

KNOXVILLE·KNOX COUNTY



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

**FOURTH QUARTER 2013: OCTOBER-DECEMBER**

Knoxville/Knox County Metropolitan Planning Commission  
December 31, 2013



# Quarterly Report MPC ACTIONS 4<sup>th</sup> 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	MPC denied in October
9-A-09-SP	County 6	James McClain. 19.4 acres on Lovell Rd from LDR to C	Postponed
10-A-13-SP	City 4	Jesse Patterson. 0.5 acres on Edgewood at Whittle Springs from LDR to MDR	Withdrawn by applicant
10-B-13-SP	City 2	Smith/Chase. 2.9 acres on Deane Hill Dr at Winchester from LDR to MDR	MPC adopted Council failed to act
10-C-13-SP	City 2	Craig Allen. 4.0 acres on Middlebrook Pk at N Gallaher View Rd from LDR to C	Postponed Withdrawn in November
11-A-13-SP	County 3	Steve Hobbs. 2.7 acres on Hall Dr near Dutchtown Rd from LDR to C	Postponed Denied in December
11-B-13-SP	County 4	Jacob Dunaway. 0.8 acre on Ebenezer Rd from LDR to O	Postponed Withdrawn in December
11-C-13-SP	County 6	Dev. Corp. 69.9 acres on Garrison Rd in Karns area from LDR to LI	MPC adopted Commission approved
11-D-13-SP	City 1	908 Development. 0.7 acres on Forest Ave from MDR to O	MPC denied
12-A-13-SP	County 6	Mark Bialik. 94.2 acres at Everett and Yarnell from A/RR to LDR	MPC adopted Commission
12-B-13-SP	City 6	Boys & Girls Club. 2.6 acres on Carrick from LDR to O	MPC adopted Council
12-C-13-SP	County 6	Mesana Investments. 8.7 acres at 10528 Coward Mill Rd from TP to LDR	MPC denied

5 City, 7 County

## City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
10-A-13-PA	City 4	Jesse Patterson. 0.5 acres on Edgewood at Whittle Springs from NC to MDR	Withdrawn by applicant
10-B-13-PA	City 2	Smith/Chase. 2.9 acres on Deane Hill Dr at Winchester from LDR to MDR	MPC recommended approval Council failed to act
10-C-13-PA	City 2	Craig Allen. 4.0 acres on Middlebrook Pk at N Gallaher View Rd from LDR to GC	Postponed Withdrawn in November

3 City

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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
10-SA-13-C	County 6	Removed condition of approval	MPC Approved
11-SA-13-C	County 8	Edwards Place S/D. Revised plan for 42.2 acres on Edwards Place Blvd into 143 lots in PR zone	MPC approved
11-SB-13-C	County 7	Scenic Crest S/D. Revised plan for 13.3 acres on Pelleaux Rd into 41 lots in PR zone	MPC approved
11-SC-13-C	City 3	Creekhead Cove S/D. 9.9 acres on Creekhead and Hembolt into 43 lots in RP-1 zone	MPC approved in Dec.

1 City, 3 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

Subdivision Regulations Amendments

Case No.	Jurisdiction	Request	Action

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
9-SJ-13-F	County 4	Hampson Place. 9.2 acres into 31 lots
10-SA-13-F	City 3	Harmon-Fleming property. 11.7 acres into 3 lots w/variance for easement
10-SB-13-F	County 8	Faulkner property. 1.8 acres into 1 lot
10-SC-13-F	County 5	WD Jones property. 1.5 acres into 1 lot w/variances for ROW
10-SD-13-F	County 6	Caris Healthcare. 3.7 acres into 1 lot w/variance for ROW
10-SE-13-F	City 5	Gerdau Ameristeel. 1.4 acres into 1 lot w/variance for vertical curve
10-SF-13-F	County 6	Johnston property. 4.5 acres into 2 lots w/variances. DENIED
10-SG-13-F	County 6	Maitland Woods III. 29.9 acres into 7 lots
10-SH-13-F	County 7	Horace Irwin Resub. 1.0 acres into 4 lots
10-SI-13-F	County 5	Thorngate Resub. Adjusted lines on 9 lots
9-SE-13-F	County 7	Nick White Add. 0.9 acre into 2 lots w/variances for easements
10-SJ-13-F	City 1	White Avenue. 1.3 acres into 1 lot w/variances for easement and radii
11-SA-13-F	County 9	Sayne's Land. 4.0 acres into 3 lots
11-SB-13-F	County 6	Karns VFD. 1.1 acre into 1 lot w/variances for ROW and radius
11-SC-13-F	City 6	Evolve City View. 5.9 acres into 1 lot w/variances for ROW and radius
11-SD-13-F	City 2	Brakebill Nursing Home. 4.8 acres into 1 lot w/variance for easement
11-SE-13-F	City 2	Hilton Home Suites. 6.4 acres into 1 lot w/variances for easement and ROW
11-SF-13-F	County 5	Markets at Choto. 7.1 acres into 5 lots
11-SG-13-F		Withdrawn prior to public notice
11-SH-13-F	City 6	Marble Alley. 2.8 acres into 1 lot w/variances for easements, radius and ROW
12-SA-13-F	City 2	Dixie Hwy Add. 2.3 acres into 2 lots w/variances for ROW, radius and easements
12-SB-13-F	County 8	Headrick-Cardwell property. 4.6 acres into 3 lots
12-SC-13-F	County 6	Harrison Springs. 2.1 acres into 4 lots
12-SD-13-F	City 6	Sneed King Add. 0.5 acre into 1 lot w/variances for ROW(2), radii(4), easement
12-SE-13-F	County 6	Richard Ramsey. 1 acre into 4 lots. Denied variance and plat
12-SF-13-F	County 4	W&L properties. 2.2 acres into 2 lots w/variances for ROW, radius and easement
12-SG-13-F	County 8	Walker-Ingram property. 6.6 acres into 2 lots w/variance for easement
12-SH-13-F	County 5	Falcon Pointe #5. 6.1 acres into 23 lots
12-SI-13-F	County 7	Forest View Resub. 2.4 acres into 3 lots. Postoned
12-SJ-13-F	County 6	Hardigree-Herron Resub. 7.1 acres into 5 lots. Postponed
12-SK-13-F	County 3	Dutchtown View. 1.9 acres into 5 lots w/variances for radius and ROW

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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	MPC denied in October
10-A-13-RZ	County 5	Danny Hamilton. 3.0 acres on Fox Rd from A to OB	MPC recommended approval Commission approved
10-B-13-RZ	City 4	Jesse Patterson. 0.5 acres on Edgewood at Whittle Springs from C-1 to R-2	Withdrawn by applicant
10-C-13-SP	City 2	Smith/Chase. 2.9 acres on Deane Hill Dr at Winchester from R-1 to RP-1<10dua	MPC recommended approval Council failed to act
10-D-13-RZ	City 4	Kenn Davin. 1.7 acres on n 6 <sup>th</sup> Ave at Abilene Place from I-3 to C-2	MPC recommended approval Council approved
10-E-13-RZ	City 6	FMC East Knox. 1.3 acres on Magnolia, west of Cherry St, from O-1 to C-3	MPC recommended approval Council approved
10-F-13-RZ	City 2	Craig Allen. 4.0 acres on Middlebrook Pk at N Gallaher View Rd from R-1E to C-6	Postponed Withdrawn in November
10-G-13-RZ	County 3	Worley Builders. 1.8 acres on Bob Kirby Rd at Dutchtown Rd from A to RA	MPC recommended approval Commission approved
10-H-13-RZ	City 3	Family Promise. 2.6 acres on Middlebrook Pk east of Keith Ave from R-2 to O-1	MPC recommended approval Council approved
10-I-13-RZ	City 3	S & E Builders. 9.9 acres on Creekhead Dr west of Hembolt Rd from A-1 to RP-1<6 dua	MPC recommended 4.0 dua Council approved 4.4 dua
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	MPC recommended approval Commission approved
11-A-13-RZ	County 3	Steve Hobbs. 2.7 acres on Hall Dr near Dutchtown Rd from A to CA	Postponed Denied in December
11-B-13-RZ	County 7	Vaunee Thomas. 0.4 acre at end of Maize Dr from A to RB	MPC recommended approval Commission approved
11-C-13-RZ	County 4	Jacob Dunaway. 0.8 acre on Ebenezer Rd from A to OB	Postponed Withdrawn in December
11-D-13-RZ	County 6	Dev. Corp. 69.9 acres on Garrison Rd in Karns area from A to EC	MPC recommended approval Commission approved
11-E-13-RZ	City 1	908 Development. 0.7 acres on Forest Ave from I-2 to O-2	MPC recommended RP-3 Council approved
11-F-13-RZ	City 5	MPC. General rezoning of about 200 acres in the Inskip neighborhood from R-2 to R-1A and R-1	MPC recommended approval Council
11-G-13	City 5	Star Sales. 2.7 acres at 1803 N Central St from C-3 to C-6	MPC recommended approval Council approved
12-A-13-RZ	City 3	Paul Garron. 2.8 acres on Pleasant Ridge Rd from R-1 to RP-1<6dua	MPC recommended approval Council
12-B-13-RZ	County 5	Carlos Webb. 2.2 acres on Ebenezer Rd at Peters Rd from A to T	MPC recommended approval Commission
12-C-13=RZ	City 4	Mac Tobler. 1.1 acres at 3100 Forestdale Ave from R-1A to RP-1<6dua	MPC recommended approval Council
12-D-13-RZ	City 2	Rocky Hill Investment. 1.1 acres on S Northshore Dr from C-3 to C-6	MPC recommended approval Council
12-E-13-RZ	County 6	Mark Bialik. 94.2 acres at Everett and Yarnell from A to PR<5dua	MPC recommended approval Commission
12-F-13-RZ	City 6	Boys & Girls Club. 2.6 acres on Carrick from C-6/H-1 to to O-1/H-1	MPC adopted Council
12-G-13-RZ	City 1	Len Johnson. 0.8 acres at 302 E. Ford Valley R	Postponed to Feb.

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		from C-3 to C-4	
12-H-13-RZ	County 6	Mesana Investments. 8.7 acres at 10528 Coward Mill Rd from BP/TO to PR/TO	MPC denied
12-I-13-RZ	County 6	Phillip Garrett. 17.6 acres on Schaeffer Rd from PC/TO to OB/TO	MPC recommended approval Commission

15 City, 13 County

**Zoning Ordinance Amendments**

Case No.	Jurisdiction	Request	Action
10-A-13-OA	County	Amending standards for retail sales in the Ag zone	MPC recommended approval Commission approved
10-B-13-OA	City	Amending sign regulations	MPC postponed, tabled in December
5-A-13-OA	City	Amending language in proposed corridor overlay zone district	MPC recommended approval Council approved
11-A-13-OA	City	Amended standards for proposed craft breweries, wineries and distilleries	MPC recommended approval Council approved
12-A-13-OA	City	Amending regulations regarding tents	MPC recommended approval Council
12-B-13-OA	City	Creating group living and donation center definitions, standards and assigning to zones	Postpone to Feb.
12-C-13-OA	City	Creating home office definition and standards for R-1E zone district	MPC recommended approval Council

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**Zoning – Uses on Review**

Case No.	Jurisdiction	Request	Action
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	MPC denied, appealed to Council Council failed to act on appeal
10-A-13-UR	County 8	Harry Hernandez. Vehicle salvage and recycling operation on 9.9 acres on Rutledge Pk in I zone	MPC approved
12-A-13-UR	City 2	Metro Knoxville HMA. Hospital on 66.0 acres on Middlebrook Pk in O-1 zone	MPC approved
12-D-13-UR	City 6	Walnut Street Garage. Commercial parking structure Walnut and Summer Place in C-2 zone	MPC approved

3 City, 1 County

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Zoning – Development Plans

Case No.	Jurisdiction	Request	Action
5-H-13-UR	City 2	Flournoy Development. 250 unit apartment development on 10.2 acres on Thunderhead Road in TC-1 zone	Postponed
7-A-13-UR	City 2	Southland Eng. 2.2 acres on Deane Hill Drive into 22 attached residences in RP-1 zone	Postponed
10-B-13-UR	City 2	Bruce Knight. Restaurant on 2.2 acres on Kingston Pk & Cedar Bluff in PC-1 zone	MPC approved
10-C-13-UR	County 5	Diamond Baseball. Indoor recreation center on 1.9 acres on Center Park Dr in PC 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 zones	MPC approved
11-A-13-UR	County 9	Johnson University. Faculty housing on 7.1 acres on Kimberlin Heights in PR zone	MPC approved
11-B-13-UR	City 3	Creekhead Cove S/D. 9.9 acres on Creekhead and Hembolt into 43 lots in RP-1 zone	MPC approved in Dec.
11-C-13-UR	City 2	Zaxby's. Resaurant on 1.0 acre at Kingston Pk and Cedar Bluff in PC-1 zone	MPC approved
12-B-13-UR	City 2	Bojangles. Restauant on 1.1 acre at Kingston Pk and Cedar Bluff in PC-1 zone	MPC approved
12-C-13-UR	City 2	Horne Properties. Retail space on 1.3 acres at Kingston Pk and Cedar Bluff in PC-1 zone	MPC approved

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Alley and Street Closures

Case No.	Jurisdiction	Request	Action
11-A-13-SC	City 5	Monday Properties. Portion of Tillery Rd near Clinton Highway	MPC recommended approval Council Postponed

1 City

Other Business

Case No.	Jurisdiction	Request	Action
10-A-13-OB	MPC	Personnel compensation	MPC approved
11-A-13-OA	MPC	Nomination of officers	MPC approved
11-B-13-OA	MPC	Employee Handbook	MPC approved in December
11-C-13-OB	City	Plans of Service for annexations	MPC approved
12-A-13-OB	County	Similar Use Determination for metal fabricator	MPC denied
12-B-13-OB	MPC	Election of officers: Becky chair; Bart vice chair	MPC approved
12-C-13-OB	MPC	Addition of records management policy to Administrative Rules	MPC approved

1 City, 1 County, 5 MPC

105 Action Items in Quarter