

**MPC AGENDA REVIEW MEETING**  
**April 6, 2010**  
**Meeting Agenda**

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

**#5 Amendment to the City of Knoxville Zoning Ordinance Re: a new R-4 (Residential/Office) zone (11-A-07-OA)** Staff Recommendation: **APPROVE**. This amendment has been on hold for several months by request of city administrative staff. The proposed current version reflects new thinking on the part of staff as well as comments received during a public workshop held on March 25<sup>th</sup>. This latest version, among other things, increases the number of uses that will require use on review approval, while restricting the number of permitted uses. **(Donaldson)**

**#7 Amendment to the City Zoning Ordinance Re: the extension of awnings and other structural features over sidewalks and other public property (3-C-10-OA)** Staff Recommendation: **APPROVE**. This change will expand the provision now allowed in the C-2 district to other zoning districts regarding the extension of awnings, canopies and marquees over sidewalks and other public property. This will result in design options that could be useful as the city's urban corridors are redeveloped. **(Reynolds)**

- **Concept Plans**

**#12 Dogwood Cove (4-SB-10-C and 4-C-10-UR)** Staff Recommendation: **APPROVE requests with conditions**. This is a request for approval of a 28 lot subdivision on a 10.6 acre tract zoned PR @ 3 dus/ac. The applicant is asking for an increase in 6 units over a previously approved plan for the property. The proposed density is within the approved density range for the property. The proposal also includes the widening of Dogwood Dr. to the intersection with Whitower Dr. There is neighborhood opposition to this request. **(Brechko)**

- **Rezoning**

**#34 Green River Holdings (4-C-10-RZ and 4-B-10-SP)** Staff Recommendation: **DENY plan amendment and rezoning**. The light industrial development proposed by these requests would be out of character with the surrounding zoning and development pattern. Low density residential uses are the most appropriate for this site and should be maintained for future development. There is sufficient opportunity for development in an area to the southwest that includes several vacant tracts planned and zoned for industrial uses. **(Brusseau)**

**#35 Betty Devault (4-C-10-SP, 4-D-10-RZ and 4-B-10-PA)** Staff Recommendation: **DENY MDR plan amendments and APPROVE RP-1 @ 5.99 dus/ac**. These requests would allow medium density residential uses on property that is surrounded by low density

uses, east of Inskip Rd. and north of Cedar Lane. Both the sector plan and the One Year Plan support maintaining the lower residential intensity at this location. **(Brusseau)**

**#37 Wellsley Land Partners, G.P. (4-F-10-RZ)** Staff Recommendation: **APPROVE.**

This rezoning request will increase the approved density on a tract of land that will be part of the site for a proposed senior living development. The increased density is necessary to be consistent with the development plan that was previously approved. If approved, the overall density for the tract will be PR @ 24 dus/ac., which is consistent with the approved sector plan. There is neighborhood opposition to this request. **(Brusseau)**

**#38 Benchmark & Associates (4-G-10-RZ)** Staff Recommendation: **APPROVED PR @ 2 dus/ac with condition (applicant has requested 5 dus/ac).** Either density would be consistent with the adopted sector plan proposal of low density residential. However, the recommended density of 2 dus/ac is more appropriate given the slope constraints of the site. Almost 61% of the site is characterized by moderate to steep topography. **(Brusseau)**

- **Uses on Review**

**#40 Ridgedale Irrevocable Trust (10-C-09-UR)** Staff Recommendation: **APPROVE, with conditions.** This request for approval of a townhouse development on 10.08 acres has been postponed since October to allow the developer to address issues related to the development of the property. One of the conditions deals with recommended improvements to the intersection of Wood Smith Rd. and Barnard Rd. The recommendation also addresses protection of some existing vegetation on the site. There is opposition to this request. **(Brechko)**

**#42 U. S. Cellular Corp. (4-A-10-UR)** Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a 195-foot monopole tower on property zoned A (Agricultural). The location of the tower is consistent with the requirements for use on review approval and with the standards of the Wireless Communications Facilities Plan. **(Brechko)**