



# QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

**FOURTH QUARTER 2012:** October - December

Knoxville/Knox County Metropolitan Planning Commission  
February 19, 2013



Quarterly Report  
MPC ACTIONS  
4th Quarter – 2012

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
8-A-12-SP	County & City	South County Sector Plan Update	MPC adopted City Approved County initiated revision

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
10-A-12-SP	City 4	Arrow Properties. 3.8 acres on north side of Greenway Drive from LDR to LI	MPC adopted Council approved
10-B-12-SP	City 3 County 7	MPC. 9.5 acres on southwest side Primus Rd, northwest of Murray Dr. from LDR to C	MPC adopted Council approved County approved
11-A-12-SP	City 6	Harrigan Construction. 1.0 acres on north side of Sutherland Avenue from LI to MDR.	MPC adopted Council approved
12-A-12-SP	County 6	Phillip Garrett. 31 acres east of Shaeffer Road in Hardin Valley from MDR/O to C	Postponed
12-B-12-SP	County 8	Knox County. Jack Walker property. 1.5 acres on Tillett Lane from NC to RC	MPC recommended partial approval

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
10-A-12-PA	City 4	Arrow Properties. 3.8 acres on north side of Greenway Drive from LDR to LI	MPC adopted Council approved

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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
10-SA-12-C	County 7	Villas at Tyler's Gate. 26 lots on 7.1 acres (3.7 dua) on Heiskell Road	MPC approved
12-SA-12-C	County 4	Whispering Woods. Revision to sidewalk plan, eliminating connection to SW	MPC Approved
12-SB-12-C	County 6	Copper Trace. 102 lots on 53 acres (1.9 dua). A revision reducing lots by 37.	MPC Approved

Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action
None			

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
8-SG-12-F	County 5	Westland Manor Addition. 0.3 acres into 2 lots w/variance for easement.
9-SI-12-F	County 6	Village at Hardin Valley. 8.6 acres into 1 lot w/variance for easement. DENIED
10-SA-12-F	City 6	Bonview Addition. 0.5 acres into 1 lot w/variances for easements
10-SB-12-F	City 6	Staub ... Addition. 1.1 acres into 2 lots w/variances for easements & ROW
10-SC-12-F	County 8	Loy property. 4.4 acres into 2 lots
10-SD-12-F	County 6	Blacksferry Point. 6.0 acres into 3 lots
10-SE-12-F		Not Assigned
10-SF-12-F		Not Assigned
10-SG-12-F	County 6	Kaplan property. 4.5 acres into 4 lots. Tabled
10-SH-12-F	City 6	Doyle Dukes building. 0.3 acres into 1 lot w/variances for easements
10-SI-12-F	County 7	Villas at Tyler's Gate. 7.1 acres into 26 lots
10-SJ-12-F	County 4	Whispering Woods, Phase II. 18.1 acres into 66 lots
11-SA-12-F	County 8	Ricketts property. 12.2 acres into 3 lots w/variance for easements
11-SB-12-F	City 4	Springdale Addition. 2.1 acre into 1 lot w/variances for easements and radius
11-SC-12-F	County 9	Owens property. 7.0 into 3 lots
11-SD-12-F	County 6	Epling property. 1.0 into 2 lots w/variances for easements & ROW
11-SE-12-F	County 9	Smith property. 2.8 acres into 2 lots w/variances for easements
11-SF-12-F	City 2	Center at Kingston. 1.9 acres into 1 lot w/variance for easements
12-SA-12-F	County 8	Paul property. 5.9 acres into 2 lots w/variance for easements
12-SB-12-F	City 5	Overholt S/D. 0.8 acres into 1 lot w/variance for easements
12-SC-12-F	City 6	Swans Addition. 0.5 acres into 1 lot w/variances for easements & ROW
12-SD-12-F	City 2	Lyons Crest. 4.0 into 1 lot w/variance for remainder
12-SE-12-F	City 2	Cedar Bluff S/D. 2.6 into 2 lots w/variances for easements
12-SF-12-F	City 6	Colonial Forest. 1.7 acres into 4 lots
12-SG-12-F	City 3	Overbrook Addition. 0.84 acres into 3 lots

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
10-A-12-RZ	City 5	Robert Greene. 5.6 acres on north side of Dutchtown Road from I-2 to C-6	MPC recommended approval Council approved
10-B-12-RZ	City 4	Arrow Properties. 3.8 acres on north side of Greenway Drive from R-1 to I-2	MPC recommended approval Council approved
10-C-12-RZ	City 2	Charles Skalet. 0.2 acres on north side of Chamblis Avenue from R-2 to O-1	MPC recommended approval Council approved
10-D-12-RZ	County 4	Hunter Valley Farm. 1.7 acres on northwest side of Hunter Valley Lane from A to T	MPC recommended approval Commission approved
11-A-12-RZ	City 4	Brennon Garrett. 3.7 acres on southwest side of Millertown Pike from R-1 to O-1	MPC recommended approval Council approved
11-B-12-RZ	City 6	Harrigan Construction. 1.1 acres on north side of Sutherland Avenue from C-3 to R-2	MPC recommended approval Council approved
8-J-12-RZ	City 2	Kingston Pike, LLC. 1.5 acres on south side of Kingston Pike. H-1 overlay reduced	MPC recommended approval Council approved
9-A-12-RZ	County 8	Jack Walker. 1.5 acres on Tillett Lane from RB to CR	MPC recommended CR for part. Commission has not yet acted.
12-A-12-RZ	City 4	Brian Wagner. 0.2 acres on west side of Irwin Street from C-3 to R-2	MPC recommended approval Council approved
12-B-12-RZ	County 5	Francis de la Rocha. 11.3 acres on southwest side of Lovell Road from I to CA	MPC recommended approval Commission approved
12-C-12-RZ	City 1	Mazera Company. 1.0 acres on northeast side of Chapman Highway from O-1 to C-3	MPC recommended approval Council approved
12-D-12-RZ	County 6	Philip Garrett. 31 acres east of Schaeffer Road from PC and BP to CA and OB with TO	Postponed
12-E-12-RZ	City 6	David Dewhirst. 0.2 acres on south side of Depot Street from I-2 to C-2	MPC recommended approval Council approved
12-F-12-RZ	City 2	Manorhouse Management. 5.2 acres on northwest side of S. Northshore Drive from RP-1 to R-2, with conditions	MPC recommended approval Council approved

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## Quarterly Report MPC ACTIONS 4th Quarter – 2012

### Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
10-B-12-UR	County 7	Villas at Tyler's Gate. 26 lots on 7.1 acres (3.7 dua) on Heiskell Road in PR zone	MPC approved
10-E-12-UR	City 2	Simon Property Group. Restaurant at West Town Mall in SC-3 zone	MPC approved
10-F-12-UR	City 6	KCDC Five Points Infill. 12 apartments on 1 acre near Paul Hogue Park in RP-1 zone	MPC approved
11-B-12-UR	City 4	Robert Just. House on 1 lot on Tecoma Drive in RP-1 zone	MPC approved
11-C-12-UR	City 4	Site Incorporated. Expansion of Sam's Club at East Towne Center in SC-3 zone	MPC approved
12-C-12-UR	City 1	908 Campus Development. 177 apartments on 5.6 acres (32 dua) on Forest Avenue in RP-3 zone	MPC approved
12-D-12-UR	County 6	Copper Trace. 102 lots on 53 acres (1.9 dua). A revision reducing lots by 37 in PR zone	MPC approved

5 City, 2 Balance of County

### Zoning - Uses on Review

Case No.	Jurisdiction	Request	Action
6-C-12-UR	City 6	Beverly Holland. Child day care center on Holston Drive in C-3 zone	MPC approved
10-A-12-UR	City 4	Jason Cooper. Accessory structure up to 900 sf on Longwood Drive in R-1 zone.	MPC approved
10-C-12-UR	County 6	Kristen Christopher. Child day care center for 20 clients on Hackberry Road in A zone	MPC approved County BZA denied on appeal
10-D-12-UR	City 2	Carol Phillips. Accessory structure up to 1500 sf on Bridgestone Place in R-1 zone	MPC approved Council denied on appeal
11-A-12-UR	City 6	Midway Rehabilitation Services. Medical facility on Magnolia Avenue in O-1 zone	MPC approved
12-A-12-UR	County 4	Hunter Valley Farm. Event facility on Hunter Valley Lane in T zone	MPC approved
12-B-12-UR	City 6	Rex Richards. Duplex on Beaman Lake Road in R-1 zone	MPC approved

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## Quarterly Report MPC ACTIONS 4th Quarter – 2012

### Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
1-A-12-OA	City	Amendments to City zoning ordinance regarding crematories referred back from City Council	MPC recommended approval Postponed by Council
10-A-12-OA	County	Amendment to sign ordinance regarding billboard conversions	MPC recommended approval Postponed by Commission
9-A-12-OA	City	Amendments to residential zone districts to allow courtyard development as use on review	MPC recommended approval Postponed by Council
11-A-12-OA	City	Amendments to parking space definition and requirements	MPC recommended approval Council approved

### Subdivision Regulation Amendments

Case No.	Jurisdiction	Request	Action
None			

### Alley and Street Closures

Case No.	Jurisdiction	Request	Action
12-A-11-SC	City 5	Stonewall Street from Ely Ave to alley	Postponed
12-B-11-SC	City 5	Ely Ave from Stonewall to edge of properties owned by others	Postponed
10-A-12-SC	City 5	Unnamed alley north of Ely Avenue between Stonewall and Bragg	Postponed
12-A-12-SC	City 3	Monterey Road connecting to Peppercorn Lane	MPC recommended approval Council approved
12-B-12-SC	City 3	Peppercorn Lane connecting to Monterey Road	MPC recommended approval Council approved
12-C-12-SC	City 3	Dawn Street from Richmond Avenue to south edge of property on the south	MPC recommended approval Council approved

### Street and Subdivision Name Changes

Case No.	Jurisdiction	Request	Action
10-A-12-SNC	City 6	Keller Avenue From MLK Avenue to Linden Avenue to N & S Dewey Roberts Sr Street	MPC recommended approval Council approved
11-A-12-SNC	County 9	Unnamed JPE off of Jack Jones Road to Jones Creek Way	MPC recommended approval
12-A-12-SNC	City 6	Unnamed alley east of Currie Place between Wilson and Selma to Juanita Cannon Street	MPC recommended approval
12-B-12-SNC	County 6	Gem Apparel Lane between Northwest Park and Breezeway to Bronco Lane	MPC recommended approval



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Other Business

Case No.	Jurisdiction	Request	Action
11-A-12-OB		Nomination of MPC officers	Longmire – Chair Carey – Vice chair
12-A-12-OB		Election of MPC officers	Longmire – Chair Carey – Vice chair
12-B-12-OB		Compensation of personnel	MPC approved