

**MPC AGENDA REVIEW MEETING**  
**December 6, 2011**  
**Meeting Agenda**

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

**#5 Knox County Commission (12-A-11-OA)** Staff Recommendation: **APPROVE**. These amendments to the Knox County Zoning Ordinance, if adopted, would expand the prohibition of billboards and other advertising signs in all zoning districts and create regulations for electronic message centers. **(Donaldson)**

**#6 Knoxville City Council (12-B-11-OA)** Staff Recommendation: **SEE STAFF REPORT**. The staff recommendation responds to a request from City Council to review a recently adopted city ordinance permitting the use of an electric security fence in an outdoor storage area. **(Donaldson)**

- **Alley or Street Closures**

**#10 Gerdau (12-A-11-SC)** Staff Recommendation: **DENY**. This request to close a portion of Stonewall Street would result in a loss of connectivity for the flow of traffic in this area. There are several residences along Ely Ave that intersects Stonewall Street that would be affected by this closure. The applicant has requested the closure based on the ownership of only one lot. If any closure is to be approved, it should be based a more on a broader pattern of ownership where the presence of residential uses would not be a factor. Another factor to be considered is the fact that apparently no progress has been made on establishing a greenway on the property that fronts the street segment to be closed. The applicant cooperated with the city in developing plans for the greenway and buffers between the Gerdau property and the adjacent neighborhood. Any agreements on developing the greenway should be honored. **(Brusseau)**

**#11 Gerdau (12-B-11-SC)** Staff Recommendation: **DENY**. The recommendation to deny is based on rationale similar to that expressed for Item #10. **(Brusseau)**

- **Plans, Studies and Reports**

**#12 Knox County Commission** Staff Recommendation: **SEE STAFF REPORT**. The staff report represents MPC's response to the Hillside and Ridgetop Protection Plans initiated by County Commission and City Council. **(Donaldson)**

- **Rezoning**

**#30 Fred Langley (9-A-11-RZ)** Staff Recommendation: **DENY**. This is a request to remove the TO(Technology Overlay) designation from property that has a CB (Business and Manufacturing) base zone. The staff has recommended denial because the requested

change is not consistent with any of the conditions for amending the zoning map, as outlined in the Knox County Zoning Ordinance (Article 6, Section 6.30). Removal of the overlay for this property would place neighboring properties at a disadvantage, if the subject property were developed at a later date with more intense uses than the commercial mulching operation recently approved. Application of the TTCDA Design Guidelines in this area has resulted in an upgrade in the level of development and redevelopment that has taken place over the years. The lack of design review for the subject property, which would be removed, could have a negative impact on those properties that retain the TO designation and abut the subject property. There is opposition to this request from several area property owners. The TTCDA Board denied the applicant's request for a rezoning COA on December 5<sup>th</sup>. **(Brusseau)**

**#31 DMS Properties (12-A-11-RZ and 12-A-11-SP)** Staff Recommendation: **DENY both requests.** This is a request for rezoning to I-4 to allow for the outdoor storage of scrap roofing shingles. A sector plan change for heavy industrial uses has also been requested. The application was made because the applicant was cited by the city for conducting what was an illegal use on property zoned I-3. The recommendation to deny is based on the following: (1) the area surrounding the site includes low density residential and less intense industrial uses that could be negatively affected by the intense uses allowed under I-4 zoning; (2) the street system is not conducive to handling the heavy truck traffic that could be generated by the proposed use or other I-4 uses; (3) there is an inventory of vacant land in the city that is appropriately zoned I-4 that should be examined for the proposed use; and (4) the property should not be rezoned just to handle what is a temporary demand for space to store scrap roofing shingles. There is opposition to this request from area property owners. **(Brusseau)**

- **Other Business**

### **#39 Election of MPC Officers for Calendar Year 2012**