

MPC AGENDA REVIEW MEETING
November 9, 2010
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinances**

#5 Metropolitan Planning Commission (11-A-10-OA) Staff Recommendation: **APPROVE**. These amendments to the county zoning ordinance will clarify locational requirements for private swimming pools as an accessory structure, amend language and setback requirements for the peripheral setback in the PR zone, amend the definitions for building and accessory building, and create new definitions for structure, accessory structure, accessory use, and lot coverage. **(Donaldson)**

#6 Metropolitan Planning Commission (11-B-10-OA) Staff Recommendation: **APPROVE**. The proposed changes will remove the prohibition of public elementary and high schools, as well as add private schools as a use on review in the C-2 district. Knox County Schools is considering the location of a STEM school in the old L & N Station and the Butcher Shop on the World's Fair site, with the support of the city administration. **(Donaldson)**

- **Plans, Studies and Reports**

#7 Knoxville-Knox County Hillside and Ridgetop Protection Plan (12-A-09-SAP) Staff Recommendation: **ADOPT the plan and RECOMMEND that City Council and County Commission also adopt the plan**. The plan, which has been prepared by a joint city-county task force, represents changes to the General Plan and Sector Plans. City Council and County Commission adoption of the plan will make them operative. The plan was postponed from the October meeting to allow for additional review by MPC. **(Donaldson, Comprehensive Planning staff)**

- **Concept Plans/Use on Review**

#11 Arlington Place (11-SB-10-C) Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of the subdivision concept plan, with several conditions. One of the conditions (#3) deals with implementing recommendations from the required traffic impact study that will be coordinated with Knoxville Department of Engineering. The staff understands that a request for postponement will be made to allow further consideration of traffic issues prior to action being taken on the request. **(Brechko)**

- **Rezoning**

#21 Knox County Commission and CGK, Inc. (6-C-10-RZ and 11-A-10-SP) Staff Recommendation: **DENY both requests**. These requests are the same as those unanimously denied by MPC in July of this year. The rezoning was appealed to County

Commission, but the plan amendment could not be appealed based on state law requirements. A plan amendment for the same commercial designation was initiated by County Commission so that they would be able to consider both at the same time at the December County Commission meeting. Nothing has changed in staff's opinion to warrant changing their recommendations for denial of these requests, which would allow rural commercial development on Fox Road at an inappropriate location. Poor and unsafe traffic circulation and access to and from the site have emerged as being the primary issues affecting these requests. Approval of rural commercial uses will lead to more commercial development to the west of this location. The traffic situation will only get worse. **(Brusseau)**