

**MPC AGENDA REVIEW MEETING**  
**April 9, 2013**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Ordinance Amendments**

**#5 Metropolitan Planning Commission (4-A-13-OA)** Staff Recommendation: **APPROVE**. Following a workshop this past February, City Council at its March 5, 2013, meeting referred these proposed amendments dealing with crematories and funeral establishments back to MPC to consider additional minor changes. These changes have been under consideration since early last year and have been discussed at several workshops and public meetings. **(Donaldson)**

- **Concept Plans**

**#7 Westland Place (4-SA-13-C)** Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this concept plan for a 17-lot subdivision on a little over 9 acres at the intersection of Westland Drive and Morrell Road. One of the conditions calls for the installation of sidewalks along Westland Drive, which is not shown on the plan, and along Bellingham Dr., which is shown. The property is within the parent responsibility zone for Rocky Hill Elementary School, and over the long term, these sidewalks will help to facilitate the safe movement of students to that school. Pedestrian access to the Deane Hill Recreation Center north of the property will also be made easier. **(Kelly)**

- **Final Plats**

**#12 R. Lane & Irene Easterly Property (4-SE-13-F)** Staff Recommendation: **DENY**. The staff has recommended denial of this request for the approval of a final plat due to the recommendation to deny four of five requested variances. The four variances deal either with reduced right of way widths and corner radii, and they are not supported by City Engineering. Staff supports City Engineering's position on the requested variances. **(Breckko)**

- **Rezoning**

**#22 Knox County (4-D-13-SP, 4-D-13-PA and 4-E-13-RZ)** Staff Recommendation: **APPROVE rezoning to Office Sector Plan and One Year Plan designations and O-1 zoning; applicant requested Neighborhood Commercial designations and C-1 zoning for part of the site**. These requests, if approved would allow the development of county-owned property at the intersection of Middlebrook Pike and Francis Road, property that is now proposed for public uses and zoned R-1 and R-1A. Being at the intersection of two arterial streets, limited non-residential development would be appropriate at this location. Office development is a better choice than commercial, primarily due to the access restrictions affecting the site for both east bound (Middlebrook Pike) and south bound (Francis Road) traffic. Office uses would not generate the level of traffic that would be generated by commercial uses. Furthermore, there are underutilized commercial tracts at this intersection that should be development before additional commercial zoning is considered. **(Brusseau)**

- **Other Business**

**#30 Similar Use Determination for Browder Metals Recycling (4-A-13-OB)** Staff Recommendation: **APPROVE**. This is a request to determine if a metals recycling business is similar to the other uses listed as permitted uses in the EC (Employment Center) zone. If approved the use could be considered as a permitted use for development in other properties zoned EC. The staff has determined that such a business, as well as an automobile towing service, would have comparable numbers of employees, traffic, and shipments of materials in and out, as well as noise levels and visual impact. In addition, any use in the EC zone cannot be developed prior to the consideration and approval of a development plan by MPC. **(Brusseau)**

**#31 Preservation 2012 Annual Report (4-B-13-OB)** Staff Recommendation: **APPROVE the report**. This is the annual report prepared by MPC staff to summarize the status of historic preservation in the City of Knoxville. Upon approval by MPC, the report is presented to the Mayor for presentation to City Council. **(Graybeal)**