



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

**THIRD QUARTER 2011: JULY-SEPTEMBER**

Knoxville/Knox County Metropolitan Planning Commission  
October 7, 2011



Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
6-D-11-OB	County	Report of the County Storm Water Ordinance Review Committee	MPC accepted
8-A-11-SAP	City/County	South City Sector Plan Update	MPC adopted

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
6-A-11-SP	County 6	Change from LI to HI north of 1-40 and west of Pellissippi Parkway	MPC adopted in July Commission approved August
6-H-06-SP	County 5	Change from LDR to O at Westland and Pellissippi Parkway (I-140)	MPC adopted in September
7-A-11-SP	County 8	Change from AG/RR to RC at Norris Freeway and Raccoon Valley Dr	MPC adopted in July Commission approved August
7-B-11-SP	City 5	Change from LI to C along Western Ave	MPC adopted Council approved
7-C-11-SP	City 6	Change from LI and LDR to HI near Riverside and Goforth	MPC adopted Council approved
8-B-08-SP	County 6	Change from LDR to C along Central Ave Pike	Withdrawn by applicant
8-A-11-SP	County 6	Change from TP to O at Solway Rd and Greystone Summit Dr	MPC adopted County approved September

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-11-PA	City 5	City One Year Plan Amendment from LI to GC along Western Ave	MPC adopted Council approved
7-B-11-PA	City 6	City One Year Plan Amendment from HI, O, and LDR to HI near Riverside and Goforth	MPC adopted Council approved

Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

Subdivision Regulations – New or Revised Concept Plans - Residential

Case No.	Jurisdiction	Request	Action
7-SA-11-C	City 2	Fox Creek, Phase II, a revised concept plan with 74 lots on 31.7 acres (2.3 dua)	MPC approved in August
8-SA-11-C	County 5	Beacon Park, a concept plan with 820 dwelling units (385 lots) on 381 developable acres (2.2 dua)	MPC approved
1-SG-08-C	County 5	Butler Homes on Gleason Drive on 12.41 acres	Removed from table and withdrawn in September

Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action
11-SJ-08-C	County 7	Willow Fork, Maynardville Hwy at Quarry	MPC tabled in September

Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action
7-A-11-OB	County 9	South Creek, Unit 2; a time extension for a subdivision with case no. 7-SC-07-C	MPC approved
8-A-11-OB	County 7	8126 Greenwell Road; a time extension for a subdivision with case no. 12-SA-07-C	MPC approved
8-B-11-OB	City 5	Alpine Meadow, Unit 5B; a time extension for a subdivision with case no. 8-SB-09-C	MPC approved

Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
8-SB-08-F	City 1	Henry Davenport farm. Removed from table and withdrawn by applicant
11-SO-08-F	County 6	Hardin Valley Crown Ctr. Removed from table and withdrawn by applicant
12-SH-08-F	County 8	Hart property. Removed from table and withdrawn by applicant
8-SC-09-F	County 8	Wyrick property. Removed from table and withdrawn by applicant
7-SA-11-F	County 9	Taylor's Land. 4.2 acres into 1 lot
7-SB-11-F	County 7	Tommy Johnson. 2.7 acres into 3 lots
7-SC-11-F	City 6	Fairview, Moses Addition. 1 lot w/variance for ROW
7-SD-11-F	County 7	Leach property. 1.8 acres into 1 lot
7-SE-11-F	City 1	New Prospect Cemetery. 2.5 acres into 2 lots w/variances for ROW and easements
7-SF-11-F	County 8	Gordon Carroll. 4 acres into 2 lots w/variance for easements
7-SG-11-F	County 8	Myers and Nease property. 111.4 acres into 4 lots
7-SH-11-F	City 6	Swan and Mabry Addition. 1 lot w/variances for easements
7-SI-11-F	City 6	Maplehurst Properties. 1 lot w/variances for easements
7-SJ-11-F	City 5	Forest Park. 1 lot w/variances for easement
7-SK-11-F	City 4	Keeners Heights. 1 lot w/variances for easements
7-SL-11-F	County 8	Dunlap property. 46 acres into 5 lots
7-SM-11-F	County 8	Daniels property. 2.8 acres into 2 lots w/variance for easement
7-SN-11-F	County 8	Justice property. 5.9 acres into 3 lots
7-SO-11-F	City 2	Miller and Webb Addition. 5.6 acres into 2 lots w/variance for ROW
7-SP-11-F	City 6	State Street property. 1 lot w/variances for ROW, radius and easements
8-SA-11-F	County 6	Sands property. 1 lot w/variance for ROW. Postponed
8-SB-11-F	County 9	Burnett property. 7.2 acres into 5 lots.
8-SC-11-F	County 8	Wilma Jordan property. 1 lot w/variances for ROW and easements
8-SD-11-F	City 2	Westmoreland Heights. 1 lot w/variance for easement
8-SE-11-F	County 8	Paper Solutions property. 8 acres into 2 lots w/variance for radius
8-SF-11-F	City 3	Towe property. 9 acres into 2 lots w/variance for easement
8-SG-11-F	City 6	Mac Realty property. 1 lot w/variance for easement
8-SH-11-F	City 4	North Hills. 0.4 acres into 1 lot w/variances fro ROW and easement
8-SI-11-F	City 6	Old City. 0.2 acres into 1 lot w/variances for ROW and easement
8-SJ-11-F	City 2	Kingston Center. 0.6 acres into 1 lot w/variance for easement. Withdrawn
10-SQ-08-F	City 2	Davin and Sturm resubdivision. WITHDRAWN
11-SP-08-F	County 8	Leconte Vista. WITHDRAWN
8-SA-11-F	County 6	Timothy Sands property. 0.7 acres into 2 lots.
9-SA-11-F	County 8	Flanigan and Everett property. 21.8 acres into 4 lots.
9-SB-11-F	City 6	Maplehurst Park. 1 lot w/variances for ROW, easements, radius, and area.
9-SE-11-F	County 5	Cascade Falls, Phase 2. Resubdivision of 3 lots.
9-SG-11-F	County 4	Roberts property. 5.9 acres into 3 lots.
9-SH-11-F	County 6	Vinings Park. Resubdivision of 3.1 acres into 10 lots.
9-SI-11-F	City 6	Mountain View Auditorium. 1 lots w/variances for easements and ROW.
9-SJ-11-F	City 3	Moss Creek Villas replat of lot 198R. Withdrawn
9-SK-11-F	County 7	St. Mary's Health System resubdivision. Withdrawn

Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
6-B-11-RZ	County 6	Rezoning 11.6 acres north of 1-40 and west of Pellissippi from RA/TO and CB/TO to I/TO	MPC recommended approval on 4.8 acres in July Commission approved – Aug
7-A-11-RZ	County 8	Rezoning 2.5 acres at Norris Freeway and Raccoon Valley Dr from A to CR	MPC recommended approval Commission approved – Aug
7-B-11-RZ	County 5	Rezoning 1.1 acres on Flickenger Ln from CA to OB	MPC recommended approval Commission approved – Aug
7-C-11-RZ	City 5	Rezoning 1.7 acres on Western Ave from I-2 to C-4	MPC recommended approval Council approved – August
7-D-11-RZ	City 3	Rezoning 0.9 acres on Francis Rd from A-1 to R-1	MPC recommended approval Council approved – August
7-E-11-RZ	County 6	Rezoning 1.8 acres on Andes Rd from A to RA	MPC recommended approval Commission approved – Aug
7-F-11-RZ	County 8	Rezoning 1.7 acres on Foust Drive near Mascot from A to RA	MPC recommended approval Commission approved - Aug
7-G-11-RZ	City 6	Rezoning 15.4 acres at Riverside Drive and Goforth Ave from I-2, I-4, and R-1 to I-4	MPC recommended approval Council approved – August
8-E-08-RZ	County 6	Rezoning 0.6 acres on Central Ave Pike from RB to CB	Withdrawn by applicant
3-B-10-RZ	City 4	Rezoning 0.4 acres on McIntyre Rd from R-1 to RP-1	Withdrawn by applicant
8-A-11-RZ	County 6	Rezoning 0.2 acres on Clinton Hwy from A to CA	MPC recommended approval Commission approved – Sept
8-B-11-RZ	County 6	Rezoning 32 acres at Solway Rd and Greystone Summit Dr from BP/TO to OB/TO	MPC recommended approval Commission approved - Sept
8-C-11-RZ	County 6	Rezoning 1 acre on Yarnell Rd from A/TO to RA/TO	MPC recommended approval Commission approved - Sept
8-D-11-RZ	City 6	Rezoning 0.1 acres on Broadway from C-3 to C-2	MPC DENIED. Appealed to Council. Council upheld MPC
8-E-11-RZ	City 6	Rezoning 0.4 acres on S. Central St from C-3/D-1 to C-2/D-1	MPC recommended approval Council approved - Sept
6-S-06-RZ	County 5	Rezoning 3.8 acres near Westland & I-140 from PR to CA	MPC recommended approval
9-A-11-RZ	County 6	Rezoning 10 acres on Dutchtown Rd from CB/TO to CB	Postponed
9-B-11-RZ	County 6	Rezoning 8.1 acres at Greenland and Hardin Valley from PC/TO to OB/TO	MPC recommended approval
9-C-11-RZ	City 4	Rezoning 0.6 acres on Hall of Fame from I-2 to C-3	MPC recommended approval
9-D-11-RZ	County 8	Rezoning 4 acres on Huckleberry Lane from A to OB.	MPC recommended approval
9-E-11-RZ	City 2	Rezoning 28.3 acres at Lakeshore Park from O-2 to OS-2.	MPC recommended approval

Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
7-C-11-UR	City 2	Fox Creek, Phase II, a revised concept plan with 74 lots on 31.7 acres (2.3 dua)	MPC approved in August
11-H-08-UR	County 7	Willow Fork, Maynardville Hwy at Quarry	MPC tabled in September

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 district	Postponed
7-A-11-UR	County 6	Adult day care center on Oak Ridge Highway near Karns in CA zone district	MPC approved
7-B-11-UR	City 6	Nursing home addition district on Holston Hills Road in R-1 zone	MPC approved
7-D-11-UR	County 6	Metal salvage yard near Cogdill Road west of Pellissippi Parkway in HI zone district	Postponed. MPC approved in August
7-E-11-UR	County 6	Office / Warehouse on Valley Vista Dr in Hardin Valley in PC zone	MPC approved
8-A-11-UR	County 9	Telecommunications Tower on Kimberlin Heights Rd in A zone	Postponed. MPC approved in September
8-B-11-UR	County 5	Assisted Living Facility on Canton Hollow Rd and Flickenger Ln in OB zone	MPC approved
8-C-11-UR	County 4	Pavilion and Event Facility on Hunter Valley Ln in T zone	Postponed. MPC approved in September
8-D-11-UR	City 5	Home occupation on Haynes-Sterchi Rd in R-1 zone district	MPC approved
4-F-08-UR	City 5	Day care facility on Merchant Drive in R-1 and R-2 zone district	Withdrawn
11-A-10-UR	County 6	Sign plan for business park in PC zone district on Hardin Valley	MPC approved
9-A-11-UR	County 6	Harrison Springs. Peripheral boundary reduction in PR zone district from 35 feet to 20 feet.	MPC approved
9-B-11-UR	County 6	Private school in OC zone district on Harold Duncan Way	MPC approved
9-C-11-UR	City 3	Moss Creek Villas. Reduction of side yard setback in RP-1 zone district on Maple Branch Lane	Withdrawn
9-D-11-UR	City 3	Medical facility in R-2 zone district on Middlebrook Pike	MPC approved

Quarterly Summary  
MPC ACTIONS  
3<sup>rd</sup> Quarter – 2011

**Zoning Ordinance Amendments**

Case No.	Jurisdiction	Request	Action
7-A-11-OA	City	Amendments to TO zone district	MPC recommended approval City approved – August
8-A-11-OA	City	Amendments to Mechanicsville H-I Design Guidelines	MPC recommended approval City approved - September
8-B-11-OA	County	Amendments regarding domestic chickens	MPC recommended no amendment to zoning ord.

**Alley and Street Closures**

Case No.	Jurisdiction	Request	Action
5-A-11-SC	City 2	Mann Street	MPC recommended approval in July, City approved August
1-C-08-SC	City 4	Frazier Street	Withdrawn by Applicant – July
8-A-11-SC	City 4	Gratz Street	MPC Recommended approval City approved September
1-A-11-SC	City 3	Amherst Road near Piney Grove	Withdrawn by applicant - September

**Street and Subdivision Name Changes**

Case No.	Jurisdiction	Request	Action
8-A-11-SNC	City 2	Unnamed to Solution Way on UT campus	MPC recommended approval City approved September

**Other Business**

Case No.	Jurisdiction	Request	Action
7-B-11-OB	City/County	Revisions to Tech Corridor Design Guidelines	Postponed. MPC approved in August. City approved September.
8-C-11-OB	MPC	Consideration of an unitemized payment in excess of \$10,000	MPC approved
9-A-11-OB	City	Determination of activity center/marketing facility as an allowed use in SC-1 zone	MPC approved