

November 2, 2009

Meetings

- Comprehensive Planning staff will be presenting information about the **Magnolia Avenue Corridor Plan** to the East Knoxville Business and Professional Association on November 5 at Suntrust Bank, 700 E. Hill Drive at 7:30 a.m.
- The second and final public meeting of the **Downtown North Streetscape** project will be held Thursday night November 5th. The meeting will begin at 6pm and will be held in the banquet room of All Occasions Catering at 922 N. Central St.
- Two nationally known experts in the field of vacant and blighted properties, Dan Kildee and Amy Hovey of the Genesee Institute, will be in Knoxville next week to meet with citizens and city and county staff to discuss "best practices" across the country for effectively confronting the negative impacts of **vacant and abandoned buildings and lots**. A public meeting will be held at 7 p.m. on Thursday, November 5, at the Cansler YMCA, 616 Jessamine Street at East Fifth Avenue.
- Terry Gulhula and Tim Kuhn, of MPC information services, will be meeting as part of the **PEFA Jefferson Resource Committee** on November 12 at the Dandridge Health Department.

Commissioner Training Sessions

Thanks to all who attended the Commissioner Training Session last Thursday. This was the first of a series of training sessions that will be held periodically and feature members of MPC staff from each department: information services, development services, comprehensive planning and transportation planning. These will generally be scheduled four times a year when there is a fifth Thursday in the month.

During this first meeting, staff discussed its latest communication efforts including the use of social media, how to navigate the MPC website and a demonstration of the case mapping and viewing tools now available on KGIS. Ideas for future training sessions include:

- A presentation on the one-year plan, zoning and subdivision review processes by the development services staff;
- A presentation on the Growth Policy Plan, General Plan and other plans; and their amendment, update and review processes by comprehensive planning staff;
- Review of the role of the Transportation Planning Organization and the interface between transportation and land use planning by TPO staff.

Website Additions

A page for Pending Projects List has been added to the MPC website under the Plans and Studies category. It lists the Zoning Ordinance Amendments and Plan Updates currently in the works. This is not yet an exhaustive list of all current projects and will be added to as information becomes available. Details can be found at <http://www.knoxmpc.org/aboutmpc/pending.htm>

Neighborhood Directory

Information Services is working to update the Neighborhood Directory information for organizations in the county. (David Massey with the city's Office of Neighborhoods recently completed an update of organizations in the city) During this effort we are trying to make contact with every neighborhood organization to ensure we have their correct contact information and that the group is still in existence.

Bike News

The Tour de Lights has been listed as a "cool ride" in the December 2009 edition of Bicycling Magazine.

Notes

- MPC and staff were honored Tuesday by the East Tennessee chapter of the American Institute of Architects for its efforts in completing the Magnolia Avenue Corridor Plan. Member architects assisted MPC staff throughout the planning process as a special project celebrating the 150th anniversary of AIA.
- The MPC office will be closed November 11 for Veterans Day.
- The Fall 2009 Quarterly has been published and will soon be available online.

Announcements

- **County Commission Requests Consideration of Zoning Code Amendment Regarding Contractors and Contractors' Storage Yards.** At its September 28, 2009 meeting, the Knox County Commission requested MPC consider amendments to the Knox County Zoning Ordinance proposed by its Contractor Review Committee.
 - The proposed amendments will, if approved by the County Commission, create definitions for contractor and contractor's storage yards, create standards for contractor's storage yards when considered as a use-on-review, list contractor as a permitted home occupation, and assign these defined land uses as permitted uses or uses-on-review to a variety of non-residential zone districts, including CB (Business and Manufacturing), LI (Light Industrial), I (Industrial), CA (General Business) and CR (Rural Commercial).
 - This issue was addressed previously by MPC, with no action taken by County Commission, when a provision for landscape contractor's storage yard as a use-on-review within the A (Agricultural) zone district was included. The Contractor Review Committee proposal removes this provision.
 - MPC will consider the proposed zoning ordinance amendment at its November 12, 2009 meeting and make a recommendation to County Commission.

- **City Administration Requests Consideration of Zoning Code Amendment Regarding Division of Lots.** In a memo dated October 6, 2009 from the City of Knoxville Law Department, MPC has been requested to consider an amendment of the City of Knoxville Zoning Ordinance at Article V, Section 6(D)(5) "Division of a lot". The proposed amendment would return the language of this section to its status prior to an amendment approved by City Council on March 25, 2008.
 - This section was changed in 2008 as part of a "housecleaning" effort that rearranged wording in the ordinance without adding any new content. It is now apparent that the rearrangement, for the sake of simplification, has unintentionally changed the meaning of the ordinance. Under the 2008 revisions, a significant number of small lots "created by deed" prior to annexation into the City can no longer be recorded and developed. City administration requests that MPC consider rescinding the 2008 amendment, approved as Ordinance O-76-09, in its entirety; thus returning to the language of the Zoning Ordinance prior to this approval.
 - MPC will consider the proposed zoning ordinance amendment at its November 12, 2009 meeting and make a recommendation to City Council.

- **City Council Requests Consideration of Zoning Code Amendment Regarding Changeable Price Signs.** At its October 20, 2009 meeting City Council requested MPC consider amendments of the City of Knoxville Zoning Ordinance at Article V, Section 10 (Sign Code) regarding the minimum required street frontage for the installation of a changeable price sign, which is considered an electronic message center in the Zoning Ordinance.
 - Currently, changeable price signs are limited to parcels with a minimum of 250 feet of frontage on the street where the property is addressed. City Council's proposed amendment would reduce the requirement to 100 feet of street frontage. No other changeable price sign requirements are proposed for change. Changeable price signs are often used by gas stations, hotels and motels.
 - MPC will consider the proposed zoning ordinance amendment at its December 10, 2009 meeting and make a recommendation to City Council.