

MPC AGENDA REVIEW MEETING: November 10, 2009
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#7 Amendments to the Knoxville Zoning Ordinance rescinding Ordinance O-76-08 (11-A-09-OA) Staff Recommendation: **APPROVE**. This change, as proposed by staff and requested by the City Law Department, will repeal a change approved in March of 2008 regarding the recording and developing of small lots created by deed. The 2008 change was meant to provide simplicity in language, but instead the amendment unintentionally changed the meaning of the ordinance. **(Donaldson)**

#8 Amendments to the Knox County Zoning Ordinance regarding definitions, regulations and requirements for contractors and contractor storage yards (11-B-09-OA) Staff Recommendation: **APPROVE**. These changes to the county zoning ordinance would allow contractors and contractor storage yards per the recommendation of the Contractor Review Committee. The committee was established by County Commission to review appropriate definitions, regulations and requirements for such uses and where they should be permitted through county zoning. **(Donaldson)**

- **Rezoning**

#40 Green River Holdings (11-B-09-RZ and 11-A-09-SP) Staff Recommendation: **APPROVE requests**. These requests would allow neighborhood commercial development at the intersection of a minor arterial street and a minor collector street in an area where no such use now exists. A request for a commercial plan designation and CA zoning were denied by MPC in July, 2008. The current requests are more appropriate because they would restrict the allowed uses to those that are appropriate at a neighborhood scale. The uses allowed under CA would have been to disruptive to the surrounding land use pattern. The complete improvements to Dutchtown Road make the location more appropriate for neighborhood commercial development. Finally, the CN zone has site design criteria that will help to ensure its compatibility with the surrounding residential area. **(Brusseau)**

- **Uses on Review**

#48 Petru Herman (11-A-09-UR) Staff Recommendation: **DENY**. This is a request for the approval of a duplex on property zoned RA (Low Density Residential). The staff has recommended denial because the site is situated in an established detached residential neighborhood. The majority of the neighborhood to the southeast of the property is zoned RAE (Exclusive Residential), which does not allow duplexes. A location along Middlebrook Pike to the north might be a more appropriate location. **(Breckko)**

#50 411 Partnership (11-C-09-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a shopping center located on Norris Freeway, west of Maynardville Highway. The request is similar to one that was approved by MPC in August, 2008, which was subsequently denied on appeal. The sector plan calls for commercial use and stream protection for the property, which is zoned SC (Shopping Center). The property's location on an arterial

street, in close proximity to another arterial street and across from commercial property, further supports this request for commercial development. **(Kelly)**

- **Other Business**

#55 Resolution requesting changes to the private act establishing the TTCDA Staff Recommendation: **APPROVE**. The staff has asked that the Planning Commission approve a resolution adopted by the Tennessee Technology Corridor Development Authority to request changes to the private act establishing the TTCDA and the Technology Corridor. These changes, as summarized in the cover memo in the agenda package, will affect the TTCDA Board selection process, the time frame for approval of TTCDA requests, the review of medium and high density residential developments, and the inclusion of the City of Knoxville in the review of projects that fall within its corporate boundaries. **(Johnson)**