

MPC AGENDA REVIEW MEETING

November 6, 2017

City County Building, Small Assembly Room

11:30 am – 1 pm

Welcome and Executive Director Report

Gerald Green, AICP, Executive Director

REVIEW OF AGENDA ITEMS

ORDINANCE AMENDMENTS

9-A-16-OA – MPC (Approved 10/13/17)

Amendments to the Knoxville-Knox County Minimum Subdivision Regulations – sidewalk requirements. (Gerald Green)

Agenda Item #5: 5-B-17-OA – Rural Preservation Zoning District

Amendment to the Knox County Zoning Ordinance to include a rural preservation zone to help ensure agriculture production opportunities continue to exist in the County. (Mike Brusseau)

ALLEY OR STREET CLOSURES

Agenda Item #6: 11-A-17-AC – North Knoxville Baptist Church

Staff is recommending approval for the closure of the requested portion of the unnamed ally, subject to the condition that it be maintained as a private easement. (Mike Brusseau)

PLANS, STUDIES & REPORTS

None

CONCEPT PLANS

Agenda Item 11: File # 10-SE-17-C – Harpers Cove

Staff is recommending denial of the concept plan because most lots in the proposed subdivision do not meet the minimum area required by the Agricultural Zone. The applicant does not agree with the staff's definition of what constitutes a lot. Rezoning of the site to Planned Residential (PR) would eliminate this conflict. (Tom Brechko)

Agenda Item 13: File # 11-SA-17-C, 11-C-17-UR

Staff is recommending approval of the concept plan and the development plan for up to 64 detached dwelling units on individual lots. (Mike Reynolds)

FINAL PLATS

Agenda Item 22: #11-SE-17-F – Gibbs & Maloney's Addition to Fountain City, Resub of lots 1 & 3

Final plat denied by MPC in September. Plat resubmitted to provide for a shared easement. Staff is recommending approval of the two variances requested. (Tom Brechko)

PLAN AMENDMENTS/REZONINGS

Agenda Item 29: 7-J-17-RZ, 11-C-17-SP – H.E. Bittle, III/Knox County Commission

Staff is recommending denial of the Low Density Residential (LDR) sector plan designation and the Planned Residential/Technology Overlay (PR/TO) zoning. The sector plan (reviewed and updated in August 2016) recommends Technology Park uses for this site. A change in zoning could compromise future business and technology park uses on this and surrounding sites. TDOT is considering improved access to the area with a parallel access road to Pellissippi Parkway. (Mike Brusseau)

Agenda Item # 30: File # 10-C-17-SP – Leesman Engineering Tim Dyer

Staff is recommending denial of the General Commercial (GC) sector plan designation. No conditions have changed that warrant amendment of the sector plan map for this site. (Mike Brusseau)

Agenda Item # 31: File # 10-J-17-RZ – Tim Dwyer Leesman Engineering

Staff is recommending denial of General Commercial Park (C-6) zoning. C-6 zoning of this site will allow potentially less compatible uses with no public review of plans, giving this developer a different set of rules to develop the site than the surrounding properties in the subdivision. The commercial portion of this subdivision has been developed under PC-1 zoning, which is subject to use on review approval of site plans by MPC. (Mike Brusseau)

Agenda Item # 33: File # 11-B-17-RZ, 11-D-17-SP – Kathy Pinkston

The applicant requested Low Density Residential (LDR) and Planned Residential (PR) zoning at 5 du/acre. Staff is recommending approval of an amendment to the Northwest County Sector Plan to LDR with approval of the PR zoning at a density of up to 2 du/acre. (Mike Brusseau)

Agenda Item #37: File # 11-F-17-RZ, 11-B-17-SP – Benchmark Associates, Inc

The applicant requested General Commercial (GC)/General Business (CA)/Technology Overlay (TO). Staff recommends amending the Northwest County Sector Plan to Office (O) and a rezoning to Office, Medical & Related Services/Technology Overlay (CA/TO). Staff recognizes the property may not be desirable for residential uses but there is adequate CA zoning to the east that is currently undeveloped. Offices uses would be more compatible with the adjacent land uses. (Mike Brusseau)

Agenda Item #38: File # 11-G-17-RZ – King Properties & Development, LLC

The applicant requested Planned Residential (PR) rezoning at 4 du/acre. Staff is recommending approval of PR zoning at 3 du/acre. (Mike Brusseau)

USE ON REVIEWS

Agenda Item # 41: File # 11-B-17-UR Realty Trust Group

Staff is recommending postponement of this item. The revised Traffic Impact Study (TIS) was submitted on November 1, 2017 and staff has not had time to review the revisions. (Mike Reynolds)