

MPC AGENDA REVIEW MEETING: January 12, 2010
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Plans, Reports and Studies**

#8 Vestal Site Improvement Plan (12-B-09-SAP) Staff Recommendation: **APPROVE.**

This plan was created to implement new development and renovation in the heart of Vestal, an area surrounding the Ogle Avenue and Martin Mill Pike intersection. The identified projects are in keeping with the Vestal Redevelopment Plan. The plan's approval will amend the South County Sector Plan. **(Donaldson/Carberry)**

- **Rezoning**

#33 City of Knoxville (9-C-09-RZ and 11-A-09-PA) Staff Recommendation: **APPROVE, as recommended by staff for a PP designation and C-2/D-1 zoning.**

The rezoning request was referred back to MPC for consideration of OS-1/D-1 zoning, in place of the recommended C-2/D-1 zoning. A One-Year Plan amendment was also called for. The recommended zoning will not complicate the status of existing uses and structures in World's Fair Park as the OS-1 zoning would. **(Brusseau)**

#34 Bulldog Development (10-A-09-RZ and 10-A-09-SP) Staff Recommendation:

DENY Commercial designation and CA zoning. The rezoning request was referred back to MPC because the plan amendment was not appealed. Both had been denied by MPC. County Commission referred both back to MPC for consideration of the plan amendment again, with the rezoning. Nothing has changed to warrant the staff to change its recommendation for denial of both requests. This is neighborhood opposition to this request. **(Brusseau)**

#35 This and That/MPC (11-C-09-RZ and 1-A-10-SP) Staff Recommendation:

APPROVE as recommended by staff for MU (C, O, LI, MDR) & (O, LI, MDR) and C-3 zoning. This rezoning request was postponed from a previous meeting to allow for consideration of a commercial zoning other than C-6. The staff has recommended C-3 zoning because of its compatibility with nearby commercial uses, and it does not allow outdoor display of merchandise. The sector plan should be amended to allow commercial uses on a portion of this site. **(Brusseau)**

#37 Jacqueline Whiteside (12-D-09-RZ) Staff Recommendation: **DENY.**

MPC approved a plan amendment at the December meeting to allow consideration of C-4 zoning on this site. The staff, however, still maintains that the rezoning, if approved, would allow commercial development that would not comply with the recently adopted Magnolia Avenue Corridor Plan, which discourages uses that require outdoor merchandise display in this area. The C-4 zone is not identified as a zone of choice in this segment of Magnolia Avenue. The staff was instructed to develop development conditions for this site that would assist in keeping C-4 uses more consistent with the development principles of the

Corridor Plan. If MPC is inclined to deny the rezoning, then the staff would recommend that the plan amendment be reconsidered at the February meeting. **(Brusseau)**

#43 City of Knoxville (1-F-10-RZ and 1-D-10-SP) Staff Recommendation: **APPROVE Neighborhood Commercial designation for part of the area and SC-1 zoning. (Original request was for PC-1.)** Neighborhood Commercial is more appropriate at this location than General Commercial, because the subject parcels are in close proximity to several neighborhoods, and a substantial portion of the area was already designated NC. The SC-1 zone is a planned neighborhood commercial district that will allow for commercial uses and intensity that is best suited to this location. **(Brusseau)**

- **Uses on Review**

#48 David Perkins (1-C-10-UR) Staff Recommendation: **APPROVE a home occupation for a music teacher, marketing for musical performances and appearances and marketing for referral services for Family Building, with conditions.** The staff recommendation limits the proposed uses to those that are consistent with home occupations as defined by the zoning ordinance. In home music training and marketing services are appropriate, if kept within limits where the surrounding neighborhood is not negatively impacted by the use of the structure or the property. The stated conditions will ensure that these uses are kept within those limits. There is neighborhood opposition to this request. **(Brechko)**

#49 David Perkins (1-D-10-UR) Staff Recommendation: **DENY.** The subject property abuts the property that is reflected in Item #48. The proposal calls for the conversion of a detached dwelling into a duplex. Although the property meets the requirements of the zoning for required minimum size, a duplex would be out of character in a neighborhood of detached residential dwellings, where there appear to be no other approved duplexes. The applicant had been using the residence for a “rooming and boarding house”, which is not allowed in the R-1 zone. Up to three (3) unrelated persons may live in the same dwelling in the R-1 zone. There is neighborhood opposition to this request. **(Brechko)**

- **Other Business**

#53 Appeal of Downtown Design Review Board Decision (11-D-09-DT) Staff Recommendation: **DENY appeal and uphold decision to approve a certificate of appropriateness subject to its stated conditions for two EMC’s for the Knoxville Convention Center. (Reynolds)**