

**MPC AGENDA REVIEW MEETING
December 10, 2013
Meeting Agenda**

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (10-B-13-OA) Staff Recommendation: **TABLE**. The staff recommendation to table the proposed ordinance is based on the need for certainty that City Council will take action on the amendments within 120 days of Planning Commission action. There are still some issues that need to be dealt with by the study committee assigned to consider possible changes to current sign regulations. **(Donaldson)**

#6 City of Knoxville Law Department (12-A-13-OA) Staff Recommendation: **APPROVE**. At the request of the Law Department, the staff has processed proposed amendments to the clarify and simplify the tent permitting process and offer an annual tent permit. These changes were prepared by the Law Department in collaboration with other city administrative staff. **(Johnson)**

#7 Knoxville City Council (12-B-13-OA) Staff Recommendation: **APPROVE**. This is a request from City Council for MPC to study and make a recommendation regarding the definitions, appropriate zoning, and development standards for rooming units, boarding houses, drop off donation centers, and other group living quarters (dormitories). **(Donaldson)**

#8 Knoxville City Council (12-C-13-OA) Staff Recommendation: **APPROVE**. Pursuant to another request from City Council, staff has studied and considered adding a definition for "home office" to the zoning regulations and whether or not home offices should be allowed in the R-1E Low Density Exclusive Residential district. The staff recommends approval of these changes, subject to proposed regulations in Article V, Section 12, of the zoning ordinance. **(Donaldson)**

- **Final Plats**

#15 Ramsey Property (12-SE-13-F) Staff recommendation: **DENY**. The staff has recommended denial of the requested plat based on a recommendation from City Engineering to deny a variance to reduce the right-of-way requirement on Andes Road, from 30 ft. to 25 ft. The applicant has met all other requirements for the approval of the plat. **(Brechko/Dills)**

- **Rezoning**

#22 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)**

#30 Len Johnson (12-G-13-RZ) Staff Recommendation: **DENY**. The staff recommendation to deny is based on the fact that approval of this tract, currently zoned C-3, for C-4 development would allow uses that would be incompatible with adjacent residential uses on E. Ford Valley Rd., which face the subject property. There are other vacant C-4 properties in the

area that can be used without the need for rezoning. The property owner has reasonable use of the property under C-3, which allows a wide range of commercial uses. **(Brusseau)**

#31 Mesana Investments, LLC (12-H-13-RZ and 12-C-13-SP) Staff Recommendation: **DENY**. The staff has recommended denial of these requests for a plan amendment and a rezoning that would allow residential development on property current designated for technology park uses. The property is well-positioned for business park and research and technology-based development because of its proximity to Pellissippi Parkway. Proposed transportation improvements, if programmed, could enhance properties for future BP use. There are other similar uses in the area that would suggest that this property should be maintained for similar development. There is neighborhood opposition to these requests. (The TTCDA Board recommended approval of the rezoning at their December 9th meeting.) **(Brusseau)**

- **Uses on Review**

#33 Metro Knoxville HMA, LLC (12-A-13-UR) Staff Recommendation: **APPROVE, subject to conditions**. The staff has recommended approval of this request for the development of a 300-bed hospital for Tennova Healthcare on the south side of Middlebrook Pike, at its intersection with Old Weisgarber Rd. The rezoning of the property to O-1, which would allow consideration of this request, was approved earlier this year. **(Kelly)**

- **Other Business**

#37 Consideration of MPC Employee Handbook (11-B-13-OB) Staff Recommendation: **APPROVE**. The staff has prepared this updated version of the employee handbook, which is the first major overall revision since 2004. **(Donaldson)**

#38 Similar use determination for a metal smith as a home occupation (12-A-13-OB) Staff recommendation: **DENY**. The staff has recommended denial of this request because it does not meet the conditions for a home occupation in the county, as outlined in the Knox County Zoning Ordinance. As currently developed on Gov. John Sevier Highway, the use of the subject property goes above and beyond being a true home occupation and is more of a commercial use that would require a location in a commercial area. There is neighborhood opposition to this request. **(Kelly)**

#40 Amendments to MPC's Administrative Rules and Procedures adding a records management policy (12-C-13-OB) Staff Recommendation: **APPROVE**. This change will result in the addition of a clearly articulated policy and practice regarding access to and retention and storage of MPC records, based primarily on state statute. **(Mark Donaldson)**