

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

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (5-A-13-OA) Staff Recommendation: **APPROVE**. At City Council's request, the staff has considered revisions to amendments to the Knoxville Zoning Ordinance that MPC approved earlier this year establishing a corridor overlay district. These changes clarify requirements for corridor specific development standards, approval of a development plan for proposals, and an appeals process. **(Donaldson)**

#7 City of Knoxville (11-A-13-OA) Staff Recommendation: **APPROVE**. These amendments will establish definitions and standards in the Knoxville Zoning Ordinance for small breweries, wineries, and distilleries. **(Donaldson)**

- **Rezoning**

#23 Huber Properties/Clear Water Partners, LLC (9-A-13-RZ) Staff Recommendation: **APPROVE, with conditions**. The staff has requested approval of this request for PR zoning at up to 5 dus/acre because it is consistent with the sector plan proposal for the site, which is Low Density Residential. The staff has also added approval conditions calling for the creation of a conservation easement to protect some of the site's more sensitive areas, establishment of public access to part of the site, and restriction on grading and land disturbance until a development plan is considered. There is neighborhood opposition to this request. **(See item #34 for the companion use on review request.) (Brusseau)**

#24 Craig Allen (10-C-13-SP, 10-F-13-RZ, and 10-C-13-PA) Staff Recommendation: **DENY sector plan and One Year Plan amendment requests for Commercial/General Commercial and rezoning to C-6 (General Commercial Park)**. The staff recommendation to deny the plan amendments and related rezoning is based on the surrounding residential character of the area, which is low density residential, as well as the fact that the site has poor access and is characterized by slope constraints. To be suitable for the development of a self service storage facility or any other use under C-6 zoning would require substantial grading and disturbance of a site with topographic challenges. There has been no change in area conditions to warrant these requests, and the applicant has reasonable use of the property under current zoning. A request for O-1 zoning for this same site was recommended for denial in 2004. There is neighborhood opposition. **(Brusseau)**

#25 Steve Hobbs (11-A-13-RZ and 11-A-13-SP) Staff Recommendation: **DENY both requests**. The requests should be denied because the General Plan 2033 does not warrant the change of this property for commercial uses, since the surrounding area is designated and zoned for residential uses. This would be an example of a spot amendment and rezoning. Allowing the retail sales of buses or bus parts is illegal and should not be sanctioned by the proposed changes. **(Brusseau)**

#28 The Development Corporation of Knox County (11-D-13-RZ and 11-C-13-SP) Staff Recommendation: **APPROVE, with conditions**. The subject property is appropriate for the Light

Industrial plan designation and the rezoning to EC. The property adjoins Light Industrial to the southeast, where another business park is located. With the condition to require the completion of the Karns Connector road project and related improvements, the site is appropriate for business park uses. There is neighborhood opposition to this request. **(Brusseau)**

#30 Metropolitan Planning Commission (11-F-13-RZ) Staff Recommendation: **APPROVE rezoning to either R-1, or R-1A, meeting the intent of the Inskip Small Area Plan.** The majority of the area is developed with single-family dwellings, which would be consistent with the recommended R-1 zoning. Properties along collector or arterial streets have been recommended for R-1A zoning, which would allow the development of duplexes and consideration of multi-dwelling units as uses on review before MPC. The overall proposal would help prevent further proliferation of multi-dwelling, attached structures within the established neighborhood, which is currently zoned R-2. There is opposition to the rezoning of individual properties. **(Brusseau)**

- **Uses on Review**

#34 Huber Properties/Clear Water Partners, LLC (9-B-13-UR) Staff Recommendation: **APPROVE, subject to conditions.** The staff has recommended approval of this request for the development of 312 apartments and a marina, subject to several conditions. **(See item #23 for the companion rezoning request.) (Brechko)**

- **Other Business**

#38 Consideration of MPC Employee Handbook (11-B-13-OB) Staff Recommendation: **POSTPONE.**