

MPC AGENDA REVIEW MEETING
February 12, 2013
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (2-A-13-OA) Staff Recommendation: **APPROVE**. The proposed amendment to the BP-1 zone was prepared in response to discussions with Knoxville city staff and representatives from the Cherokee Farm Development Corporation, who is responsible for developing a science and technology research campus on the old Cherokee Farm property off Alcoa Highway. The major change will allow consideration of the BP-1 zone outside the TO-1 (Technology Overlay) zone in west Knox County. The BP-1 zone, with some additional changes, would be an appropriate zone for the redevelopment of the Cherokee Farm property as proposed. A companion request for rezoning is also on the February agenda. (See Item #23.) **(Johnson)**

- **Plans/Studies/Reports**

#8 Knox County Commission (2-A-13-SP) Staff Recommendation: **APPROVE**. This request for the adoption of the South County Sector Plan was initiated by County Commission and follows the procedure outlined in state law that allows local legislative bodies to initiate their own changes to adopted plans. The South County Plan approved by MPC last year was approved by City Council for that portion of the plan inside the Knoxville city limits. County Commission failed to approve the MPC version and, instead, initiated consideration of their own version at the December commission meeting. Their version proposes the addition of a phrase to Table 11 on page 27 related to the Hillside and Ridgeway Protection Plan. **(Donaldson)**

- **Rezoning**

#16 Philip M. Garrett (12-D-12-RZ/12-A-12-SP) Staff Recommendation: **APPROVE rezoning to OB; DENY plan amendment to GC and rezoning to CA**. (Postponed from the December and January meetings.) This is a request to allow the rezoning of a 31-acre tract from BP and PC zoning, to OB and CA zoning, to market the property for medium density residential development, with a small amount of retail commercial. The current sector plan for the property would allow either office or multi-family residential development, in keeping with the OB portion of the request. A sector plan amendment would be necessary to allow the consideration of CA zoning. The staff has recommended approval of the OB request and denial of the GC plan amendment and CA zoning. The property of the site requested for CA is already zoned PC, which would allow the proposed use. It is staff's opinion that the PC should remain in place to allow for thorough plan consideration of access and terrain issues for that portion of the property. The plan amendment is not necessary. The request will also require review and approval by the TTCDA Board. There is opposition to this request. **(Brusseau)**

#17 Cynthia R. Baird (2-A-13-RZ) Staff Recommendation: **APPROVE PR @ 2.5 dus/ac (Applicant has requested PR @ 4 dus/ac.) with condition**. This is a request for the approval of the rezoning of 8.02 acres from A (Agricultural) to PR (Planned Residential) @ 4 dus/ac. The staff has recommended approval of PR zoning, but at the lesser density of 2.5 dus/ac, because of the site's topographic constraints. Roughly 85% of the property has slopes exceeding 15%, which would not be conducive to the development of the site at 4 dus/ac. The abutting property to the

east was approved at a density of up to 2.8 dus/ac, which is comparable to the staff recommendation. There is neighborhood opposition to this request. **(Brusseau)**

#19 Carpenters Chapel Church (2-C-13-RZ) Staff Recommendation. **DENY.** This a request to remove an approval condition from the property's CA zoning restricting use of the property to the uses allowed under A (Agricultural) zoning and non-profit thrift store for the church. Conditions have not changed in the area to warrant removal of the condition, which was approved by County Commission, based on the recommendation approved by MPC in 2007. Primarily because of access issues, this site is not appropriate for the more intense commercial development as allowed under CA zoning. There is no direct access to Oak Ridge Highway from this site, and the access roads that do provide access are not appropriate for commercial uses. **(Brusseau)**

#21 David C. Campbell (2-E-13-RZ) Staff Recommendation: **APPROVE PR @ 3 dus/ac.** **(Brusseau)** The staff has recommended approval of this request for PR zoning at up to 3 dus/ac because it complies with sector plan proposal for the site. The topography of the site makes it suitable for low density residential development, although improvements to Graves Rd. and Shackelford Ln. may be required if deemed necessary by Knox County Engineering and the results of a traffic impact study, if required. There is neighborhood opposition to this request. **(Brusseau)**

- **Other Business**

#30 Consideration of Amendment to the City of Knoxville FY 2013 – 2018 Capital Improvements Program. Staff Recommendation: **APPROVE. (Johnson)** The City of Knoxville Engineering Department has made this request for an amendment to the FY 2013 – 2018 Capital Improvements Program to allow the expenditure of \$40,000 over two years for the preparation of two plans: a Knoxville Bicycle Infrastructure Plan and a Downtown Knoxville Circulation and Mobility Plan. Because these funds will match funds from a federal source, they are considered as capital funds for purposes of the CIP. **(Johnson)**