

MPC AGENDA REVIEW MEETING
February 11, 2014
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Knoxville City Council (Revised) (12-B-13-OA) Staff Recommendation: **APPROVE**. The staff has prepared the subject changes to the city zoning ordinance at the request of Knoxville City Council. The recommended revisions will add definitions, appropriate zoning and development standards for rooming units, boarding houses and other group living facilities. These changes were postponed from the December 13, 2013, MPC meeting. **(Donaldson)**

#6 Knoxville City Council (2-A-14-OA) Staff Recommendation: **APPROVE**. **(Donaldson)** These recommended amendments regarding drop off donation centers, if approved, will add definitions, appropriate zoning and development standards to the city zoning ordinance. This request was originally grouped with the request under **Item #5** and was postponed from the December 13, 2013, MPC meeting. **(Donaldson)**

#7 City of Knoxville Law Department (2-B-14-OA) Staff Recommendation: **APPROVE**. These changes were requested by the City of Knoxville Law Department to make the requirements of the D-1 (Downtown Design Overlay) District consistent with state law regarding the consideration of requests for demolitions. Under current state statute, a design review commission (the Downtown Design Review Board, in the case of the City of Knoxville) is not authorized to review demolition requests. If approved, these revisions will remove the ability of the Design Review Board to issue Certificates of Appropriateness for Demolitions. A companion revision to the Downtown Design Guidelines under **Item #46** is also being recommended for approval, which would remove a section related to buildings, building features and non-contributing buildings. **(Johnson/Reynolds)**

- **Alley or Street Closures**

#10 Claude Riley (2-A-14-SC) Staff Recommendation: **DENY**. The staff has recommended denial of this request to close an unnamed street that would provide connection to the properties to the north, if and when they are developed. Closure of this right-of-way would remove the possibility for connectivity between E. Red Bud Rd. and Post Oak Lane. The fact that this stub street exists indicates that a future connection was previously contemplated. **(Brusseau)**

- **Concept Plans**

#13 Century Park (2-SB-13-C) Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this concept plan, with conditions, that will subdivide this 39.35 acre tract into 8 lots. An original concept plan subdivided a larger

81.54 acre tract into 19 lots, but that concept plan has expired. Recommended improvements resulting from the findings of a revised traffic impact study and the requirement for sidewalks throughout the development may be of issue with the developer and subject to further discussion. **(Brechko)**

- **Final Plats**

#18 Shawnee Woods Addition (2-SB-14-F) Staff Recommendation: **DENY.** **(Brechko/Dills)** The staff's recommendation to deny this plat rest on the fact that the request for a right-of-way variance is not supported by City Engineering. The current right-of-way is 30 ft. (15 ft.), while the required right-of-way is 50 ft. (25 ft.)

- **Rezoning**

#26 Len Johnson (12-G-13-RZ) Staff Recommendation: **DENY.** The staff recommendation to deny is based on the fact that approval of this tract, currently zoned C-3, for C-4 development would allow uses that would be incompatible with adjacent residential uses on E. Ford Valley Rd., which face the subject property. There are other vacant C-4 properties in the area that can be used without the need for rezoning. The property owner has reasonable use of the property under C-3, which allows a wide range of commercial uses. There is neighborhood opposition to this request. **(Brusseau)**

#27 H. E. Christenberry (1-F-14-RZ) Staff Recommendation: **APPROVE RP-1 @ 4 du/ac. (Request is for 5.99 du/ac.) (Brusseau)** The staff has recommended the lesser density for this rezoning (4 du/ac) because it would be more consistent with the property's terrain, which is steep toward the rear end of the property at the river. The recommended density conceivably could be less than what would be allowed under current zoning. There is similar zoning to the west of this site, which is located between two churches. There is neighborhood opposition to as well as support for this request. **(Brusseau)**

#33 Anne Elizabeth Key (2-F-14-RZ and 2-A-14-SP) Staff Recommendation: **DENY.** The major issue regarding this request is the fact that the subject property is located within a stretch of residential zoning and land use on the west side of Maryville Pike. A more appropriate location would be to the north at the intersection of Maryville Pike and Rudder Road, where there is established CA zoned property that is unused. There is also an established node of PC zoning to the south at Gov. John Sevier Highway. There is neighborhood opposition to this request. **(Brusseau)**

- **Other Business**

#46 City of Knoxville Law Department (2-A-14-OB) Staff Recommendation: **APPROVE.** This request from the City of Knoxville Law Department follows the recommendation to amend the D-1 zone, removing the authority of the Downtown Design Review Board to approve certificates of appropriateness for demolitions. **(Johnson/Reynolds)**