

MPC AGENDA REVIEW MEETING

April 7, 2015
Meeting Agenda

Executive Director's Report

Review of MPC Items

ORDINANCE AMENDMENTS

#5 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. This matter was sent back to MPC by city Council to consider deleting pet services as a use that could be permitted in the C-1 (Neighborhood Commercial) District **(Kelly)**

#6 Consideration of amendments to the Knox County Zoning Ordinance regarding parking lot layout, construction and maintenance (4-A-15-OA)

Staff Recommendation: **RECOMMEND County Commission amend the Knox County Zoning Ordinance as proposed.** This amendment is in response the Knox County Board of Zoning Appeals request that staff prepare amendments that will bring the parking stall size other parking lot layout standards more in line with the generally accepted standards. This amendment addresses the concerns raised by the BZA. **(Hill)**

#7 & #8 Consideration of amendments to the Knoxville Building Code and the Knoxville Zoning Ordinance regarding demolition delay (11-A/B-15-OA)

Staff Recommendation: **RECOMMEND City Council amend the Building Code and Zoning Ordinance as proposed.** These amendments will create a waiting period before a demolition permit can be granted for structures that are eligible for historic designation. **(Hill)**

Plans, Studies, Reports

#9 Metropolitan Planning Commission (4-C-15-SP)

Staff Recommendation: **APPROVE.** The staff has recommended approval of the update of the Northwest City Sector Plan. The plan includes sections on land use, transportation, historic preservation, green infrastructure, and community facilities. **(Archer)**

CONCEPT PLANS

#12 Beals Creek – Eric Moseley (4-SB-15-C / 4-C-15-UR)

Staff Recommendation: **APPROVE with conditions.** The applicant is proposing a 54 lot subdivision that will be accessed via a public street from Mourfield Rd. The site was recently rezoned PR (Planned Residential) at 3 du/ac. Neighboring residents are at issue with the drainage plan and the density of the development as proposed. **(Kelly)**

FINAL PLATS

None

REZONINGS

#26 Barbara Hooper (2-D-15-RZ / 2-C-15- SP)

Staff Recommendation: **DENY** because development at the proposed density would be out of character with the area. Apartment development in the area is located to the east and northeast in the vicinity of Gap Rd. The northern portion of the site is steeply sloped and should remain undisturbed. The current zoning of the site is RP-1 @ <5 du/ac allows the property owner reasonable use of the land **(Brusseau)**

#27 Zakirhusain G. Shaikh (4-A-15-RZ)

Staff Recommendation: **APPROVE RA and DENY R-1** Staff recommending denial of the R-1 zoning because of the size, shape and topography of the site. This portion of the property can serve as a buffer between the school and the adjoining subdivision. **(Brusseau)**

USE ON REVIEWS

#39 JMB Investments Company, LLC (4-H-15-UR)

Staff Recommendation: **APPROVE with the conditions contained in the staff report.** Staff is recommending that at least three sides of the building be covered with a brick or brick/ stucco veneer and with the use of a monument sign. **(Brechko)**

OTHER BUSINESS

#38 Historic Preservation Annual Report 2014 (Graybeal)