

MPC AGENDA REVIEW MEETING
March 5, 2012
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Knoxville City Council (1-A-12-OA) Staff Recommendation: **APPROVE**. At their November, 29, 2011, meeting, the Knoxville City Council requested that MPC study, analyze and make recommendations to council with respect to the appropriate siting and permitting of crematoria within the city. An appeal of the city building official's decision to approve a crematorium for a funeral home in Fountain City has gone through the BZA and City Council appeals process and was denied. The proposed amendments do the following:

- Add certain key definitions not now included in the zoning ordinance
- Designate that a cremation facility as an accessory use to a funeral home should now be considered as a use on review in the O-1 and C-3 zones
- Add development and operational standards for cremation services as accessory uses
- Expanded the list of accessory uses for churches and other places of worship and cemeteries to allow columbaria and memorial gardens

(Donaldson)

#6 City of Knoxville Policy & Redevelopment Department (3-A-12-OA) Staff recommendation: **APPROVE**. This request from the City of Knoxville administration seeks to amend the zoning ordinance to allow the city's public assembly facilities to have electronic message centers (EMC) that operate with a shorter hold time for messages than what is now allowed. The revisions, if approved, would specifically benefit the Auditorium/Coliseum, but would also benefit other public facilities in the city that attract large crowds and have several events that need to be advertised. **(Donaldson)**

- **Plans, Studies and Reports**

#10 Metropolitan Planning Commission (3-A-12-OYP) Staff Recommendation: **APPROVE**. This is the annual update of the Knoxville One-Year Plan. It includes recommendations for general plan amendments, a plan designation for one property annexed by the city, a summary of individual quarterly changes made to the plan since the adoption of the last plan update, and a brief analysis of plans list of proposed general rezonings. **(Brusseau)**

- **Rezonings**

#23 Graham Corporation (3-B-12-RZ and 3-A-12-SP) Staff Recommendation: **APPROVE, in part**. Request for rezoning affects property that is split between the city and the county. The applicant is requesting rezoning, from PC-1, A and RB to C-4 and

CB. A sector plan amendment from Office to Commercial will be needed for the county portion of the site. The applicant owns property to the south, which was developed under PC-1 zoning, a designation which requires site plan review. Property to the east of Callahan Drive was developed under PC zoning, a county zone that also requires site plan review by MPC. Retaining planned commercial zoning at this location will help to maintain a development and traffic pattern that is consistent with adjacent planned commercial development. **(Brusseau)**

- **Uses on Review**

#31 Niki Martin (3-B-12-UR) Staff Recommendation: **DENY**. This is a request for the approval of a use on review for a child day care center to serve up to 30 children. The property is located in a single-family neighborhood on property zoned R-1. The General Plan states that day care centers that provide care for six or more children should be located on arterial or collectors streets at the edge of neighborhoods. The request as submitted complies with neither of these requirements. Staff recognizes that a day care center serving up to 30 children is a business and should not be located in the interior of an established neighborhood. The impact of the proposed request would be detrimental on the residential area that surrounds the property. The applicant would also need variances for lot size (15,000 sq. ft. is required, and only 10,300 to 10,800 sq. ft. is available) and required parking (two parking spaces are currently provided, but six spaces would be needed). **(Kelly)**