



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 1-H-15-UR **AGENDA ITEM #:** 33

POSTPONEMENT(S): 1/8/2015-2/12/2015 **AGENDA DATE:** 3/12/2015

▶ **APPLICANT:** JOHN L. SANDERS

OWNER(S): Charles Tombras

TAX ID NUMBER: 108 B D 001 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 601 Lindsay Pl

▶ **LOCATION:** South side of Jersey Ave., west side of Lindsay Pl.

▶ **APPX. SIZE OF TRACT:** 0.52 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is proposed to be via Lindsay Pl., a local street with a pavement width of 14' to 16' within a 30' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Apartments and detached dwellings / R-2 residential

South: Office / O-1 office

East: Apartments and detached dwellings / R-2 residential

West: Apartments and detached dwellings / O-1 office

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed uses. Existing development consists of apartments, professional and business offices and detached dwellings.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant

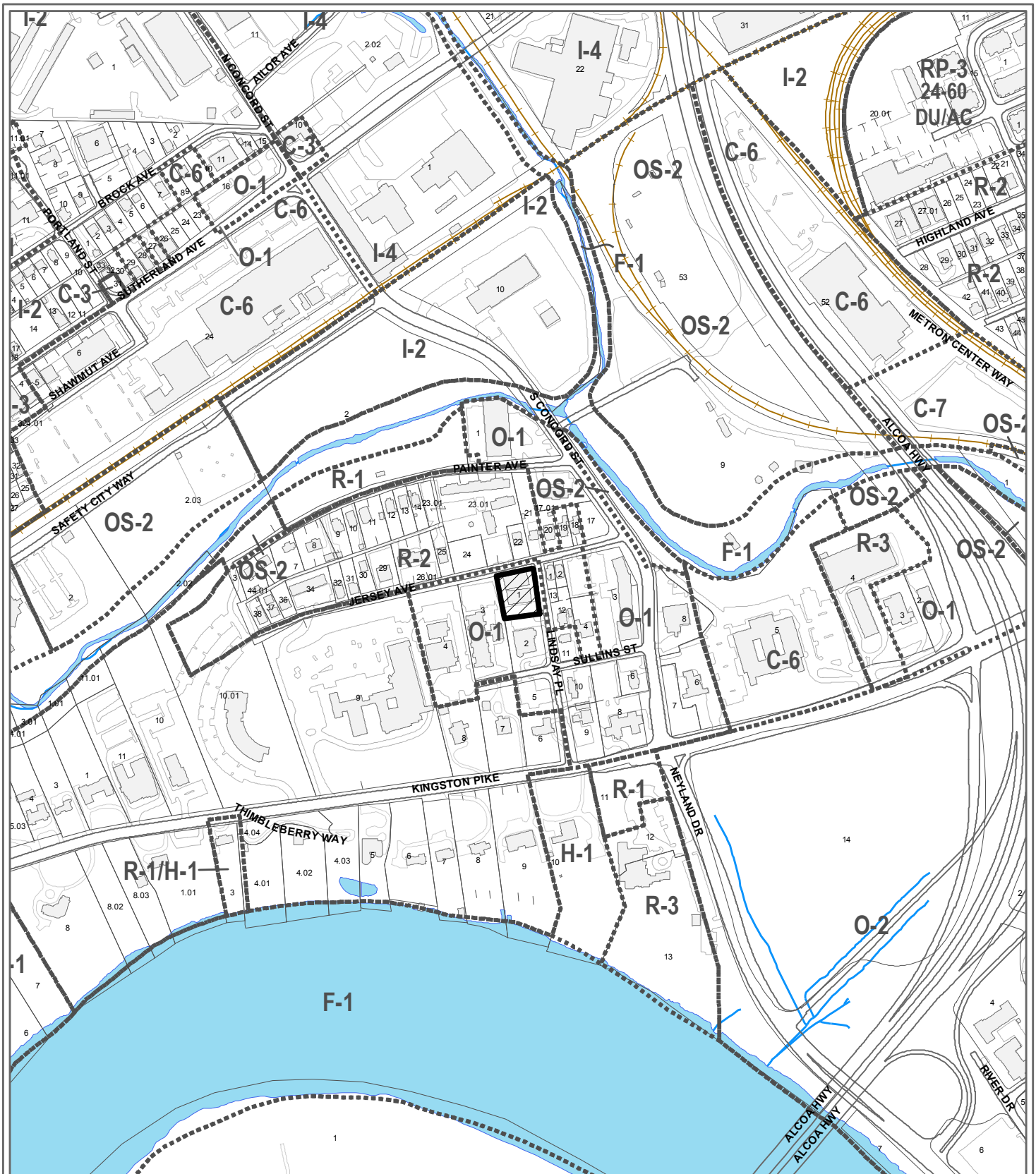
**COMMENTS:**

The applicant proposed to construct a parking lot that would have served as auxiliary parking for a nearby business. Alternative parking has been found for the business making this request no longer needed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-H-15-UR  
USE ON REVIEW**



Parking lot in O-1 (Office, Medical, and Related Services)

Petitioner: John L. Sanders

Original Print Date: 12/22/2014  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 108  
 Jurisdiction: City

0 500  
 Feet



1-H-15-UR-WD-3-12-15



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

**Fwd: 601 Lindsay Place - CANCEL APPLICATION - FILE # 1-H-15-UR**

1 message

**Dan Kelly** <dan.kelly@knoxmpc.org>  
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Tue, Feb 17, 2015 at 7:06 AM

----- Forwarded message -----

From: **Dan Kelly** <dan.kelly@knoxmpc.org>  
Date: Tue, Feb 17, 2015 at 7:06 AM  
Subject: Fwd: 601 Lindsay Place - CANCEL APPLICATION - FILE # 1-H-15-UR  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: **John L. Sanders, AIA** <jsanders@sanderspace.com>  
Date: Mon, Feb 16, 2015 at 9:14 AM  
Subject: 601 Lindsay Place - CANCEL APPLICATION - FILE # 1-H-15-UR  
To: "Dan Kelly (dan.kelly@knoxmpc.org)" <dan.kelly@knoxmpc.org>  
Cc: Mike Reynolds <mike.reynolds@knoxmpc.org>

Dan/Mike:

Please cancel and formally withdraw our application for 601 Lindsay Place - FILE# 1-H-15-UR. The prospective buyer has terminated their agreement for this proposed parking solution. They are pursuing another lot a very short distance away and have applied for a subdivision and rezoning for an existing lot.

**SANDERS PACE ARCHITECTURE**

John Lynch Sanders, AIA LEED AP

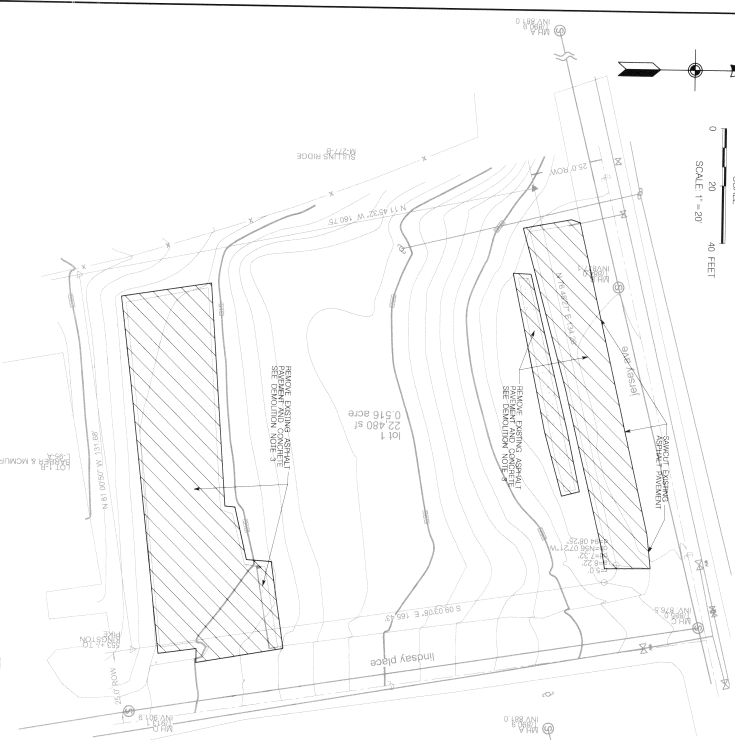
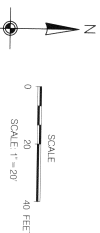
514 W Jackson Avenue, Suite 102

Knoxville, Tennessee 37902

T|865.329.0316

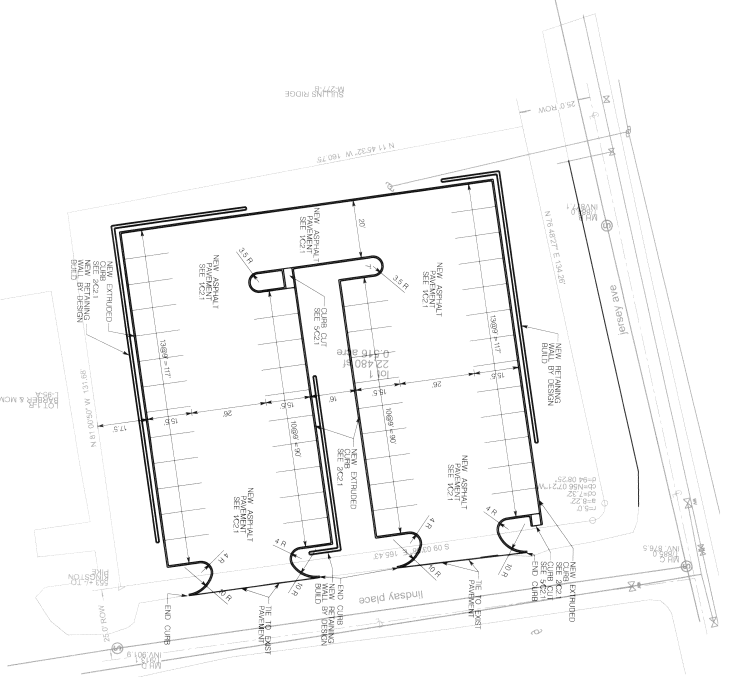
F|865.546.2348

www.sanderspace.com



SITE DEMOLITION PLAN

- SITE DEMOLITION NOTES**
1. SITE LOCATION AND TOPOGRAPHIC SURVEY IS FROM A SURVEY BY WILL ROBINSON & ASSOCIATES, INC. THE SURVEY IS TO BE USED FOR INFORMATION PURPOSES TO CONSTRUCTION. THE ARCHITECT FOR THE ENGINEER BY OTHERS IS RESPONSIBLE FOR OBTAINING NECESSARY INFORMATION PROVIDED BY OTHERS.
  2. CONTRACTOR SHALL CALL IN ONE CALL TO LOCATE SITE UTILITIES FROM TO 811 AND ANY OTHER UTILITIES TO BE REMOVED TO THE PROJECT LOCATION OF EXISTING UTILITIES.
  3. CONTRACTOR SHALL REMOVE EXISTING SIGNAL TRAFFIC CONTROL SIGNALS AND DISPOSE OF THE SAME WITHIN THE CITY OF KNOXVILLE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  4. THE CONTRACTOR SHALL PREPARE THE PROJECT SITE FOR THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  5. THE CONTRACTOR SHALL REMOVE THE DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.



SITE LAYOUT PLAN

- SITE LAYOUT NOTES**
1. USE EXISTING ZONING OF LOT 10000000.
  2. TOTAL BUILDING AREA NO NEW BUILDING CONSTRUCTION.
  3. DRIVEWAY SHALL BE ASBESTOS FREE. DRIVEWAY SHALL BE ASBESTOS FREE. DRIVEWAY SHALL BE ASBESTOS FREE.
  4. EXISTING DRIVEWAY SHALL BE ASBESTOS FREE.
  5. THE PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
  6. FUTURE IMPROVEMENTS TO THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
  7. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  8. CONTRACTOR SHALL CALL IN ONE CALL TO LOCATE SITE UTILITIES FROM TO 811 AND ANY OTHER UTILITIES TO BE REMOVED TO THE PROJECT LOCATION OF EXISTING UTILITIES.
  9. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
  10. THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT DRIVEWAY AND DRIVEWAY SURFING AND SHALL RECONSTRUCT THE DRIVEWAY AND DRIVEWAY SURFING IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

**LEGEND**

EXISTING	PROPOSED
Ground Contour Elevation	Ground Contour Elevation
Spot Elevation	Spot Elevation
Structure	Structure
Property Line	Property Line
Eject of Manometer	Eject of Manometer
Storm Drain	Storm Drain
Sanitary Sewer	Sanitary Sewer
Portable Wash	Portable Wash
Natural Gas	Natural Gas
Overhead Electrical	Overhead Electrical
Water Meter	Water Meter
Fire Hydrant	Fire Hydrant
Surface Flow	Surface Flow
Set Backing	Set Backing
Clear Basin	Clear Basin
Concrete Pavement	Concrete Pavement
Asphalt Pavement	Asphalt Pavement

**OWNER**

WILL ROBINSON & ASSOCIATES  
131 BRENTWOOD DR  
OAK RIDGE, TN 37830  
(865) 386-4200

**PROJECT LOCATION MAP - NOT TO SCALE**

REVISIONS

A Parking Area for:  
**Lindsey Place Parking**  
Lindsey Place  
Knoxville, TN

**WILL ROBINSON & ASSOCIATES**

131 Brentwood Dr  
Oak Ridge, TN 37830  
(865) 386-4200

**C1.1**

DESIGNING

DRAWN: WVR  
CHECKED: WVR  
DATE: 11-22-2014  
PROJECT NO:



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] 2/12/15 agenda item**2 messages

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'joshua buggs' via Commission &lt;commission@knoxmpc.org&gt;

Wed, Feb 11, 2015 at 10:34 AM

Reply-To: joshbuggs81@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Knox County MPC,

I live at Sullin Ridge Condominiums, 2749 Sullins St, Knoxville, TN 37919 and I'm on our HOA board.

I would like submit these attached photos for the 2/12/14 agenda. These photos are in reference to agenda item 40. 1- H-15-UR. John L Sanders. I am sending two more emails with more photos.

The issue is the previous owners of the property removed dirt on the west end of vacant lot and has caused heavy erosion on the east end of our property. It is causing our parking lot, dumpster pad to fail, and the fence to sag. We mailed a letter to the previous owner with no reply. I plan on attending the meeting as well.

Sincerely,

Josh Buggs  
[865-567-9424](tel:865-567-9424)





VIEW AWAY ZONE



















































