

MPC AGENDA REVIEW MEETING
April 10, 2012
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 City of Knoxville Policy & Redevelopment Department (3-A-12-OA) Staff recommendation: **WITHDRAW, at the request of the applicant.** The request for the ordinance change from the City of Knoxville administration seeks to amend the zoning ordinance to allow the city's public assembly facilities to have electronic message centers (EMC) that operate with a shorter hold time for messages than what is now allowed. The revisions, if approved, would specifically benefit the Auditorium/Coliseum, but would also benefit other public facilities in the city that attract large crowds and have several events that need to be advertised. A compromise has been found that will allow the replacement of the existing Auditorium/Coliseum EMC and work within the operational standards of the existing zoning ordinance. **(Donaldson)**

#6 Metropolitan Planning Commission (4-A-12-OA) Staff Recommendation: **APPROVE.** In response to a preliminary proposal for a medical office in the town center development at Northshore Drive and I-140, the MPC staff has prepared revisions to the TC-1 zone. These revisions, which were part of a package of amendments considered by MPC in May, 2009, will allow offices, including medical offices and clinics, in the TC-1 Core Area as a ground level use. The revisions also will allow more flexibility in the maximum height of buildings and include a provision for alternative compliance for proposals that cannot meet the strict interpretation of TC-1 standards and requirements. **(Johnson)**

#7, #8 and #9 Metropolitan Planning Commission (4-B-12-OA, 4-C-12-OA and 4-D-12-OA) Staff Recommendation: **APPROVE.** These revisions include changes to the Minimum Subdivision Regulations (4-B), the Knoxville Zoning Ordinance (4-C) and the Knox County Zoning Ordinance (4-D) that will implement provisions of the recently adopted Hillside and Ridgetop Protection Plan. **(Donaldson)**

- **Concepts/Uses on Review**

#11 Deane Hill Village (4-SB-12-C and 4-E-12-UR) Staff Recommendation: **APPROVE requests, with conditions.** This is a request for the approval of a 28 lot development that will include a mix of 21 detached and 7 attached units on 5.65 acres. A previous plan approved in 2006 by MPC would have allowed 28 condominium units. Since financing for condominium development is difficult to obtain at this time, this plan proposes a subdivision which will transfer property to each homeowner. The density proposed is within the range allowed by the property's zoning, which is PR (Planned Residential) at up to 5 dus/ac. There may be neighborhood opposition to these requests. **(Kelly)**

- **Final Plats**

#20 W. J. Griffin Heirs Resubdivision of Lot 4 (4-SG-12-F) Staff Recommendation: **DENY**. The applicant has requested the three variances to the subdivision regulations asking for a reduction in the minimum standards for joint permanent easements (JPE). The current requirements were not in place when the JPE was approved in 1997. The JPE, which will serve two lots, has an 8 ft. wide gravel surface. There is no room or sufficient support for passing vehicles, including emergency equipment. **(Dills)**

- **Rezoning**

#42 Choto Partners (4-H-12-RZ and 4-D-12-SP) Staff Recommendation: **DENY both requests**. The applicant wishes to rezone property that is currently zoned RA (Low Density Residential) to OB (Office, Medical and Related Services) and is a platted portion of a single-family subdivision. The rezoning of the property also requires the consideration of an amendment to the Southwest County Sector Plan. The property faces several lots developed with single-family detached dwellings, with no access other than to local streets serving the subdivision. The creek along the northwest boundary of the two lots proposed for rezoning provides a natural barrier between the lots and Parkside Drive. The staff report includes documentation that the property was proposed as a recreational amenity to the subdivision. There is neighborhood opposition to this request. **(Brusseau)**

- **Uses on Review**

#49 Harry Wiersma (4-F-12-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a dual practice law office in a single-family subdivision. The request meets the requirements of the R-1 zoning district, as well as zoning ordinance requirements for uses permitted on review. There is neighborhood opposition to this request. **(Kelly)**

- **Other Business**

#52 Mayor's Report on Preservation for 2011 (4-B-12-OB) Staff Recommendation: **APPROVE**. As required by the Knoxville City Charter, the MPC staff has prepared the annual report to the Mayor on preservation in the city. The report summarizes historic preservation activities for the calendar year 2011, but also includes recommendations for action in future years. **(Graybeal)**