakirhusain G Shaikh	From A & OS-1 to RA & R-1	Duplexes	1.62 ac	Foxvue Rd	City 2 / County 3	Recomm. approval	Approved
4-B-15-RZ	Harrison Construction	From I-3 to I-4	Asphalt or concrete batch plant	4.9 ac	Rutledge Pk	City 4	Recomm. approval	Approved
4-J-14-RZ	Tanasi Girl Scout Council	From A-1 & C-1 to RP-1	Residential development	39.3 ac	Merchant Dr	City 5	Tabled	Other
5-A-15-RZ	Hal Ngo	From I-2 to I-3	Excavating company	5.03 ac	Shangri-La Dr	City 4	Recomm. approval	Approved
5-B-15-RZ	Brandon Barrett	From A/TO to PC/TO	Zaxby's restaurant	2.3 ac	Hardin Valley Rd	County 6	Recomm. approval	Approved
5-C-15-RZ	Christopher D Bush	From A to RA	Residential development	0.8 ac	Forrester Rd	County 7	Recomm. approval	Approved
5-D-15-RZ	J Ed Campbell	From BP/TO to OB /TO	Apartments or any use permitted	8 ac	Greystone Summit Dr	County 6	Recomm. approval	Approved
6-A-15-RZ	Comfort Hotel	From C-4 to O-3	Assisted living facility	1.85 ac	Kingston Pk	City 2	Recomm. approval	Postponed
6-B-15-RZ	J Daniel Smith	From I-2/D-1 to C-2/D-1	Mixed use commercial and residential	0.14 ac	S Central St	City 6	Recomm. approval	Approved
6-C-15-RZ	Steven E & George Anne Clabough	From I-2 to C-6	Real estate office	0.3 ac	Middlebrook Pk	City 3	Recomm. approval	Approved
6-D-15-RZ	Linda Flynn	From A to RA	Residential development	0.5 ac	E Governor John Sevier Hwy	County 9	Recomm. approval	Approved
6-E-15-RZ	Bayless E Biles III	From A to PR	Four to five duplexes	2.31 ac	W Beaver Creek Dr	County 6	Recomm. approval	Approved
6-F-15-RZ	Huber Properties	From A to PR	Residential development	9.8 ac	Harvey Rd	County 5	Recomm. approval	Postponed

**ALLEY AND STREET CLOSURES**

<b>File No.</b>	<b>Applicant</b>	<b>Request</b>	<b>District</b>	<b>MPC Action</b>	<b>City/County Action</b>
6-A-15-AC	City of Knoxville	Unnamed alley	City 6	Recommended approval	Approved
6-B-15-AC	Kenn Davin	Unnamed alley	City 6	Recommended approval	Approved

**STREET AND SUBDIVISION NAME CHANGES**

<b>File No.</b>	<b>Applicant</b>	<b>Request</b>	<b>District</b>	<b>MPC Action</b>	<b>City/County Action</b>
6-A-15-SNC	David Williams	From Riley Dr to Charles Newman Dr	City 2	Approved	Referred to Public Property Naming Committee

**SUBDIVISIONS - NEW OR REVISED CONCEPT PLANS**

<b>File No.</b>	<b>Applicant</b>	<b>Subdivision</b>	<b>Use</b>	<b>Lots</b>	<b>Zoning</b>	<b>Size</b>	<b>Location</b>	<b>District</b>	<b>MPC Action</b>
4-SA-15-C	Country Homes Site Development	Hensley Estates	Detached dwellings	10	PR & TO	8.69 ac	Coward Mill Rd	County 6	Approved
4-SB-15-C	Eric Moseley	Beals Creek	Detached dwellings	54	PR	18.11 ac	Mourfield Rd	County 5	Approved
4-SC-15-C	EJM Properties	Hardin Valley Ridge	Detached dwellings	38	PR	9.77 ac	Dogwood Rd	County 6	Approved

**SUBDIVISIONS - FINAL PLATS APPROVED**

File No.	Applicant	Subdivision	Lots	Zoning	Size	Location	District
4-SB-15-F	Boyers Survey Company	Mascot Resub Lots 21-21R	1			Tipple Dr	County 8
4-SD-15-F	NTC Enterprise	Beau Monde Phase 2 Resub Lots 10-17	7	TC-1	1.63 ac	Clingmans Dome Dr	City 6
4-SE-15-F	Charles & Linda Cox	Charles & Linda Cox Property	5	RB & A	5.21 ac	W Beaver Creek Dr	County 6
4-SF-15-F	Benchmark Associates	Creekside Manor Phase I	69	PR	28.4 ac	Hickory Creek Rd	County 6
4-SG-15-F	Robert G Campbell & Assoc	Ron & Reba Kennedy Property	1	C-3	21666 sf	Cooper St	City 6
4-SH-15-F	Miller Land Surveying	B H Sprankle Addition Resub part of Lots 5-6	1	C-3	0.22 ac	Homberg Dr	City 2
4-SI-15-F	JMB Investment Company	JMB Investments	1	C-3	30021 sf	Broadway	City 4
5-SA-15-F	Scott Holtzman	Resub Scott Holtzman Property	2	RB	3.55 ac	Harris Rd	County 8
5-SB-15-F	Tim Howell	Farmington	3	RA	7.132 ac	Bishops Bridge Rd	County 4
5-SC-15-F	Cascade Falls	Cascade Villas Phases 3B-3C	8	PR	1.38 ac	Tumbled Stone Way	County 6
5-SD-15-F	Roth Land Surveying	Resub Boys Club of America	1	R-2	5.65 ac	E Baxter Ave	City 4
5-SE-15-F	Roth Land Surveying	Resub Bright Property	3	A	14.08 ac	McCloud Rd	County 7
5-SF-15-F	Urban Engineering	Ingles Markets Resub part of Lot 1	3	C-6	34.29 ac	E Emory Rd	City 5
5-SG-15-F	Hinds Surveying	West Lonsdale Addition	1	C-3	36082 sf	Western Ave	City 5
5-SI-15-F	Hinds Surveying	University Add to Knox Resub Lot 50 & part of 51	1	R-1A	11628 sf	Armstrong Ave	City 3
5-SJ-15-F	Jim Sullivan	Brandywine at Turkey Creek Resub Lots 27-30	4	PR	0.575 ac	Woodhollow Ln	County 6
5-SL-15-F	Lynch Surveys	Westland Place	20	R-1	8.954 ac	Morrell Rd	City 2
6-SA-15-F	Southland Engineering	Hidden Meadows Phase II Unit 3	44	PR	19.58 ac	Garrison Dr	County 6
6-SB-15-F	Roth Land Surveying	Elkins Property	3	A	4.23 ac	Jim Wolfe Rd	County 8
6-SC-15-F	W Boyd Lonas	Black Forest	35	PR	35.11 ac	Black Rd	County 6
6-SD-15-F	Sterling Engineering	Wildwood Gardens Resub Lots 7-10	5	RA	1.936 ac	Liverpool Ln	County 9
6-SE-15-F	Hinds Surveying	Brenda Cassell Property	1	A	2 ac	Thorn Grove Pk	County 8
6-SF-15-F	CEC	Sanders/Ohlgren Property	1	C-2 & D-1	0.89 ac	W Jackson Ave	City 6
6-SG-15-F	Robert G Campbell & Assoc	Efficient Energy of Tennessee	1	C-4	7.86 ac	Old Callahan Dr	City 3



## USES ON REVIEW

File No.	Applicant	Request	Zoning	Size	Location	District	MPC Action
12-A-14-UR	UT Research Foundation	Cherokee Farm Master Plan/Development Guidelines	BP-1	166.93 ac	Alcoa Hwy	City 1	Approved
3-D-15-UR	The Mulch Company Knoxville	Commercial mulching	A	3.37 ac	S Northshore Dr	County 4	Withdrawn
4-A-15-UR	Country Homes Site Development	Detached residential development	PR & TO	8.69 ac	Coward Mill Rd	County 6	Approved
4-B-15-UR	Mead Montessori School	Private school	RP-1 & H-1	1.53 ac	Bafford Pl	City 1	Approved
4-D-15-UR	EJM Properties	Detached residential development	PR	9.77 ac	Dogwood Rd	County 6	Approved
4-E-15-UR	Bob Alcorn Architect	Covered patio with outdoor seating	PC-2	7.3 ac	Kingston Pk	City 2	Approved
4-F-15-UR	Johnson Architecture	Building additions and parking lot expansion	PC/TO & CB/TO	17.85 ac	Cogdill Rd	County 6	Approved
4-G-15-UR	TDK Construction Company	Multi-dwelling residential development	PR	16.828 ac	W Emory Rd	County 7	Approved
4-H-15-UR	JMB Investment Company	Dollar General store	PC	1.33 ac	Circle Oak Dr	County 9	Approved
5-D-15-UR	USPG Portfolio Five	Revised development plan	SC	24.51 ac	Norris Fwy	County 7	Approved
2-C-15-UR	J D Eddlemon & Henry J Bright	R&D and office	BP/TO	2.2 ac	Schaeffer Rd	County 6	Approved
4-C-15-UR	Eric Moseley	Detached residential development	PR	18.11 ac	Mourfield Rd	County 5	Approved
5-E-15-UR	Partners V	Commercial development, grading plan	PC/TO & PR/TO	7 ac	Lovell Rd	County 6	Approved
6-A-15-UR	Jesse Hurley	Reduction of periphery boundary setback	PR	0.7 ac	Cascade Meadows Way	County 7	Approved
6-B-15-UR	Damon A Falconnier	Child day care center	C-6	3.68 ac	Harriett Tubman St	City 6	Approved
6-C-15-UR	Joseph Candlish	Bed and breakfast inn	R-1A/H-1	12650 sf	E Glenwood Ave	City 4	Approved
6-D-15-UR	Brandon Barrett	Zaxby's restaurant	PC/TO	2.453 ac	Hardin Valley Rd	County 6	Approved
6-E-15-UR	Flagship Group	Office and light manufacturing	PC/TO	2.5 ac	Discovery Ln	County 6	Approved
6-F-15-UR	Cynthia Davis	Child day care center	R-1	0.4 ac	Kim Watt Dr	City 6	Approved
6-H-15-UR	Land Development Solutions	Emergency power facility for hospital	O-1	2.31 ac	Laurel Ave	City 1	Approved
6-I-15-UR	Knoxville Habitat for Humanity	Reduction of front yard setback	RP-1		White Chapel Ln	City 6	Approved

**OTHER BUSINESS**

<b>File No.</b>	<b>Applicant</b>	<b>Request</b>	<b>District</b>	<b>MPC Action</b>	<b>City/County Action</b>
4-A-15-OB	Maddox Property Management & Sales	Similar use determination in SC-3 zoning district	City 3	Withdrawn	--
4-B-15-OB	Metropolitan Planning Commission	Historic Preservation Annual Report 2014	All districts	Approved	--
4-C-15-OB	Metropolitan Planning Commission	Bylaws of Metropolitan Planning Commission	All districts	Approved	--
4-D-15-OB	Eric Moseley	One year extension of concept plan for Fox Creek Subdivision	City 2	Approved	--
5-A-15-OB	City of Knoxville	City of Knoxville FY 2016-2021 Capital Improvements Program	All districts	Approved	Approved
5-B-15-OB	Metropolitan Planning Commission	MPC FY 2015-2016 Budget	All districts	Approved	--
5-C-15-OB	City of Knoxville Law Department	Amendment to MPC Administrative Rules and Procedures re. fee schedule	All districts	Approved	--
5-D-15-OB	Metropolitan Planning Commission	Purchase of computers	All districts	Approved	--