

**MPC AGENDA REVIEW MEETING**  
**October 8, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Metropolitan Planning Commission (10-A-13-OA)** Staff Recommendation: **APPROVE.** These changes to the Knox County Zoning Ordinance were prepared in response to a Planning Commission request to clarify the accessory relationship of product sales to the principal use of land as agricultural or horticulture in the A (Agricultural) zone. These changes would be an alternative to the requests for a commercial plan amendment and rezoning as described under **Item #19** where CB zoning is proposed for property that is inappropriate for commercial uses. The preferred approach would be to allow reasonable retail sales in the agricultural zone accessory to related permitted uses. The changes also include some minimum site development criteria. **(Brusseau)**

**#6 Metropolitan Planning Commission (10-B-13-OA)** Staff Recommendation: **POSTPONE.** These amendments are the result of the work of a taskforce created by City Council to consider changes to the sign regulations of the city zoning ordinance. Virtually every section of the sign code has been addressed and there is agreement on most of the draft. However, there are still several unresolved issues that need further review by the taskforce and the general public before the changes can be considered by the Planning Commission. **(Donaldson)**

- **Finals**

**#14 Steven and Patricia Johnston Property (10-SF-13-F)** Staff Recommendation: **DENY.** The staff has recommended denial of this plat because the applicant has not demonstrated proper hardship for the requested variances and safety concerns for an existing, nonconforming joint permanent easement, which serves more than six lots. Some lots have been approved for addition to this JPE, with Variances, and others have been denied over time. Knox County Engineering supports the recommendation to deny the final plat. **(Dills/Brechko)**

- **Rezoning**

**#19 James McClain (9-A-09-RZ & 9-A-09- SP)** Staff Recommendation: **DENY both requests.** These requests have been tabled since 2009 and are now before MPC for action. The requests should be recommended for denial because the establishment of commercial zoning is unwarranted due to the predominant residential character of the surrounding area. The General Plan 2033 policies do not promote what would be a commercial use at this location. When established, the use of the property as a nursery was acceptable under the terms of the A (Agricultural) zone, but the business has grown into a commercial enterprise, which is not supported by adopted plans. See **Item #5** which proposes amendments to the zoning ordinance that would allow the proposed uses without having to change the property's zoning. **(Brusseau)**

**#20 Choto Partners (6-C-13-RZ & 6-A-13-SP)** Staff Recommendation: **DENY High Density Residential plan designation and PR zoning at 35 dus/ac.** This request has been postponed since the June meeting. The staff's recommendation to deny is based on the fact that the subject property is across the street from low density residential uses and does not have direct access to

Parkside Drive. The only access would from neighborhood streets. The creek along the northwest property line is an appropriate, natural dividing line between low density residential and other uses. The current RA zoning allows uses that would be more compatible with the scale and intensity of the adjoining Boxwood Hills neighborhood to the southeast than a development with a density of up to 35 dwellings per acre. There is neighborhood opposition to this request. **(Brusseau)**

**#23 Smith/Chase Development (10-B-13-SP, 10-C-13-PA & 10-B-13-RZ)** Staff Recommendation: **DENY sector plan and One Year Plan amendment requests for MDR, and approve rezoning at PR@5.99 dus/ac. (10 dus/ac requested.)** The staff recommendation to deny the MDR plan amendments and related rezoning is based on the surrounding residential character of the area, which is low density residential. (The staff recommended denial of similar requests earlier this year, but the Planning Commission recommended approval of the plan changes and rezoning at 10 dus/ac. The proposed changes have been postponed from consideration at City Council.) The only medium residential development in the area is an apartment complex located to the west, near the intersections of Morrell Rd./Deane Hill Dr. and Deane Hill Dr./Wesley Park Rd. From there to Lockett Rd. to the east, all residential development has occurred under low density zoning classifications, at no greater than 5.9 dwellings per acre. RP-1 zoning at the recommended density would allow reasonable use of the subject property and development consistent with the predominant development pattern in the surrounding area. **(Brusseau)**