

KNOXVILLE·KNOX COUNTY



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

**FOURTH QUARTER 2014: OCTOBER-DECEMBER**

Knoxville/Knox County Metropolitan Planning Commission  
February 12, 2015

Quarterly Report  
MPC ACTIONS  
4th Quarter – 2014

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
10-A-14-SP	City 4	George Hamilton. 25000 sf on Garden Dr. from LDR to MDR.	MPC denied.
10-B-14-SP	City 5	Cindy Bradley. 2.7 acres on Cedar Lane from CI to O	MPC adopted Council made operative
10-C-14-SP	County 6	Andrew MacConnell & Bergith Flom. 1 acre on Hardin Valley Rd. from TP to O	Applicant withdrew
11-A-14-SP	County 6	Matthew Kalthoff. 2 acres on Everett Rd. from AG/RR to C	Applicant withdrew prior to publication

2 City, 2 County

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
10-A-14-PA	City 4	George Hamilton. 25000 sf on Garden Dr. from LDR to MDR.	MPC denied.
10-B-14-PA	City 5	Cindy Bradley. 2.7 acres on Cedar Lane from LDR to O	MPC adopted Council made operative

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

Case No.	Jurisdiction	Request	Action
10-SA-14-C	County 4	The Courtyard at Tooles Bend- 3.96 acres into 6 lots w detached dwellings in PR zone	MPC approved
10-SB-14-C	County 5	Nubbin Woods–Revised plan for 9.7 acres on Nubbin Ridge Rd. into 31 lots in PR zone	MPC approved
11-SA-14-C	City 5	Stratford Park, Unit4- 11.39 acres on Jim Sterchi Rd. into 33 lots in RP-1/ F-1 zone	MPC approved
12-SA-14-C	County 4	Shady Glen- 45.58 acres on S Northshore Dr. into 152 lots in PR zone	MPC postponed to 1-8-15

1 City, 3 County

**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
12-A-14-SNC	City 2	Sherri Lee. Change Leinard St. to Joan Cronan Way	MPC approved Joan Cronan Way. Council Approved

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# Quarterly Report MPC ACTIONS 4th Quarter – 2014

## Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
7-SC-14-F	City 1	River's Edge. 5.1 acres into 4 lots w/variance for easement
10-SA-14-F	County 6	Cureton Park. 12.54 acres into 34 lots
10-SB-14-F	City 4	Heritage Park. 7.2 acres into 33 lots
10-SC-14-F	County 6	Eleanor Kay Hooks Property. 5.9 acres into 3 lots
10-SD-14-F	City 1	Ready Mix USA. 5.9 acres into 1 lot w/variances
10-SE-14-F	County 8	Eastbridge Business Park Resub. 21.75 acres into 3 lots
10-SF-14-F	County 6	Thunderchase Farms. 5.69 acres into 5 lots w/variances
10-SG-14-F	City 3	Monterey Oaks.8.39 acres into 18 lots
10-SH-14-F	City 5	Lonsdale Land Co. 0.8 acre into 1 lot w/variances
10-SI-14-F	County 5	Green & Little Property-Coile Lane. 5.1 acres into 2 lots
11-SC-14-F	County 6	Burnett Property. 1.07 acres into 1 lot
11-SN-14-F	County 8	Broadway Group-Thorn Grove Pike. 9.14 acres into 2 lots w/variances
11-SW-14-F	County 4	Ralph C & Irene H Prueitt property.14.28 acres into 4 lots w/variances
11-SV-14-F	County 7	Village at Saddlebrook Phase 2. 4.53 acres into 17 lots
11-SU-14-F	City 2	MCC Group & MA Schubert Resub. 2.71 acres into 2 lo w/variancet
11-SS-14-F	County 5	Liberty Plaza. 5.5 acres into 2 lots w/variances
11-SR-14-F	City 5	Greenway Resub.34,284 sf into 1 lot w/ 4 variances
11-SA-14-F	County 9	Geyland Heights Resub. 0.92 acre into 4 lots
11-S0-14-F	City 5	Piedmont Place Resub. 1.2 acres into 1 lot w/ 4 variances
11-SM-14-F	County 7	Reese and Snelson Partnership/Legacy Square. 2.65 acres into 2 lot s
11-SK-14-F	City 3	Urban Park Villas. 8.77 acres into 23 lots
11-SL-14-F	County 5	James Rancey Spartks Property. 28.87 acres into 2 lots w/ 2 variances
11-SJ-14-F	County 8	Anderson Estate. 11.6 acres into 2 lots
11-SI-14-F	County 7	Ronald McKinney Property Resub. 2.76 acres into 3 lots
11-SH-14-F	County 7	Harvest Grove Resub. 0.71 acres into 3 lots
11-SF-14-F	City 2	Sequoyah Hills, Section One Resub. 3.33 acres into 1 lot w/variance
11-SE-14-F	County 8	HFB Property on Thomas Weaver Rd. 1.43 acres into 1 lot
11-SD-14-F	County 8	James Underwood. 5.07 acres into 4 lots
11-SQ-14-F	County 5	Geyland Heights Resub. 0.41 acres into 2 lots w/ 2 variances
11-SB-14-F	County 7	Cala Crossing. 26.99 acres into 51 lots
11-SP-14-F	County 8	Panasonic Electronic Devices Corp. 15.97 acres into 3 lots
11-SG-14-F	City 6	Lena McCampbell Resub. 14.46 acres into 1 lot w/ 5 variances
11-ST-14-F	County 6	James F Brown Estate Resub. 8.22 acres into 3 lots
12-SA-14-F	County 6	Justice Property Resub. 4.93 acres into 2 lots
12-SB-14-F	City 4	Walmart Store-East Towne Resub. 0.88 acre into 2 lots
12-SC-14-F	City 2	Sutton Place. 5.65 acres into 28 lots
12-SD-14-F	County 7	Emerald Ridge Subdivision Unit 2. 8.3 acres into 4 lots
12-SE-14-F	County 6	Cascade Villas Phase 3B. 2.046 acres into 7 lots w/variance
12-SF-14-F	City 2	Sequoyah Hills, Section One Resub. 3.33 acres into 1 lot w/variance

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# Quarterly Report MPC ACTIONS 4th Quarter – 2014

## Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
4-J-14-RZ	City 5	Tanasi Girl Scout Council-Merchant Dr. from A-1 & C-1 to RP-1	MPC recommended RP-1 @ 4 du/ac, Council referred back to MPC, MPC tabled & postponed
10-A-14-RZ	City 4	George Hamilton. 25000 sf on Garden Dr. from R-1A to R-2.	MPC denied.
10-B-14-RZ	City 5	Cindy Bradley. 2.7 acres on Cedar Lane from R-1 to O-1	MPC recommended R-1 & O-1 (k) Council approved
10-C-14-RZ	City 6	Hatcher Hill Properties. 0.34 acres on W Fifth Ave. from C-3 to C-2	MPC recommended approval Council approved
10-D-14-RZ	County 6	Andrew MacConnell & Bergith Flom. 1 acre on Hardin Valley Rd from A/TO to OA/TO	Applicant withdrew
10-E-14-RZ	County 8	Parker Family Investment. 6.7 acres on Parkerhill Ln from A to RA	MPC recommended approval Commission approved
10-F-14-RZ	City 4	Randolf Architecture. 0.52 acres on Bernard Ave from C-3 to C-2	MPC recommended approval Commission approved
11-A-14-RZ	County 6	Matthew Kalthoff.	Withdrew prior to publication
11-B-14-RZ	County 5	Eric Moseley. 45 acres on Northshore Dr. from A to PR at 3.5 du/ac	MPC recommended approval Commission approved
11-C-14-RZ	City 6	Cooper, Yates, Welker, Pace, Sanders. 0.495 acres on N Central St from C-3 to C-2	MPC recommended C-2 (k) Council approved
11-D-14-RZ	County 6	Partners V, LLC. 2.15 acres on Mercury Dr. from BP/TO & PC/TO to PR/TO @ du/ac	MPC recommended approval Commission approved
11-E-14-RZ	City 2	Alex Lozano. 1.65 acres on Papermill Dr. from I-2 to I-3	MPC denied
11-F-14-RZ	City 2	Hatcher Hill Properties, LLC. 1.65 acres on Papermill Dr from O-1 to C-4	MPC recommended approval Council approved
12-A-14-RZ	City 2	Jerry Green. 0.7 acres on Northshore Dr. from F-1 to C-4 / F-1	MPC recommended approval Council postponed to 2-17-15
12-B-14-RZ	City 1	MPC. General rezoning for 5 acres on Kingston Pike from C-7 to C-6	MPC recommended approval Council approved
12-C-14-RZ	City 3 & County 7	Nadean M Kerr. 9 acres on Murray Drive from A-1 and A to R-1 and RA	MPC recommended approval Council & Commission approved
12-D-14-RZ	City 6	Harb's Carpet Center. 28250 sf on Broadway from C-3 to C-2	MPC recommended C-2 (k) Council approved
12-E-14-RZ	County 6	Rufus H. Smith Jr. & Co. Inc. 17.48 acres on Fitzgerald Rd from A & RA to PR @ 5 du/ac	MPC recommended PR @ 5 Commission approved
12-F-14-RZ	County 6	W. Boyd Lonas. 35.71 acres on Black Rd. from A to PR @ 1 du/ac	MPC recommended approval Commission approved
12-G-14-RZ	City 6	Kenn Davin. 39200 sf on Central St. from C-3/D-1 to C-2/ D-1	MPC recommended approval Council approved
12-H-14-RZ	City 6	Stover's LLC & Holston Properties. 5.37 acres on Asheville Hwy from C-3 & SC-1 to C-4	MPC recommended C-6 (k). Council approved
12-I-14-RZ	County 5	Eric Moseley. 18.1 acres on Mourfield Rd from A to PR @3.5	MPC recommended approval Commission approved PR @ 3.0

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# Quarterly Report MPC ACTIONS 4th Quarter – 2014

## Uses on Review – Use Determinations

Case No.	Jurisdiction	Request	Action
10-A-14-UR	County 4	The Courtyard at Tooles Bend- 3.96 acres into 6 lots w detached dwellings in PR zone	MPC approved
10-B-14-UR	County 5	Daniel Parker – 3 duplexes on individual lots in RA zone.	MPC approved
10-C-14-UR	City 3	Schaad Commercial Investments – Westland. 18.3 acres on Westland Dr into 62 lots in PR zone	MPC approved
10-D-14-UR	City 6	Emerald Charter Schools- School (K-8 grades) on 2.63 acres Carrick St in O-1/H-1	MPC approved
10-E-14-UR	City 6	Knox County Association of Baptists- Church expansion on 1.41 acres in R-1A	MPC approved
10-F-14-UR	County 7	Cheri Roop-Expansion of boarding and grooming & self-service dog wash on 8.2 acres on Old Maynardville Pike in A / F	MPC approved
11-A-14-UR	County 6	John Sanders-Medical products assembly facility on Dutchtown Rd on 4.61 acres in PC/	MPC approved
11-B-14-UR	City 5	Brevard Partners of TN,GP-Parking in a more restrictive zone on 0.18 acres on Pembroke Ave in O-1 /IH-1	MPC approved
11-C-14-UR	County 7	Garron Land Surveying-Revised development plan adding one lot and a reduction of the peripheral boundary setback on 21,864 sf on Gardner Ln in PR and A zones	MPC approved
11-E-14-UR	City 5	The Kroger Company-Kroger store and retail shops on E Emory Rd in PC-1 & F-1 zones	Postponed
11-F-14-UR	City 4	Arlington Baptist Church/Meridian Assisted Living at Arlington Place-Site revisions on 22.48 acres on Lifespring Ln in RP-1 zone	MPC approved
11-G-14-UR	City 4	Digi Academy of Learners LLC-Child daycare facility in R-1 zone	Withdrawn
12-A-14-UR	City 1	UT Research Foundation-Cherokee Farm Innovation Campus Master Plan in BP-1 zone	Postponed
12-B-14-UR	County 6	Partners Development-R & D Manufacturing facility in BP/TO zone	MPC approved
12-C-14-UR	City 2	Sterling Development-Apartments in RP-1 zone.	Postponed
11-B-14-OB	City	Ross Education LLC. Similar Use Determination for educational uses in the SC-1, SC-2 and SC-3 (Shopping Center) zone districts	MPC approved secondary, post-secondary technical/ business/medical training and higher educational uses as a use permitted in the SC-1, SC-2, and SC-3 zones.
11-D-14-OB	City	Alex Lozano. Similar Use Determination for a private club in the I-3 (General Industrial) zone district.	MPC denied.

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## Quarterly Report MPC ACTIONS 4th Quarter – 2014

### Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
10-B-13-OA	City	Amendments regarding sign regulations	MPC sent to City recommending independent consultant Council pp to February 17, 15
11-A-14-OA	City	Amendments regarding pet services	MPC recommended approval in Nov 2014 Council referred back to MPC January 20,15
12-A-14-OA	City	Amendment regarding Floor Area Ratio (FAR) and other area requirements for certain commercial zoning districts	MPC recommended approval Council approved.

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### Alley and Street Closures

Case No.	Jurisdiction	Request	Action
10-A-14-AC	City 5	City of Knoxville. Portion of unnamed alley	MPC recommended approval Council approved
11A-14-SC	City 1	Trevor Hill. Portion of Forest Ave.	MPC postponed until 3-12-15
11-B-14-SC	City 1	Trevor Hill. Portion of Twelfth St.	MPC recommended approval Council approved
12-A-14-AC	City 1	UT. Portion of unnamed alley between 20 <sup>th</sup> and 22 <sup>nd</sup> St.	MPC recommended approval Council approved
12-B-14-AC	City 1	UT. Portion of unnamed alley at 20 <sup>th</sup> St.	MPC recommended approval Council approved
12-C-14-AC	City 1	UT. Portion of unnamed alley between 11 <sup>th</sup> and 12th St.	MPC recommended approval Council approved
12-A-14-SC	City 1	UT. Portion of Melrose Ave	MPC recommended approval Council approved
12-B-14-SC	City 1	UT. Portion of 22 <sup>nd</sup> St.	MPC recommended approval Council approved

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### Subdivision Regulations – Extensions of Concept Plans

Case No.	Jurisdiction	Request	Action

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Other Business

Case No.	Jurisdiction	Request	Action
11-A-14-OB	Lacy, Price & Wagner PC & Citizens National Bank	Appeal of MPC decision requiring a tenant address to change (suite number) due to moving office location to second floor in the same multi-tenant building	MPC approved
11-C-14-OB	City	Plans of Service for Several tracts of land west of Cherokee Cove and northwest of England Dr. and all of the right-of-way of Cherokee Cove, a portion of the right-of-way of Log Haven Dr., and two unnamed rights-of-way (1-11-14.AX)	MPC approved
11-E-14-OB	MPC	Nomination of officers	Nominations
12--A-14-OB	MPC	Election of officers	Election
12-B-14-OB	MPC	Amendment No. 4 to MPC's budget and work program for FY 2014-15.	MPC approved
12-C-14-OB	MPC	Amendments to MPC's Fee Schedule	MPC approved

107 Action Items in Quarter

57 City – 45 County

[112 items in last quarter, 105 action items in 4th Quarter 2013]