

**MPC AGENDA REVIEW MEETING**  
**May 7, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Metropolitan Planning Commission (5-A-13-OA)** Staff Recommendation: **APPROVE**. As a result of discussions held last fall with Mayor Rogero, members of her staff and Councilman Della Volpe, the MPC staff has prepared an amendment to the Knoxville Zoning Ordinance creating a corridor overlay zoning district. The overlay district could be used for specific corridors to provide guidance for improving aesthetic appeal, safety, and traffic management along some of the city's major streets. Each corridor, as it is designated, would have its own set of design guidelines for future development. **(Donaldson)**

- **Concept Plans**

**#12 Jefferson Park West (5-SE-13-C & 5-F-13-UR)** Staff Recommendation: **APPROVE concept plan, with conditions, and use-on-review, with conditions. DENY waiver of peripheral setback from 35 ft. to 20 ft.** This a plan for the development of a 15.49-acre tract with 59 lots for detached residential housing. The applicant has requested a waiver to reduce the peripheral setback from 35 ft. to 20 ft. The 35 ft. peripheral setback was approved with the previous plan for this property to protect properties in Montgomery Cove subdivision to the west and south. Another condition of approval, which was also included with the previous plan, was the designation of a 50 ft. no cut zone to protect mature vegetation during the construction process. The applicant with the previous plan agreed to those stipulations. The same applicant has proposed the current plan before the commission. **(Brechko)**

- **Final Plats**

**#13 Steven & Patricia Johnston Property (2-B-13-F)** Staff Recommendation: **DENY**. The staff has recommended denial of this plat, based on the recommendation to deny two variances seeking relief from subdivision regulations requiring that all dead end joint permanent easements have a suitable turnaround and that JPE's serving six or more lots meet public street construction standards, including the provision of curbs and the required pavement width. **(Brechko)**

**#15 Westminster Resub. of Lot IR, Green Corp., and the Montgomery Property (5-SB-13-F)** Staff Recommendation: **DENY**. This recommendation is based primarily on the recommended denial of a variance to reduce the required right-of-way dedication for Westland Drive, which is not supported by City Engineering. **(Brechko)**

**#18 Cascade Falls Resub. Of Lots 69R & 42-44 (5-SE-13-F)** Staff Recommendation: **DENY**. The staff has recommended denial of this plat due to the recommended denial of the variance to allow a JPE to have a traversable grade of up to 15%. The maximum allowable grade is 12%. County Engineering is not in support of this request. **(Brechko)**

- **Rezoning**

**#24 Philip M. Garrett (12-D-12-RZ)** Staff Recommendation: **APPROVE PR/TO zoning @ 8.5 dus/ac for the BP/TO portion of the property.** This is the remaining portion of a rezoning application that was considered at the March MPC meeting. The Planning Commission voted to recommend approval of OB zoning for the northern portion of the site, leaving a small portion under PC zoning. The remaining portion was postponed for 60 days to allow consideration of PR zoning for the BP portion, which adjoins a single-family residential subdivision. If approved, PR zoning would allow people living in the subdivision to review and comment on plans for the property that would have the greatest impact on them. The recommended density of 8.5 dwelling per acre is consistent with the slope analysis conducted for the property. **(Brusseau)**

**#25 Rufus H. Smith & Company (4-A-13-SP, 4-B-13-PA & 4-B-13-RZ)** Staff Recommendation: **DENY sector plan and One Year Plan amendment requests for MDR, and approve rezoning at PR@5.99 dus/ac. (12 dus/ac requested.)** The staff recommendation to deny the MDR plan amendments is based on the surrounding residential character of the area, which is low density residential. The only medium residential development in the area is an apartment complex located to the west, near the intersections of Morrell Rd./Deane Hill Dr. and Deane Hill Dr./Wesley Park Rd. From there to Lockett Rd. to the east, all residential development has occurred under low density zoning classifications, at no greater than 5.9 dwellings per acre. RP-1 zoning at the recommended density would allow reasonable use of the subject property and development consistent with the predominant development pattern in the surrounding area. **(Brusseau)**

**#30 Rufus H. Smith & Company (5-D-13-RZ & 5-A-13-SP)** Staff Recommendation: **APPROVE MDR and PR zoning at up to 8 dus/ac. (12 dus/ac requested.)** The staff has no objection to the MDR plan amendment as it would allow development appropriate for a location at the intersection of two collector streets and next to medium density development at up to 8 dus/ac. The recommended density should be maintained at no more than 8 dus/ac consistent with what is already in place on the adjacent property. **(Brusseau)**

- **Other Business**

**#39 Consideration of FY2014-2019 City of Knoxville Capital Improvements Program (4-C-13-OB)** Staff Recommendation: **APPROVE.** The staff has recommended approval of the FY 2014 – 2019 City of Knoxville CIP, which includes the annual capital budget for FY 2014. Several projects are highlighted in the memo included in the agenda package, along with the CIP document. **(Johnson)**

**#40 Similar Use Determination for The Markets at Choto/John Huber (5-A-13-OB)** Staff Recommendation: **APPROVE with conditions.** This is a request to allow a veterinary clinic/animal hospital on property zoned CN. The zoning ordinance allows such uses, but without the overnight boarding of animals. It is staff's opinion that an animal hospital without boarding would be similar to one with boarding, since any animal hospital would likely have overnight boarding for sick animals who need observation, or who are recovering from procedures. If approved, this use will become a permitted use on other properties with CN zoning. With the conditions noted, the proposal will be a compatible use at this location near Northshore Dr. and Choto Rd. **(Brusseau)**