

**MPC AGENDA REVIEW MEETING**  
**June 12, 2012**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5, #6, #7, and #8 Metropolitan Planning Commission (4-B-12-OA, 4-C-12-OA, 4-D-12-OA, and 5-A-12-2012)** Staff Recommendation: **APPROVE #5, #6, AND #7**. 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. The changes under #5 propose new standards that will provide greater flexibility for development in the areas with a Hillside and Ridgetop Protection designation. The changes under #6 and #7 will allow for more setback flexibility in HRPP areas where setbacks can be too rigid and developers are forced to seek variances to address a site's physical constraints. **WITHDRAW #8**. The staff is recommending withdrawal of this item (5-D) until such time that Knoxville and Knox County can establish permit procedures and requirements for timber harvesting. This change will be reintroduced after an adequate triggering mechanism to determine the date of timbering harvesting has been established. **(Donaldson)**

**#9 Metropolitan Planning Commission (6-A-12-OA)** Staff Recommendation: **APPROVE**. At the request of the City of Knoxville administration, the staff has prepared a change to the city zoning ordinance that will clarify and simplify the use of retail or service uses within the I-3 zone. Currently, such uses are only allowed if they serve or are auxiliary to the needs of the industrial plants in the zone or their employees. The interpretation of this provision has resulted in conflicts and confusion on the part of business owners and operators. **(Donaldson)**

- **Rezoning**

**#26 Independent Healthcare Properties (6-E-12-RZ)** Staff Recommendation: **APPROVE**. This is a request for the approval of PR zoning @ 3 dwellings per acre, which would permit low density residential development on the subject property, consistent with development in much of the surrounding area. The applicant, however, has plans to develop an assisted living facility on the site. Neither proposal can be implemented without the approval by MPC of a development plan. There is both opposition to and support for this request. **(Brusseau)**

- **Uses on Review**

**#28 Harry Wiersema (4-F-12-UR)** Staff Recommendation: **APPROVE, with revised 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. Since the May meeting, the applicant and neighborhood representatives have agreed to revisions to the proposal that will make the request more compatible with the neighborhood. There may still be neighborhood opposition to this request. **(Kelly)**

**#29 LKM Properties (6-A-12-UR)** Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a Weigel's convenience store. The staff has recommended approval of this request with conditions. There is neighborhood interest in this request. **(Brecko)**

- **Other Business**

**#32 Metropolitan Planning Commission (6-A-12-OA)** Staff Recommendation: **APPROVE**. The staff has recommended these changes to the administrative rules for the Downtown Design Review Board to allow applicants to request that items be tabled so that sufficient time is allowed to complete a proposal for board review. This will eliminate the need for approving what could be numerous requests for postponement. **(Reynolds)**

**#33 Metropolitan Planning Commission (6-B-12-OA)** Staff Recommendation. **APPROVE**. This is a request for the approval of the FY 2012 – 2013 MPC Composite Work Program. **(Donaldson)**