



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

THIRD QUARTER 2014: JULY - SEPTEMBER

Knoxville/Knox County Metropolitan Planning Commission
October 30, 2014

Quarterly Report MPC ACTIONS 3rd Quarter – 2014

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
7-F-14-SP	City	Central City Sector Plan Update	MPC adopted Council made operative

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-14-SP	County 9	JMB Investment. 1.2 acres on Kimberlin Heights Rd from AG to C	MPC adopted Commission made operative
7-B-14-SP	City 5	Hand Partnership. 1.6 acres on Radford Place from LDR to I	MPC adopted Council made operative
7-C-14-SP	City 4	Carl Lansden. 1.6 acres on Asheville Hwy from LDR to C	MPC adopted O Council made operative
7-D-14-SP	City 4	Daniel Humphreys. 0.9 acre on Broadway from MU-CCD-2 to MU-CCD-1	MPC adopted Council made operative
7-E-14-SP	City 6	908 Corporation. 5.8 acres on Dale Ave from C to HDR	MPC Tabled
8-A-14-SP	County 7	Rufus Smith. 0.7 acre on E. Beaver Creek Dr from GC to LDR	MPC adopted Commission made operative
6-A-14-SP	County 9	Patrick Tracy. 3.4 acres on Maryville Pike from LDR to C	MPC denied Appealed to Commission Postponed to November
6-B-14-SP	County 3	Ron Worley. 0.6 acre on Dutchtown Road from LDR to NC	MPC adopted Commission approved

4 City, 4 Balance of County

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-14-PA	City 5	Hand Partnership. 1.6 acres on Radford Place from LDR to I	MPC recommended approval Council approved
7-B-14-PA	City 4	Carl Lansden. 1.6 acres on Asheville Hwy from LDR to C	MPC recommended O Council approved
7-C-14-PA	City 4	Daniel Humphreys. 0.9 acre on Broadway from GC to MU	MPC recommended approval Council approved
7-D-14-PA	City 6	908 Corporation. 5.8 acres on Dale Ave from GC to HDR	MPC Tabled

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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
6-SB-14-C	County 5	Volunteer – Ebenezer. 6.0 acres on Ebenezer Rd into 29 lots in PR zone	MPC approved
6-SC-14-C	County 5	Volunteer – Westland. 18.3 acres on Westland Dr into 62 lots in PR zone	MPC approved
6-SD-14-C	City 2	Westland Place. A revised plan for 9.1 acres on Westland into 21 lots in R-1 zone	MPC approved
8-SA-14-C	City 4	Sanoma Park. A revised plan for 7.3 acres on Valley View Dr into 33 lots in RP-1 zone	MPC approved
8-SB-14-C	County 6	Glen @ Hardin Valley. 16.2 acres on Hardin Valley Rd into 71 lots in PR zone	MPC approved
8-SC-14-C	City 3	Carl Perry. 2.9 acres on Pleasant Ridge Rd into 13 lots in RP-1 zone	MPC approved
8-SD-14-C	County 6	Letsinger Ridge. 6.8 acres on Snyder Rd into 24 lots in PR zone	MPC approved
8-SE-14-C	County 6	Hensley Estates. 8.7 acres on Coward Mill Rd into 26 lots in PR zone	Withdrawn by applicant
8-SF-14-C	City 2	Reserve @ West Hills. 4.9 acres on Vanosdale Rd into 14 lots in R-1E zone	MPC approved
9-SA-14-C	County 7	Village @ Saddlebrooke. 14.0 acres at end of Saddlebrooke Dr into 54 lots in PR zone	MPC approved

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Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action

Subdivision Regulations Amendments

Case No.	Jurisdiction	Request	Action

Street and Subdivision Name Changes

Case No.	Jurisdiction	Request	Action

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
7-SA-14-F	County 7	Olin Buell property. 25.8 acres into 4 lots
7-SB-14-F	City 4	McDonalds Corp. 2 acres into 3 lots
7-SC-14-F	City 1	River's Edge. 5.1 acres into 4 lots w/variance for easement
7-SD-14-F	City 5	Clinton Hwy O'Reilly's. 0.9 acre into 1 lot w/variance for easement
7-SE-14-F	City 2	Fox Creek Unit 2. 13.4 acres into 37 lots w/variances for radii
7-SF-14-F	City 2	Plantation Oaks. 4.1 acres into 25 lots w/variance for easement
7-SG-14-F	County 5	Jefferson Park Unit 4. 10.7 acres into 33 lots
7-SH-14-F	County 6	Brandywine @ Turkey Creek Unit 3. 2.6 acres into 5 lots
7-SI-14-F	County 8	Rushland Park III. 9.3 acres into 27 lots
7-SJ-14-F	City 4	Lynch & Humphrey's. 0.9 acre into 1 lot w/variance for ROW and easement
7-SK-14-F	City 3	Creekhead Cove Unit 1. 9.7 acres into 10 lots w/variance for easement
7-SL-14-F	City 3	Creekhead Cove Unit 2. 9.7 acres into 31 lots w/variance for easement
8-SA-14-F	County 6	Glenstone II. 1.4 acres into 5 lots
8-SB-14-F	City 1	J M Fords S/D. 0.6 acre into 1 lot w/variances for easement and remainder
8-SC-14-F	City 1	Whites Park Place. 0.7 acre into 2 lots w/variances for easement and radius
8-SD-14-F	County 9	Walter Rule property. 4.3 acres into 2 lots
8-SE-14-F	County 6	Pace property II. 1.6 acres into 1 lot
8-SF-14-F	City 5	Ridgefield. 1.3 acres into 1 lot w/variances for ROW and radius
8-SG-14-F	County 5	Markets @ Choto. 4.0 acres into 5 lots w/variance for lot frontage on JPE
8-SH-14-F	County 6	Tippit Village 2. 0.6 acre into 4 lots
8-SI-14-F	City 3	LKM properties. 1.9 acres into 1 lot w/variances for easements
8-SJ-14-F	City 2	Emmett Vaughn property. 2.0 acres into 2 lots
8-SK-14-F	City 5	Linwood 1 & 2. 8.1 acres into 1 lot w/variances for ROW and easement
8-SL-14-F	County 7	Willow Bay. 7.2 acres into 7 lots
8-SM-14-F	County 3	Maintland Woods 6. 4.8 acres into 3 lots
8-SN-14-F	County 6	Ball & Greenfield property. 3.6 acres into 1 lot w/variance for easement
9-SA-14-F	County 6	E. Hinton property. 4.3 acres into 2 lots w/variances for ROW and easement
9-SB-14-F	City 2	Scenic Drive Addition. 0.6 acre into 1 lot w/variance for easement
9-SC-14-F	County 8	House of Thraller. 3.9 acres into 1 lot w/variance for ROW
9-SD-14-F	County 8	Highland Homesites. 7.0 acres into 3 lots
9-SE-14-F	County 6	Hidden Meadows 2. 5.5 acres into 26 lots
9-SF-14-F	City 6	Lord Lindsey. 0.4 acre into 1 lot w/variance for ROW
9-SG-14-F	City 4	Mayfield Addition. 1.0 acre into 1 lot w/variance for radius
9-SH-14-F	County 7	Zachary Point. 13.2 acres into 39 lots

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
6-D-14-RZ	County 3	Ron Worley. 0.6 acre on Dutchtown Road from RA to CN	MPC recommended approval Commission approved
7-A-14-RZ	County 9	JMB Investment. 1.2 acres on Kimberlin Heights Rd from A to CA	MPC recommended approval Commission approved
7-B-14-RZ	City 5	Hand Partnership. 1.6 acres on Radford Place from R-2/IH-1 to I-3/IH-1	MPC recommended I-1/IH-1 Council approved
7-C-14-RZ	City 4	Carl Lansden. 1.6 acres on Asheville Hwy from R-1 to C-3	MPC recommended O-1 Council approved
7-D-14-RZ	City 4	Daniel Humphreys. 0.9 acre on Broadway from C-3 to C-2	MPC recommended approval Council approved
7-E-14-RZ	County 7	Smoky Mtn. Surveying. 0.7 acres on Pelleaux Rd from A to PR (2 dwellings)	MPC recommended approval Commission approved
7-F-14-RZ	City 6	908 Corporation. 5.8 acres on Dale Ave from C-3 & I-4 to RP-3	MPC Tabled
7-G-14-RZ	County 6	Eric Moseley. 6.7 acres on Snyder Rd from A to PR	MPC recommended approval Commission approved
8-A-14-RZ		Withdrawn prior to publication of notice	
8-B-14-RZ	County 7	Jeffrey Morris. 19.9 acres on Highland View Rd from PR to A	MPC recommended approval Commission approved
8-C-14-RZ	County 7	Rufus Smith. 0.7 acres on E. Beaver Creek Dr from A and CA to PR	MPC recommended approval Commission approved
8-D-14-RZ	County 7	Jerry & Peggy Cardwell. 10.2 acres on Berkford Rd from PR and CA/F to A & F	MPC recommended approval Commission approved
8-E-14-RZ	City 3	Chris Spiller. 2.2 acres on Piney Grove Church Rd from A-1 to R-1	MPC recommended approval Council approved
8-F-14-RZ	City 4	Faith and Douglas McDaniel. 0.2 acre on Glenwood Ave from R-2 to R-2/H-1	MPC recommended approval Council approved
9-A-14-RZ	City 1	Will Morgan. 1.0 acre on Green Rd from A-1 & PC-1 to C-4	MPC recommended approval Council approved
9-B-14-RZ	City 2	Fay Bailey. 0.3 acre on Chambliss Ave from R-1 to O-1	MPC recommended approval Council approved
9-C-14-RZ	County 8	MPC. General rezoning along Parkridge Dr from CB to RA	MPC recommended approval Commission approved

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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 approved
6-E-14-UR	County 5	Volunteer – Ebenezer. 6.0 acres on Ebenezer Rd into 29 lots in PR zone	MPC approved
6-F-14-UR	County 5	Volunteer – Westland. 18.3 acres on Westland Dr into 62 lots in PR zone	MPC approved
7-B-14-UR	City 2	Rare Hospitality. Restaurant on 1.4 acres at Kingston Pike and Montvue in SC-3	MPC approved
7-C-14-UR	County 6	Southland Group. 1.3 acres on Emory Rd into 5 lots in PR	MPC approved
7-D-14-UR	County 8	Broadway Group. Retail store on 3.4 acres on Gov. John Sevier Pike in PC	MPC approved
7-E-14-UR	City 2	Paul Murphy. 4.8 acres on Kingston Pike for one dwelling and 20 condominiums. PR denied.	MPC tabled
8-B-14-UR	County 6	Scott Lee Goebel. 63.81 acres on Snyder Rd at Lovell for 328 apartment units in PR/TO zone	MPC approved
8-D-14-UR	City 4	Sonoma Park. A revised plan for 7.3 acres on Valley View Dr into 33 lots in RP-1 zone	MPC approved
8-E-14-UR	City 2	American Family Care. Health care facility on 1.4 acres on Kingston Pk in PC-1 zone	MPC approved
8-G-14-UR	County 6	Glen @ Hardin Valley. 16.2 acres on Hardin Valley Rd into 71 lots in PR zone	MPC approved
8-H-14-UR	City 3	Carl Perry. 2.9 acres on Pleasant Ridge Rd into 13 lots in RP-1 zone	MPC approved
8-J-14-UR	County 6	Hensley Estates. 8.7 acres on Coward Mill Rd into 26 lots in PR zone	Withdrawn by applicant
8-K-14-UR	County 6	Letsinger Ridge. 6.8 acres on Snyder Rd into 24 lots in PR zone	MPC approved
9-F-14-UR	County 7	Village @ Saddlebrooke. 14.0 acres at end of Saddlebrooke Dr into 54 lots in PR zone	MPC approved
9-A-14-UR	City 2	Galbraith Laboratories. Research laboratory on 2.1 acres on Cross Park Rd in PC-1 zone	MPC approved

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Zoning – Uses on Review

Case No.	Jurisdiction	Request	Action
7-A-14-UR	County 8	Greg Jones. Expansion of dog kennel on Nevada Lane in A zone	MPC approved Appealed to County BZA BZA denied appeal
8-A-14-UR	County 7	Danny Amanns. Self-service storage on 1.4 acres on Primus Rd in CA zone	MPC approved
8-C-14-UR	City 4	Church of Good Shepard. Church expansion and parking lot on Jacksboro Pk in R-1 zone	MPC approved
8-F-14-UR	City 2	Chuck Ward. Duplex on 0.3 acre on Kalmia Rd in R-1 zone	MPC approved
8-I-14-UR	City 3	New Vision Fellowship Church. Child day care center on Midpark Rd for 60 children in C-6 zone	MPC approved
8-L-14-UR	City 6	Old City Properties. Craft distillery on W. Jackson Ave in C-2/D-1 zone	MPC approved
8-M-14-UR	City 4	Johnson Architecture. School expansion of Cedar Ln in R-1 zone	MPC approved
9-B-14-UR	City 3	Verizon. 150' monopole telecommunications tower in C-4 zone	MPC approved
9-C-14-UR	City 5	Design Innovation. Church expansion on Delaware Ave in R-1A/IH-1 zone	MPC approved
9-D-14-UR	City 4	Faith & Douglas McDaniel. B & B on Glenwood Ave in R-2/H-1 zone	MPC approved
9-E-14-UR	City 4	Schulz Brewery. Craft brewery on Bernard Ave in C-3 zone	MPC approved

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Zoning Ordinance Amendments

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

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Alley and Street Closures

Case No.	Jurisdiction	Request	Action
7-A-14-AC	City 5	Hand Partnership. Unnamed alley between Radford Pl and Atlantic Ave west of Metler St	MPC recommended approval Council approved
9-A-14-SC	City 6	Knox County Baptists. Portion of Jourolman at Scott Avenue	MPC recommended approval Council approved

Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action

Other Business

Case No.	Jurisdiction	Request	Action
7-A-14-OB	MPC	Amendment #1 of FY 2014-15 budget	MPC approved
7-B-14-OB	MPC	Payment of retirement payout over \$10,000	MPC approved
7-C-14-OB	MPC	FY 2014-15 work program	MPC approved
8-A-14-OB	MPC	Amendment #2 of FY 2014-15 budget	MPC approved
9-A-14-OB	MPC	Payment of retirement payout over \$10,000	MPC approved
9-B-14-OB	MPC	Addition to FY 2014-15 work program and amendment #3 of budget	MPC approved
9-C-14-OB	MPC	Separation agreement for executive director	MPC approved

112 Action Items in Quarter

[134 items in last quarter, 139 action items in 3rd Qtr 2013]