

**MPC AGENDA REVIEW MEETING**  
**March 12, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Metropolitan Planning Commission (3-A-13-OYP)** Staff Recommendation: **APPROVE**. This is the annual update of the One Year Plan, when staff present changes related to recently updated city sector plans, properties that were rezoned after annexation and areas for possible general rezonings, if requested by City Council. **(Brusseau)**

- **Concept Plans**

**#10 Kingston Corner (3-SC-13-C)** Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this concept plan for the 24.2 acre tract that faces the new Kroger development to the west across Cedar Bluff Road, at the intersection with Kingston Pike. The plan proposes 10 lots that will be marketed for commercial development under the PC-1 zone. One approval condition calls for the elimination of a proposed right turn in/right turn out access point and elimination of a left turn movement for a second access point, both on Kingston Pike. This is based on a recommendation from TDOT. There is a letter in the package, dated March 6, 2013, explaining the reasons for TDOT's recommendation. The applicant may oppose this condition of approval. **(Brechko)**

- **Rezonings**

**#19 Philip M. Garrett (12-D-12-RZ/12-A-12-SP)** Staff Recommendation: **APPROVE rezoning to OB; DENY plan amendment to GC and rezoning to CA**. (Postponed from the December and January meetings.) This is a request to allow the rezoning of a 31-acre tract from BP and PC zoning, to OB and CA zoning, to market the property for medium density residential development, with a small amount of retail commercial. The current sector plan for the property would allow either office or multi-family residential development, in keeping with the OB portion of the request. A sector plan amendment would be necessary to allow the consideration of CA zoning. The staff has recommended approval of the OB request and denial of the GC plan amendment and CA zoning. The property of the site requested for CA is already zoned PC, which would allow the proposed use. It is staff's opinion that the PC should remain in place to allow for thorough plan consideration of access and terrain issues for that portion of the property. The plan amendment is not necessary. (It is staff's understanding that the applicant does not oppose the recommendation to Deny the CA portion of this request.) The request will also require review and approval by the TTCDA Board. There is opposition to this request. **(Brusseau)**

**#20 David C. Campbell (2-E-13-RZ)** Staff Recommendation: **APPROVE PR @ 3 dus/ac. (Brusseau)** The staff has recommended approval of this request for PR zoning at up to 3 dus/ac because it complies with sector plan proposal for the site. The topography of the site makes it suitable for low density residential development, although improvements to Graves Rd. and Shackelford Ln. may be required if deemed necessary by Knox County Engineering and the results of a traffic impact study, if required. There is neighborhood opposition to this request. **(Brusseau)**

- **Uses on Review**

**#27 Rikki Ballengee (3-A-13-UR)** Staff Recommendation: **DENY**. The staff has recommended denial of this request for approval of a duplex in the R-1 zone because the surrounding area, also zoned R-1, does not appear to contain any other duplexes. The proposed use would be out of character within a neighborhood developed exclusively with single family detached dwellings. **(Kelly)**

**#30 Cottage Landing Knoxville (3-D-13-UR)** Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this request for approval of an 86-unit student residential development on 20 plus acres, in an area where other such projects have been development in recent years. Part of the site is characterized by steep slopes, but the portion of the property where the units will be built has already been disturbed. City and University of Tennessee Hospital officials will be cooperating in making improvements to area drainage and transportation facilities. There is area opposition to this request. **(Brechko)**

- **Other Business**

**#31 Consideration of 1<sup>st</sup> Amendment to the MPC 2012 – 2013 Work Program** Staff Recommendation: **APPROVAL by the Executive Committee for MPC approval**. The requested amendment relates to changes to the transportation work program. **(Donaldson)**