

MPC AGENDA REVIEW MEETING
August 12, 2014
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Consideration of amendments to the Knoxville Zoning Ordinance regarding sign regulations (10-B-12-OA) Staff Recommendation: **POSTPONE to the September 11 2014 meeting.** The sign task force met on July 23rd and voted to forward a version of the proposed regulations that does not resolve some outstanding issues. Staff will need additional time to prepare support material to makes its final recommendation to the planning commission. **(Donaldson)**

#6 Consideration of amendments to the Knoxville Zoning Ordinance regarding definitions, appropriate zoning and development standards for rooming units, boarding houses, and other group living facilities (12-B-13-OA) Staff Recommendation: **TABLE.** There is a need for additional time to study the issues regarding group homes and halfway houses and potential development standards. **(Donaldson)**

#7 Consideration of amendments to the Knoxville Zoning Ordinance regarding child day care services (4-A-14-OA) Staff Recommendation: **APPROVE.** These changes to the city zoning ordinance propose that small child day care services be permitted as accessory uses to houses with suitable development standards. **(Donaldson)**

- **Concept Plans**

#17 The Reserve @ West Hills (8-SF-14-C) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a 14-lot subdivision on approximately 5.01 acres zoned R-1E and located in the West Hills community. The subdivision will have one access point (Vanosdale Road) and will have lot sizes ranging from over 8,500 square feet to almost 26,000 square feet. There is neighborhood opposition to this request. **(Brechko)**

- **Rezoning**

#33 Hand Partnership (7-B-14-SP, 7-B-14-RZ and 7-A-14-PA) Staff Recommendation: **APPROVE light industrial plan designations and I-3 zoning for a portion of the property.** The applicant has requested a light industrial sector plan amendment and One Year Plan amendment and a rezoning for I-3 industrial for several parcels that front on the south side of Atlantic Avenue. The staff has recommended a smaller area and maintains that the industrial designations and rezoning should not extend north of an alley that splits the requested area as it would allow incompatible uses facing residential uses on the north side of Atlantic Avenue. **(Brusseau)**

#34 Carl Lansden (7-C-14-SP, 7-C-14-RZ and 7-B-14-PA) Staff Recommendation: **APPROVE office plan designations and O-1 zoning (applicant has requested commercial plan designations and C-3 zoning)**. The staff recommendations for the approval of office development on the subject property recognizes its location on a major arterial street and near a commercial node to the east. The office plan changes and O-1 zoning are more appropriate than commercial for a better transition from the residential uses to the west and north. There is opposition to this request. **(Brusseau)**

#35 908 Development Group (7-E-14-SP, 7-F-14-RZ and 7-D-14-PA) Staff Recommendation: **DENY**. These requests for high density residential plan designations and RP-3 rezoning are inappropriate primarily because the relatively small property is surrounded by non-residential plan designations and a mix of industrial, office and commercial zonings that are consistent with intense development. The nearest residential concentration is south of the subject property in the Fort Sanders neighborhood, which is a better and more compatible location for high density residential uses. The current residential use of the property is not permitted by C-3 zoning. There is opposition to this request. **(Brusseau)**

- **Uses on Review**

#46 American Family Care (8-E-14-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a health care facility and commercial lease space in the Kroger shopping center at the northwest corner of Kingston Pike and Cedar Bluff Road. The outstanding issue is whether or not a proposed 20 ft. tall pole sign should be approved for the property. To maintain the pattern of approved signage for this property and the developing property on the east side of Cedar Bluff Road, the staff has recommended approval of a monument sign not to exceed 12 ft. in height. **(Kelly)**