

**MPC AGENDA REVIEW MEETING**  
**September 10, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Metropolitan Planning Commission (9-A-13-OA)** Staff Recommendation: **APPROVE.** These changes to the Knoxville Zoning Ordinance were drafted in response to a request from the City of Knoxville administration to consider and make a recommendation on ordinance changes pertaining to small breweries, wineries, and distilleries in certain commercial and industrial zone districts. Included are new definitions and development standards. **(Donaldson)**

**#6 Metropolitan Planning Commission (9-B-13-OA)** Staff Recommendation: **APPROVE.** These changes, if adopted, will amend the city zoning ordinance to establish development standards and regulations for the area described in the Cumberland Avenue Corridor Plan, to be identified as the Cumberland Avenue District. A companion rezoning request, **Item #37, file 9-G-13-RZ**, will establish the boundaries for the new form-based zoning district, CU-1 through CU-5 (Cumberland Avenue) district. **(Donaldson)**

- **Rezoning**

**#28 James McClain (9-A-09-RZ and 9-A-09- SP)** Staff Recommendation: **DENY both requests.** These requests have been tabled since 2009 and are now before MPC for action. The requests should be recommended for denial because the establishment of commercial zoning is unwarranted due to the predominant residential character of the surrounding area. The General Plan 2033 policies do not promote what would be a commercial use at this location. When established, the use of the property as a nursery was acceptable under the terms of the A (Agricultural) zone, but the business has grown into a commercial enterprise, which is not supported by adopted plans. **(Brusseau)**

**#29 John Huber/Clearwater Properties (6-D-13-RZ)** Staff Recommendation: **APPROVE, with conditions.** The staff has recommended approval of this request for PC (Planned Commercial) zoning, but only for the portion of the property fronting on Hardin Valley Road. Roughly half of the property (see map in report) is recommended for OB (Office, Medical and Related Services) zoning to allow consideration of multi-family residential use in this area. The staff has included conditions that are meant to guide the appropriate development of the entire site, considering its moderate to steep terrain. The TTCDA recommended approval of the request in amended form at their 9/9/2013 meeting. **(Brusseau)**

**#31 John Huber/Clearwater Properties (9-A-13-RZ)** Staff Recommendation: **APPROVE, with conditions.** The staff has recommended approval of this rezoning request, with conditions, to allow development of the site with residential uses and a marina. The recommended density of 5 dwellings per acre is consistent with the adopted sector plan for the area. The recommended conditions will ensure the site's proper development, given its steep terrain and lake frontage. A companion request for development plan approval is on the agenda as **Item #43, file 9-B-13-UR**. There is neighborhood opposition to the rezoning and use-on-review requests. **(Brusseau)**

**#37 Metropolitan Planning Commission (9-G-13-RZ)** Staff Recommendation: **APPROVE.** (See Item #6 above.) (Donaldson)

- **Uses on Review**

**#41 Daniel Levy, AIA (8-F-13-UR)** Staff Recommendation: **APPROVE, with conditions.** This is request for the approval of an 80-bed assisted living facility at the corner of Northshore Drive and Toole's Bend Road. Since the rezoning of the property in 2004, several proposals for residential uses on the site have been discussed with staff. The current proposal from a traffic impact standpoint will generate less traffic than what would be generated by most other residential uses at the approved density. Any neighborhood opposition to this request seems to be based solely on the project's proposed access to and from Northshore Drive. **(Kelly)**

**#43 Huber Properties/Clearwater Partners, LLC (9-B-13-UR)** Staff Recommendation: **APPROVE, with conditions.** (See Item #31 above.) **(Brechko)**