

MPC AGENDA REVIEW MEETING
October 12, 2010
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinances**

#5 Knoxville City Council (10-A-10-OA) Staff Recommendation: **APPROVE**. These amendments to the Knoxville Zoning Ordinance would allow for the accommodation of domesticated chickens on a non-commercial basis in several residential zones and the O-1 and O-2 office districts. These changes follow the changes made to the Knoxville City Code under Ordinance O-116-2010. **(Donaldson)**

- **Street Name Changes**

#6 Rick Emmett/Knoxville Public Property Naming Committee (10-A-10-SNC) Staff Recommendation: **DENY**. The request for a street name change to honor local newsman Bill Williams does not meet the requirements of the Uniform Street Naming and Addressing System Ordinance. A shorter segment as originally requested, using the street type 'Avenue' would have been met the adopted guidelines. **(Brusseau)**

- **Plans, Studies and Reports**

#7 Knoxville-Knox County Hillside and Ridgetop Protection Plan (12-A-09-SAP) Staff Recommendation: **ADOPT the plan and RECOMMEND that City Council and County Commission also adopt the plan**. The plan, which has been prepared by a joint city-county task force, represents changes to the General Plan and Sector Plans. City Council and County Commission adoption of the plan will make them operative. **(Donaldson, Comprehensive Planning staff)**

- **Rezoning**

#24 TN Valley Surveying, Inc. (9-E-10-RZ) Staff Recommendation: **APPROVE PR @ 3 dus/ac subject to one condition**. The staff recommendation would allow residential development to occur, but only after the approval of a development plan. The plan should address such issues and drainage and access to the site. Of particular concern is the width of Branch Lane, which measures from 13 – 15 ft. The staff will expect this access road to be widened, or alternate access be proposed. If such issues are not appropriately addressed, development of the site may not be approved at the maximum density of up to 3 dus/ac. The condition would not allow any grading or clearing of the site to occur until after the approval of a site plan. **(Brusseau)**

#31 Northshore Market Investors, LLC/MPC (10-G-10-RZ and 10-F-10-PA) Staff Recommendation: **APPROVE MU (Mixed Uses) and PC-1 subject to 5 conditions.** These requests will allow the consideration of part of the Northshore Town Center site under a zone other than the TC-1 zone. The applicants are considering the development of a 'big box' retail store on the site, which would not be possible under TC-1 zoning. The staff is of the opinion that development under PC-1 can work on the site, if the principles of TC-1 zoning and the previously approved development plan are maintained. These principles are summarized in the 5 conditions proposed by staff. **(Brusseau)**

- **Uses on Review**

#32 The Kroger Company (7-D-10-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a development plan for a new Kroger supermarket, additional retail space and a fueling center on a 21.4 acre tract. The plan also calls for four out parcels fronting Kingston Pike. In addition, the project will be connected by a driveway access to Market Place Blvd., located to the east. The new driveway will be developed in cooperation with the development of a credit union office that will have frontage on Market Place Blvd. The central issue regarding this application is Kroger's proposal for a second access point onto Kingston Pike. One access point already exists and is located at a median cut-thru. Based on recent discussions involving TDOT, City Engineering, MPC staff and the applicant, the staff has amended its recommendation to give TDOT the final say regarding the second access to Kingston Pike. **(Kelly)**

#34 Charles Brett Richardson (10-B-10-UR) Staff Recommendation: **DENY.** This is a request for the approval of a liquor store on a lot on the western edge of Northshore Town Center. The staff has recommended denial of the request because it is not in keeping with the general principles of the TC-1 zone and the approved development plan. A liquor store would also not be appropriate located near low density residential development. **(Kelly)**