

MPC AGENDA REVIEW MEETING
September 6, 2016
Meeting Agenda

WELCOME- Gerald Green

EXECUTIVE DIRECTORS REPORT

Discussion of conditional zoning – Gerald Green & Steve Wise

REVIEW OF AGENDA ITEMS

ORDINANCE AMENDMENTS

#6 5-A-16-OA – Amendments to the City of Knoxville Zoning Ordinance regarding parking in the City of Knoxville (Gerald Green)

#8 9-A-16-OA - Amendments to the Knoxville-Knox County Subdivision Regulations. (Tom Brechko)

PLANS, STUDIES & REPORTS

#9 9-C-16-SP - 2016 Southwest County Sector Plan Update (Jeff Archer)

CONCEPT PLANS

#13 9-SB-16-C - Midway Business Park – The Development Corporation of Knox County (Tom Brechko)

FINAL PLATS

None at the time this agenda was prepared

REZONINGS

#33 7-D-16-RZ - S & E Properties – Staff has been given conflicting survey information regarding the width of the right-of-way of Millstone Ln. In order for the zoning/subdivision of the site to go forward, improvements will be required to Millstone Ln. At present we don't know which survey is correct. This boundary dispute needs to be resolved before this matter moves forward. Staff is recommending postponement of this rezoning. (Mike Reynolds)

#37 9-A-16-SP / 9-C-16-RZ – Leconte Equities Group, LLC – Staff is recommending approval of PC (Planned Commercial) with one condition. The applicant requested CA (General Business). PC zoning is recommended rather than CA so that MPC can review a development plan and address issues such as access and buffering to adjacent residential uses. The condition which prohibits grading prior to development plan approval is included because the site is heavily wooded and staff would like the opportunity to recommend the preservation of some vegetation, as deemed appropriate for buffering and other aesthetic purposes. (Mike Brusseau)

#38 9-B-16-SP / 9-D-16-RZ – Hope Davis - Staff recommends O office for the sector plan and OB zoning, rather than the requested CA, consistent with the associated sector plan recommendation. OB zoning will allow reasonable use of the property for a professional/medical office, bank, beauty salon, residence(s) or other allowable use within the OB zoning district. (Mike Brusseau)

#40 9-F-16-RZ – Holly Apodaca – Staff is recommending denial of the rezoning to C-4. Despite being adjacent to C-4 zoning on three sides, C-4 zoning is not appropriate for this site, which only has access only to Wallwood Rd., a local street with only 17' of pavement width. The property also backs up to large-lot residential uses, which could be negatively impacted by adjacent C-4 development. The current O-1 zoning gives the applicant reasonable use of the property for office or medium density residential uses, while providing a transitional area between heavy commercial uses to the south and low density residential uses to the north. C-4 zoning in this area should be limited to properties that have direct access to Clinton Hwy. There are many properties in the area that are already appropriately zoned C-4. Staff is of the opinion that the current zoning is appropriate for the site, and it should be maintained. (Mike Brusseau)

USE ON REVIEWS

#45 9-F-16-UR - Hutchins Associates, P.C. - The proposal is to divide the subject property (26,120 sq. ft.) into two lots for the development of two duplexes under the RA zone district. The minimum lot size for a duplex in the RA zone is 12,000 square feet, however, the area dedicated for an access easement cannot be counted toward the lot area for which it crosses (section 64-24.1 of the Minimum Subdivision Regulations). This means that property is not large enough for two 12,000 square foot lots and an access easement. (Mike Reynolds)

OTHER BUSINESS

None