

MPC AGENDA REVIEW MEETING

December 9, 2014

Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

ORDINANCE AMENDMENTS

#5 Consideration of amendments to the Knoxville Zoning Ordinance regarding Floor Area Ratio (FAR) regulations (12-A-14-OA)

Staff Recommendation: **RECOMMEND** that City Council amend the Knoxville Zoning Ordinance as **proposed**. Due to inconsistency in the current regulations regarding the way the floor area ratio is calculated among the various commercial zones, staff is recommending amendments that will standardize the language in those zones. **(Hill)**

CONCEPT PLANS

#12 The Courtyard at Tooles Bend – Rackley Engineering (10-SA-14-C)

Staff Recommendation: **APPROVE with conditions**. The applicant is proposing a six lot subdivision that will be accessed via a joint permanent easement from Badgett Rd. The development will be gated. After hearing from the neighboring residents, the applicant has dropped the request to reduce the peripheral boundary setback for that part of the project that abuts Amberleigh Subdivision. **(Kelly)**

FINAL PLATS

None

REZONINGS

#25 Jerry Green (12-A14-RZ)

Staff Recommendation: **DENY** because the applicant has reasonable use of the property under the current zoning. Mr. Green began displaying and selling cars from this site earlier this year. After a complaint was filed, he was informed by the City's Chief Building Official that the use was not permitted under the current F-1 zoning. The applicant is seeking a rezoning to C-4/F-1 in order to legitimize the use of the property for used car sales. **(Brusseau)**

#33 Eric Moseley (12-I-14-RZ)

Staff Recommendation: **APPROVE PR (Planned Residential) at a density of up to 3.5 du/ac**. The staff is recommending approval of this request because it is consistent with the Southwest County Sector Plan and it complies with the slope protection recommendations of the Hillside and Ridge Protection Plan. **(Brusseau)**

USE ON REVIEWS

None

OTHER BUSINESS

#42 Consideration of amendment No. 4 to MPC's budget and Work Program for FY 2014-15 (Donaldson)

#43 Consideration of amendments to MPC's fee schedule (Donaldson)