

MPC AGENDA REVIEW MEETING: March 9, 2010
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#7 Amendment to the County Zoning Ordinance Re: BZA composition (3-A-10-OA)

Staff Recommendation: **APPROVE Option A and Option B.** This amendment responds to a resolution from County Commission requesting that MPC development new language to clarify the composition of the Knox County Board of Zoning Appeals. At issue is a requirement that any sitting member represent the County Commission district in which they live and that sitting members hold no other public office. The staff has prepared two options for consideration. Option A responds directly to the County Commission resolution and calls for members to reside in the district in which they live, with no district having more than one member, and that no sitting member may hold another appointed or elected public office. Option B includes all of Option A, but proposes a more conventional term of office. Currently, BZA members serve nine-year terms, with one new members chosen each year. The second option proposes a four-year term, where two new members are chosen each year, with three members chosen in the fourth year. County Commission will have the flexibility of choosing either option. **(Johnson)**

#8 Amendment to the City Zoning Ordinance Re: Minimum clearance for signs projecting from a wall in H-1 and D-1 districts (3-B-10-OA)

Staff Recommendation: **APPROVE.** The proposed change would reduce the required minimum clearance from 10 ft. to 7 ft., based on a determination through a review of the decisions made by the Downtown Design Review Board that the 10 ft. clearance is probably excessive. The Board would still have the authority to approve clearances greater than 7 ft., based on a case-by-case review. **(Reynolds)**

#9 Amendment to the City Zoning Ordinance Re: Extension of awnings, canopies and marquees over sidewalks and other public property (3-C-10-OA)

Staff Recommendation: **APPROVE.** This change will expand the provision now allowed in the C-2 district to other zoning districts regarding the extension of awnings, canopies and marquees over sidewalks and other public property. This will result in design options that could be useful as the city's urban corridors are redeveloped. **(Reynolds)**

- **Plans, Studies & Reports**

#18 Knoxville One-Year Plan 2010 Update (3-A-10-OYP)

Staff Recommendation: **APPROVE.** This is the charter required annual update of the Knoxville One-Year Plan. In addition to several annexation related changes, as well as revisions related to changes in other plans, this year's plan is highlighted by 83 recommended plan redesignations for several city and school parks, and other open spaces and refuge areas. These changes are based on the parks inventory included in the recently adopted *Knoxville-Knox County Park, Recreation and Greenways Plan*. **(Brusseau)**

#19 Knoxville Regional Bicycle Plan (3-A-10-SAP) Staff Recommendation: **APPROVE**. The plan is the result of the work of MPC's TPO staff and is part of an overall strategy to propose multi-modal options for area transportation. The plan supplements a plan that was adopted in 2002. With the help of the Bicycle Advisory Committee, as well as government agencies, interest groups, bicycle shops and advocates, the plan will not only be a stand alone document, but will also be an element of the Knoxville-Knox County General Plan. **(Segars)**

- **Rezoning**

#42 City of Knoxville (3-A-10-SP) Staff Recommendation: **APPROVE**. This request corrects an error in last month's rezoning and plan amendment case pertaining to commercial property around the intersection of Washington Pike and Murphy Road. In crafting an amended recommendation on the sector plan change, a parcel in what was referred to as "the east area" was inadvertently omitted from the sector plan recommendation. It has now been added through the staff recommendation. **(Brusseau)**

- **Other Business**

#49 Consideration of an Update of the TTCDA Design Guidelines (2-A-10-OB) Staff Recommendation: **APPROVE**. The staff has prepared an update to the TTCDA Design Guidelines, the primary set of design standards and principles used to guide new development within the Technology Overlay zone of the Technology Corridor. The revisions reflect new ideas with regard to building and site design, landscaping, circulation, lighting, and signage. **(Johnson)**

#50 Use Determination Re: Event facility and associated parking in the T (Transition) Zone (3-A-10-OB) Staff Recommendation: **APPROVE, subject to condition**. This request was submitted by the owners of the Pavilion at Hunter Valley Farms and is a companion request with a use-on-review on the March agenda that will be postponed to April. The staff is of the opinion that such a use is appropriate in the Transition zone and is similar as to impact and intensity with other listed T uses. The approval condition deals with the amount of parking that should be provided for this use. With the approval of this request, an event facility with associated parking will become an acceptable use on any T zoned property, subject to use on review approval. **(Brusseau)**