

KNOXVILLE • KNOX COUNTY



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

THIRD QUARTER 2013: JULY-SEPTEMBER

Knoxville/Knox County Metropolitan Planning Commission
September 30, 2013

Quarterly Report
MPC ACTIONS
3rd Quarter – 2013

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
6-A-13-SP	County 5	Choto Partners. 2.5 acres on Plum Creek Dr. in the Boxwood Hills S/D from LDR to HDR	Postponed
7-A-13-SP	City 4	Richard Rackley. 6.5 acres on Tazewell Pk from CI to O	MPC adopted Council approved
7-B-13-SP	County 6	Baldonado Corp. 2.4 acres on Hardin Valley Rd from BP/TO to CA/TO	MPC adopted Commission approved
7-C-13-SP	County 6	Southland Eng. 0.4 acres on Ball Camp Pike from LDR to C	MPC adopted Commission approved
7-D-13-SP	City 5	Wallace Memorial Church. 4.9 acres on Merchant Dr from PI to C	MPC adopted Council approved
7-E-13-SP	City 2	Metro Knoxville HMA. 45 acres on south side of stream on Middlebrook Pk from LDR to O	MPC denied
7-F-13-RZ	City 2	Harb-White Properties. 6.8 acres on Bridgewater Rd from MDR/O to C	MPC adopted Council approved
7-G-13-SP	City 2	Flournoy Development. 10.1 acres on Thunderhead Rd from MU to HDR	MPC Adopted Council Took NO ACTION
7-H-13-SP	City 3	City Council. 1.5 acres at Middlebrook Pk and Francis Rd from PI to NC	MPC adopted Council approved
7-I-13-SP	City 2	Presbyterian Homes. 3.0 acres on Middlebrook Pk from LDR to MDR	MPC adopted Council approved
8-13-A-SP	County 4	Jacob Dunaway. 0.8 acre on Ebenezer Rd from LDR to C	Postponed
8-13-B-SP	County 8	MPC for Jack Walker. 0.2 acre on Tillet Ln in Corryton from NC to RC	MPC adopted Commission approved
9-A-09-SP	County 6	James McClain. 19.4 acres on Lovell Rd from LDR to C	Postponed

7 City, 6 County

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-13-PA	City 3	Stephen Ridenour. 4.6 acres on Callanan Dr from OS to GC	MPC recommended approval Council approved
7-B-13-PA	City 4	Richard Rackley. 6.5 acres on Tazewell Pk from MDR to O	MPC recommended approval Council approved
7-C-13-PA	City 5	Wallace Memorial Church. 4.9 acres on Merchant Dr from PI to C	MPC recommended approval Council approved
7-D-13-PA	City 2	Metro Knoxville HMA. 45 acres on south side of stream on Middlebrook Pk from LDR to O	MPC denied
7-E-13-PA	City 2	Harb-White Properties. 6.8 acres on Bridgewater Rd from MDR/O to GC	MPC recommended approval Council approved
7-F-13-PA	City 2	Flournoy Development. 10.1 acres on Thunderhead Rd from MU to HDR	MPC recommended approval Council Took NO ACTION
7-G-13-PA	City 2	Presbyterian Homes. 3.0 acres on Middlebrook Pk from LDR & NC to MDR	MPC recommended approval Council approved

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Quarterly Report
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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
6-SB-13-C	County 6	Brandywine. Off-site ROW issues on 13.3 acres on Fretz Rd near Campbell Station	MPC approved
7-SA-13-C	County 6	Cascade Villas III. Revised concept plan for 5.1 acres into 36 lots in PR zone	MPC approved
7-SB-13-C	County 6	Twin Willows. 32 acres on Buttermilk Rd into 74 lots in PR zone	MPC approved
8-SA-13-C	County 6	Gray Hendrix S/D. 57.2 acres on Gray Hendrix Rd into 185 lots in PR zone	MPC approved
8-SB-13-C	County 3	Maitland Woods III. Revised concept plan for 28.6 acres into 9 lots in PR zone	MPC approved
8-SC-13-C	City 2	Stanfill S/D. Revised concept plan for 3.2 acres on Westland Dr into 7 lots	MPC approved
9-SA-13-C	City 2	Deane Hill Village. Revised concept plan for 5.7 acres on Deane Hill into 28 lots	MPC approved
9-SB-13-C	City 1	Rivers Edge. 6.2 acres on Island Home Blvd into 4 lots and expanded ROW	MPC approved

3 City, 5 County

Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action

Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action
7-A-13-OB	County 5	Extension of Concept Plan for Beacon Park on Northshore Drive	MPC approved
8-A-13-OB	County	Extension of Concept Plan for Fox Creek S/D	MPC approved

Subdivision Regulations Amendments

Case No.	Jurisdiction	Request	Action

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
7-SA-13-F	City 6	Paul Jeter. 0.7 acre into 2 lots w/variances for easements
7-SB-13-F	City 4	D&J Estates. 6.7 acres into 4 lots
7-SC-13-F	City 5	AA Metler. 3.6 acres into 1 lot
7-SD-13-F	City 2	Beau Monde. 0.5 acre into 5 lots
7-SE-13-F	County 5	Annex, Jeff. Park. W. 15.5 acres into 59 lots
7-SF-13-F	City 2	Reynolds property. 1.5 acres into 2 lots w/variances for radius, easement, remainder
7-SG-13-F	City 2	LL Holloway. 4.5 acres into 1 lot w/variances for ROW, easement
7-SH-13-F	City 3	ET Pediatric Dentistry. 0.7 acre into 1 lot w/variance for ROW
6-SL-13-F	City 3	Overbrook Addition. 1.0 acre into 3 lots
8-SA-13-F	City 2	Cartref Addition. 2.2 acres into 3 lots w/variance for easement
8-SB-13-F	County 7	Watson property. 10.0 acres into 4 lots
8-SC-13-F	City 2	Kingston Pike Addition. 1.6 acres into 1 lot w/variance for ROW
8-SD-13-F	City 1	Standard at Knoxville. 5.6 acres into 1 lots w/variance for easement
8-SE-13-F	County 5	Montgomery property. 0.9 acre into 2 lots w/variances for easements
8-SF-13-F		Withdrawn prior to publication
8-SG-13-F	City 2	Century Park. 3.4 acres into 1 lot
8-SH-13-F	County 6	Brandywine. 0.6 acre into 3 lots
8-SI-13-F		Withdrawn prior to publication
8-SJ-13-F	City 5	Tiger Investments. 0.5 acre into 1 lot w/variances for ROW, easements
8-SK-13-F	City 2	Kingston Corner. 24.3 acres into 3 lots
8-SL-13-F	City 2	The Sun Spot. 3.2 acres into 7 lots
8-SM-13-F	City 3	Lorena Mathews Woods. 2.1 acres into 3 lots w/variances for easement, remainder
8-SN-13-F	City 2	Brookview Town Center. 12.1 acres into 3 lots w/variances for easements
9-SA-13-F	City 6	JC Penney. 0.3 acre into 1 lot w/variance for easement
9-SB-13-F	City 4	Harrill Heights. 0.7 acre into 1 lot w/variance for ROW, radius
9-SC-13-F	County 6	Dutchtown Commercial Park. 6.1 acres into 4 lots
9-SD-13-F	City 1	ET Childrens Hospital. 1.1 acres into 1 lot w/variances for ROW, easements
9-SE-13-F	County 7	Nick White Add. Tabled
9-SF-13-F	City 2	Kingston Corner. 24.3 acres into 9 lots w/variance for easement
9-SG-13-F	City 4	Pedigo & Taylor property. 2.4 acres into 2 lots w/variances for ROW, radius
9-SH-13-F	County 6	Greenbrook #5. 25.9 acres into 88 lots
9-SI-13-F	County 6	Middleton Park. 12.1 acres into 73 lots
9-SJ-13-F	County 4	Hampson Place. 9.2 acres into 31 lots
9-SK-13-F	City 2	Highland Park Office. 1.4 acres into 2 lots w/variance for easements
9-SL-13-F	City 1	White Ave. Project. 1.4 acres into 1 lot w/variances for radii, easement
9-SM-13-F	City 2	Pike Enterprises. 1.8 acres into 1 lot w/variance for ROW
9-SN-13-F	City 4	Marble City Add. 2.2 acres into 1 lot w/variances for ROW, radius

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
6-C-13-RZ	County 5	Choto Partners. 2.5 acres on Plum Creek Dr. in Boxwood Hills from RA to PR<35 dua	Postponed
6-D-13-RZ	County 6	Huber Properties. 26.6 acres on Hardin Valley Rd from A/TO to PC/TO	MPC recommended approval Commission approved
7-A-13-RZ	City 2	Knox Heritage. 3.3 acres on Kingston Pk from R-1 to R-1/H-1	MPC recommended approval Council approved
7-B-13-RZ	City 3	Stephen Ridenour. 4.6 acres on Callanan Dr from A-1 to C-4	MPC recommended approval Council approved
7-C-13-RZ	City 4	Richard Rackley. 6.5 acres on Tazewell Pk from MDR to O	MPC recommended approval Council approved
7-D-13-RZ	County 8	Rolling Acres Farm. 99.7 acres on Thorn Grove Pike from OS to A	MPC recommended approval Commission approved
7-E-13-RZ	County 6	Baldonado Corp. 2.4 acres on Hardin Valley Rd from BP/TO to CA/TO	MPC recommended approval Commission approved
7-F-13-RZ	County 6	Primos Land Co. 58.0 acres on Gray Hendix Rd from A to PR<4dua	MPC recommended approval Commission approved
7-G-13-RZ	County 6	Southland Eng. 0.4 acres on Ball Camp Pike from PR to CA	MPC recommended approval Commission approved
7-H-13-RZ	City 5	Wallace Memorial Church. 4.9 acres on Merchant Dr from R-2 to C-3	MPC recommended approval Council approved
7-I-13-RZ	City 2	Metro Knoxville HMA. 109.5 acres on Middlebrook Pk from A-1 to O-1	MPC recommended approval on 65 acres north of stream Council approved
7-J-13-RZ	City 2	Harb-White Properties. 6.8 acres on Bridgewater Rd from O-1 to C-6	MPC recommended PC-1 Council approved PC-1
7-K-13-RZ	City 6	Aziz Kherani. 0.7 acre on N. Cherry St. from I-3 to C-3	MPC recommended approval Council approved
7-L-13-RZ	City 2	Flournoy Development. 10.1 acres on Thunderhead Rd from TC-1 to RP-2<25dua	MPC recommended approval Council Took NO ACTION
7-M-13-RZ	City 2	M&M Properties. 9.1 acres at Westland and Morrell from R-1 to R-1A	MPC recommended approval Applicant Withdrew
7-N-13-RZ		Number not assigned	
7-O-13-RZ	City 2	Presbyterian Homes. 3.0 acres on Middlebrook Pk from R-1 & C-1 to R-2	MPC recommended approval Council approved
7-P-13-RZ	City 6	Falconnier Design. 4.0 acres on Harriet Tubman St from I-2 to C-6	MPC recommended approval Council approved
8-A-13-RZ	City 1	Starboard. 0.3 acres on 17 th St at White Ave from C-3 to C-7	MPC recommended approval Council approved
8-B-13-RZ	County 4	Jacob Dunaway. 0.8 acre on Ebenezer Rd from A to CA	Postponed Withdrew
8-C-13-RZ	City 5	MPC. General rezoning of 50 acres in the Inskip neighborhood from R-2 to R-1 & R-1A	MPC recommended approval Council approved
8-D-13-RZ	City 6	Knox County. 0.8 acre on Commerce St from C-3/D-1 to C-2/D-1	MPC recommended approval Council approved
8-E-13-RZ	County 8	MPC for Jack Walker. 0.2 acre on Tillet Ln in Corryton from RB to CR	MPC recommended approval Commission approved
8-F-13-RZ		Number not assigned	
8-G-13-RZ	County 6	Harley Bittle. 7.0 acres on Gallaher Ferry Rd from A to PR	MPC recommended 0.6 dua Commission approved 0.8 dua

Quarterly Report MPC ACTIONS 3rd Quarter – 2013

9-A-09-RZ	County 6	James McClain. 19.4 acres on Lovell Rd from A to CB	Postponed
9-A-13-RZ	County 5	John Huber. 101.3 acres on Emory Church Rd from A to PR<5dua	Postponed
9-B-13-RZ	County 6	Rick Ramsey. 1.4 acres on Andes Rd from A to RA	MPC recommended approval Commission approved
9-C-13-RZ	City 3	Terry Romans. 10 acres on Sullivan Rd from R-1 to A-1	MPC recommended approval Council approved
9-D-13-RZ	County 7	Barbara Wells. 2 acres on Pelleaux Rd from A to RA	MPC recommended approval Commission approved
9-E-13-RZ		Withdrawn prior to publication	
9-F-13-RZ	County 9	Robert Campbell. 7.1 acres on Kimberlin Heights Rd from A to PR<1 dua	MPC recommended approval Commission approved
9-G-13-RZ	City 1	MPC. General rezoning of about 45 acres in Cumberland Ave corridor from C-3, C-7, O-1, O-2 and R-2 to Cumberland Ave. District	MPC recommended approval Council approved

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Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
7-A-13-OA	County	Removal of distance regulations for the sale of beer	MPC recommended approval Commission approved
9-A-13-OA	City	Regulations for craft breweries, wineries and distilleries	MPC recommended approval Council referred back to MPC
9-B-13-OA	City	Cumberland Ave. Form Code added to zoning ordinance	MPC recommended approval Council approved

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Zoning – Uses on Review

Case No.	Jurisdiction	Request	Action
7-C-13-UR	City 2	Knox Heritage. Museum and organization offices on 4.5 acres on Kingston Pike in R-1 zone	MPC approved
8-B-13-UR	City 6	Royal Properties. Commercial parking lot on 0.4 acres at Church Ave & Market St in C-2/D-1 zone	Postponed
9-A-13-UR	City 1	GEM Capital. Apartments on 1.4 acres at 17 th St and Whilte Ave in C-7 zone	MPC approved
9-C-13-UR	City 1	ET Childrens Hospital. Hospital expansion on 1.1 acres on White Avenue in O-1 district	MPC approved
9-G-13-UR	County 6	Shirley Ross. Day care for 7 children on Stanley Rd in PR zone	MPC approved

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Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
6-A-13-UR	City 2	Arland Car Wash. Car wash on 2.7 acres on Kingston Pike in PC-1 zone	MPC approved
7-A-13-UR	City 2	Southland Eng. 2.2 acres on Deane Hill Drive into 22 attached residences in RP-1 zone	Postponed
7-B-13-UR	County 6	Twin Willows. 32 acres on Buttermilk Rd into 74 lots in PR zone	MPC approved
5-H-13-UR	City 2	Flournoy Development. 250 unit apartment development on 10.2 acres on Thunderhead Road in TC-1 zone	Postponed
8-A-13-UR	County 6	Gray Hendrix S/D. 57.2 acres on Gray Hendrix Rd into 185 lots in PR zone	MPC approved
8-C-13-UR	City 2	D & M Holdings. Retail space on 1.9 acres on Kingston Pk @ Cedar Bluff in PC-1 zone	MPC approved
8-D-13-UR	City 2	Signco. New detached sign on 1.4 acres on Harry Lane Blvd in PC-2 zone	MPC approved
8-E-13-UR	County 6	Caris Healthcare. Medical office space on 3.8 acres on Coward Mill Rd in BP/TO zone	MPC approved
8-F-13-UR	County 4	Daniel Levy. Assisted living facility on 7.3 acres on Northshore Dr in PR zone	MPC approved
8-G-13-UR	City 4	Retail Partners. Retail space 1.0 acre on Millertown Pike in SC-3 zone	MPC approved
9-B-13-UR	County 5	Westland Cove. Apartments and marina on 111.9 acres on Emory Church Rd in A and PR zone	MPC approved, conditioned on zoning approval
9-D-13-UR	City 2	Johnson Architecture. Church expansion on 42.9 acres on Cedar Bluff Rd in RP-1 zone	MPC approved
9-E-13-UR	City 2	Deane Hill Village. Revised concept plan for 5.7 acres on Deane Hill into 28 lots	MPC approved
9-F-13-UR	County 9	Browder Metals. Recycling operation on 5.1 acres on Valgro Rd in EC zone	MPC approved
9-H-13-UR	County 6	McCamy Construction. Peripheral setback reduction in Wellington Chase in PR zone	MPC approved
9-I-13-UR	County 7	W&W Properties. Peripheral setback reduction in The Villas of Tera's Point in PR zone	MPC approved
9-J-13-UR	City 2	Harb-White Properties. Mixed use building on 6.8 acres on Bridgewater Rd in PC-1 zone	MPC approved

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Alley and Street Closures

Case No.	Jurisdiction	Request	Action
7-A-13-AC	City 1	City. Paper alley beneath Hillwood Nursing Home	MPC recommended approval Council approved
7-A-13-SC	City 1	City. Sid Street (paper) beneath Hillwood Nursing Home	MPC recommended approval Council approved
7-B-13-SC	City 1	City. Highland Drive (paper) beneath Hillwood Nursing Home	MPC recommended approval Council approved
7-C-13-SC	City 3	City. Corner radius at Dawn Street and Richmond Avenue	MPC recommended approval Council approved
8-A-13-SC to 8-I-13-SC	City 1 & City 2	UT. 9 streets on campus	MPC recommended approval Council approved in Dec.
9-A-13-SC	City 6	KCDC. Currie Place between Wilson Ave and Selma Ave	MPC recommended approval Council approved
9-B-13-SC	City 1	JMC Surveyors. Portion of 18 th St north of Grand Ave	MPC recommended approval Council approved
9-C-13-SC	City 6	Pellissippi State. Knott Ave near Division St	MPC recommended approval Council approved
9-D-13-SC	City 1	Michael Brady. Corner radius at 17 th St and White Ave	MPC recommended approval Council approved

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Other Business

Case No.	Jurisdiction	Request	Action
7-B-13-OB	MPC	Amended fee schedule for TTCDA applications	MPC approved
9-A-13-OB	MPC	2013-14 Work Plan	MPC approved

139 Action Items in Quarter