

MPC AGENDA REVIEW MEETING
January 8, 2013
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (1-A-13-OA) Staff Recommendation: **APPROVE**. MPC has been requested by the City of Knoxville Administration to consider making a recommendation on amendments to the City of Knoxville Zoning Ordinance regarding administrative procedures for form districts. This represents a return to the original concept of creating general provisions that will apply to all present and future form districts. It incorporates the administrative process first adopted in the South Waterfront Form Based Development Code and builds upon that process by adding general rules of applicability that will be used for all future form districts. **(Donaldson)**

- **Rezoning**

#16 Philip M. Garrett (12-D-12-RZ/12-A-12-SP) Staff Recommendation: **APPROVE rezoning to OB; DENY plan amendment to GC and rezoning to CA**. (Postponed from the December meeting.) This is a request to allow the rezoning of a 31-acre tract from BP and PC zoning, to OB and CA zoning, to market the property for medium density residential development, with a small amount of retail commercial. The current sector plan for the property would allow either office or multi-family residential development, in keeping with the OB portion of the request. A sector plan amendment would be necessary to allow the consideration of CA zoning. The staff has recommended approval of the OB request and denial of the GC plan amendment and CA zoning. The property of the site requested for CA is already zoned PC, which would allow the proposed use. It is staff's opinion that the PC should remain in place to allow for thorough plan consideration of access and terrain issues for that portion of the property. The plan amendment is not necessary. The request will also require review and approval by the TTCDA Board. There is opposition to this request. **(Brusseau)**

#19 David Campbell (1-C-13-RZ/1-A-13-SP) Staff Recommendation: **APPROVE LDR (Low Density Residential) and PR zoning @ 1.8 du./ac. (Applicant has requested PR @ 3 du./ac.)** The staff recommendation regarding density is based on two reasons. First, the property is shown on the Growth Policy Plan as being in the Rural Area, where no more than 2 dus./ac. may be approved for residential development. The applicant has requested 3 dus./ac. And second, the slope characteristics of the site, when the density formula is applied, suggest that 1.8 dus./ac. is the appropriate upper limit for development of the site. The staff would consider a maximum density of 2 dus./ac. if a conservation easement were established to protect the undisturbed, steep southern portion of the property. **(Brusseau)**

#20 Knoxville City Council (1-D-13-RZ/1-B-13-PA) and #21 Knoxville City Council (1-E-13-RZ/1-C-13-PA) Staff Recommendation: **APPROVE LDR (Low Density Residential) and R-1A zoning for both requests**. This is a request from Knoxville City Council to consider down-zoning three parcels, from R-2 (General Residential) to R-1 (Low Density Residential), in an area where low density residential uses are predominant. The parcels were formerly developed with apartment buildings, which are allowed under the R-2 zone. The rezoning of the property presents an opportunity to redevelop the parcels with residential development more in keeping with the surrounding area. The staff has recommended R-1A, another low density zone, as it will allow some of the development rights to be maintained that were in place under R-2. R-1A will also

allow consideration of courtyard development, if and when the zoning ordinance is amended to allow such development in the R-1A zone. **(Brusseau)**

- **Use on Review**

#24 Twin Willows Construction (1-C-13-UR) Staff Recommendation: **APPROVE the development plan for up to 5 detached dwellings on individual lots and reduction of the peripheral setback along the northeast boundary line to 25', subject to 5 conditions; DENY peripheral setback reduction along Buttermilk Rd.** This is a request to subdivide a 5.116 acre tract into 5 lots as a detached residential subdivision. A final plat (1-SE-13-F) for the subdivision of the property is also before the Planning Commission this month. The staff has recommended approval of the use on review for the detached dwelling units and the request to reduce the peripheral setback from 35' to 25' along the northeast boundary line. Staff is recommending denial of the request to reduce the peripheral setback along the Buttermilk Rd. frontage from 35' to 20'. It is Staff's position that the street frontage setback reduction is inconsistent with the required setbacks for the A (Agricultural) district (40') and RA (Low Density Residential) district (35') which apply to all other residential development along Buttermilk Rd. With lot depths over 430', the reduced setback is not needed to allow development on the proposed lots. The applicant will be presenting their case for the peripheral setback reduction at the meeting. **(Brechko)**