

**MPC AGENDA REVIEW MEETING
November 10, 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 sign regulations (10-B-13-OA)

Staff Recommendation: **RECOMMEND** that City Council amend the Knoxville Zoning Ordinance as proposed. The staff recommended changes to the sign regulations in response to comments from the Sign Task Force voted to forward to the Planning Commission for consideration. The recommended changes propose some reorganization of the current sign code, as well as some new standards and requirements. (Donaldson)

#6 Consideration of amendments to the Knoxville Zoning Ordinance regarding pet services (11-A-14-OA)

Staff Recommendation: **RECOMMEND** City Council amend the Knoxville Zoning Ordinance as proposed. This amendment is in response City Council's request that staff formulate/clarify zoning regulations that address pet care services. This amendment defines the various types of pet services and assigns them to various zones (Donaldson)

CONCEPT PLANS

None

FINAL PLATS

None

REZONING'S

#36 George Hamilton (10-A-14-SP, 10-A-14-PA & 10-A-14-RZ)

Staff Recommendation: **DENY** because R-2 zoning would represent a spot zoning. With use on review approval attached dwellings may be permitted with the current R-1A zoning. Due to some site constraints staff believes that benefits would be derived from the opportunity to review and approve a development plan. (Brusseau)

#41 Alex Lozano (11-E-14-RZ)

Staff Recommendation: **DENY** because I-3 zoning at this location would constitute a spot zoning, giving this property owner development rights that none of the neighbors would have. I-3 is a more intense zone than the current I-2 zone, so it is not appropriate considering the site's proximity to adjacent residential uses. The site is too small to meet certain setback requirements of the I-3 zoning district. The applicant has reasonable use of the property under the current I-2 zoning. (Brusseau)

USE ON REVIEWS

#43 Schaad Commercial Investments (10-C-14-UR) Staff Recommendation: **APPROVE** the request for a 9,100 sq. ft. Dollar General Store subject to 10 conditions. This site is zoned RP-1 (Planned Residential). The RP-1 zoning regulations permit consideration of commercial by MPC when it is part of a

residential development. In 1996 a development plan was approved for approximately 22,000 sq. ft. of commercial development on 2.8 acres as part of the Seven Springs development. The current plan is being submitted as a revision to a portion of the previously approved plan. **(Brechko)**

#48 Arlington Baptist Church (11-F-14-UR)

Staff Recommendation: **APPROVE** the revised development plan for the church and assisted living facility. The original plan was approved in 2010. That approval called for a number of road improvements that would be required as the plan was implemented. The new plan depicts a smaller church and a slight increase in the number of assisted living beds. There is an ongoing discussion regarding the need for off-site road improvements **(Brechko)**

OTHER BUSINESS

#50 Lacy, Price & Wagner, P.C. & Citizens National Bank (11-A-14-OB)

Staff Recommendation: **DENY the appeal** because the address as assigned complies with the normal addressing conventions as stated in MPC's Administrative Rules. Changing the address as recommended by staff will aid emergency personnel locate the applicant's in a timely manner if the need should arise. **(Donaldson)**