

MPC AGENDA REVIEW MEETING
January 10, 2012
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Knoxville City Council (1-A-12-OA) Staff Recommendation: **POSTPONE**. At their November, 29, 2011, meeting, the Knoxville City Council requested that MPC study, analyze and make recommendations to City Council with respect to appropriate siting and permitting of crematoria within the city. The staff has determined that the Board of Zoning Appeals should first consider an appeal of the city's approval of a building permit for a crematorium prior to MPC's consideration of a particular course of action. **(Donaldson)**

- **Rezoning**

#16 Fort Sanders, G. P. (1-B-12-RZ) Staff Recommendation: **APPROVE as requested**. This is a request for the rezoning of property from I-3 General Industrial to C-3 General Commercial to allow the use of the subject property for a laundromat. The request is consistent with the Sector Plan and One Year Plan designations for the property and is compatible with surrounding land uses and zoning. There is some neighborhood opposition to this request. **(Brusseau)**

#17 Ronald E. Jones (1-A-12-PA and 1-C-12-RZ) Staff Recommendation: **APPROVE as recommended**. This is a request for a One Year Plan amendment to General Commercial and rezoning to C-3 General Commercial for the development of commercial and office uses on the subject property. The staff has recommended that the current office plan designation and O-1 Office, Medical and Related Services zoning be maintained for the portion of the request that adjoins property designated for Medium Density Residential and Office uses, which would maintain a good transition between commercial uses to the north and residential uses to the south. **(Brusseau)**

#18 Sagebrush Capital (1-A-12-SP and 1-D-12-RZ) Staff Recommendation: **APPROVE as recommended**. The staff has recommended an MDR plan designation and PR Planned Residential zoning @ 5 dus/ac, as opposed to the applicant's request for High Density Residential and PR zoning @ 19 dus/ac. The property also includes an area designated for Slope Protection. The staff recommendation for MDR is consistent with the plan designation on adjacent property, some of which has been developed with apartments at 12 dus/ac. The recommended zoning density of 5 dus/ac results from an analysis of the slope characteristics of the property, which indicates that over 70% of the site is characterized by steep to moderate slopes. The staff also has recommended that no clearing or grading of the site be done prior to the review of a site plan by MPC. **(Brusseau)**

#19 Graham Corporation (1-E-11-RZ) Staff Recommendation: **APPROVE as recommended.** This request calls for the rezoning of properties currently zoned SC-2 Community Shopping Center and C-6 General Commercial Park to C-4 Highway and Arterial Commercial. The C-4 zone is not only consistent with the Sector Plan and One-Year Plan designations for the properties zoned SC-2, but is also more compliant with the characteristics of how the property is currently used. The properties zoned C-6 should remain under their current zoning, since these tracts abut less intense R-1 Low Density Residential zoning and land uses. The C-6 site plan review process for new development includes site standards that can ensure greater compatibility with abutting, less intense uses. **(Brusseau)**

#21 Metropolitan Planning Commission (1-C-12-SP, 1-B-12-PA and 1-G-12-RZ) Staff Recommendation: **APPROVE as recommended.** These applications were initiated by MPC to address a long-standing discrepancy between the low density residential uses of the affected properties and the area's I-2 Restricted Manufacturing and Warehousing zoning. The recommended plan changes call for Low Density Residential in the Central City Sector Plan and the One-Year Plan, while the zoning change calls for R-1A Low Density Residential. An I-H1 infill housing overlay will remain in place, and only those properties developed with residential uses are recommended for rezoning. **(Brusseau)**