

# MPC AGENDA REVIEW MEETING

May 9, 2017  
Meeting Agenda

## WELCOME- Dan Kelly

Presentation by Jennifer Roche, Governmental Affairs Director for the Knoxville Area Association of Realtors – Findings from the KAAR membership survey regarding sidewalks buyers

Presentation by Crista Cuccaro, Staff Attorney, Knoxville Law Dept. – Short term rentals (Agenda item #10)

## EXECUTIVE DIRECTORS REPORT - Dan Kelly

The FY17-18 budget will be presented to the Executive Committee on Thursday and to the full Commission at the June 8, 2017 meeting.

- The County fully funded our budget request
- The City funded our basic request but did not fund our request for additional money to manage the Zoning Ordinance update. The Z.O. update will remain a priority. This will impact our ability to do other planned projects
- The combined funding from all sources will allow staff to receive a cost-of-living salary increase, create a pool of money for merit increases and to fund position changes, and provide additional money for Commissioner training.
- The cost of insurance is the budget item with the greatest percentage increase

The Zoning Ordinance update now has a brand name (ReCode Knoxville)- The website is live

- The kick-off public meeting is on May 18 at 6:00PM at Central United Methodist Church. Innovative approaches to obtaining public input are being developed
- The consultants will issue a technical report later this month

A draft of the walkability ordinance has been released for public comment.

- An open house is scheduled for June 15, at the Kingston Pk. (Bearden) Panera Bread from 7:30 AM to 9:30 AM
- We are working with other organizations such as the Homebuilders and the Neighborhood Advisory Council to get meetings/presentations scheduled
- Walkability series presentation scheduled for May 9 & 10

## REVIEW OF AGENDA ITEMS

### ORDINANCE AMENDMENTS

None

### ALLEY OR STREET CLOSURES

None

### PLANS, STUDIES & REPORTS

None

## CONCEPT PLANS

**# 14 –4-SD-17-C / 4-K-17-UR – Westland Oaks – Mesana Investments** – The concept plan is for 74 lots. The developer has revised his plan since last month to lessen the impact of the development on the steeper sloped areas of the site. This was done by clustering the proposed housing, creating open space and reducing pavement widths as permitted and as recommended by the Hillside Plan. Area residents are opposed to the project. (Tom Brechko)

**#20 – 5-SF-17-C / 5-H-17-UR – Autumn Walk – B and B Builders** – Staff is recommending postponement in order to permit the applicant to submit a revised plan that reflects their real desires as to how they would like to develop this site. The concept plan as submitted would be recommended for denial by staff at the request of the Knox County Dept. of Engineering and Public Works because of conflicts that are created with the planned improvements to Dry Gap Pk. (Dan Kelly)

## FINAL PLATS

None

## REZONINGS

**#38 – 4-F-17-SP / 4-C-17-PA / 4-E-17-RZ - Randy Allen** – Staff is recommending denial of the plan amendment request for O (Office) and the zoning to O-1 (Office Medical and Related Services) because we believe that a stopping point for non-residential uses has already been established on Tazewell Pk. (Mike Brusseau)

**#39 – 5-A-17-SP / 5-A-17-RZ - Maddox Property Management & Sales, Inc. – Steven K. Maddox** - Staff believes this is an appropriate site for commercial zoning. However, we disagree with applicant with what would be the most appropriate zone for the location. Staff has recommended CA (General Business) with conditions. Our first thoughts were to recommend approval of PC (Planned Commercial) for the site. Neither recommendation is acceptable to the applicant. (Mike Brusseau)

## USE ON REVIEWS

None

## OTHER BUSINESS

**#58 – Consideration of the City of Knoxville FY 2018-2023 Capital Improvements Program** (Dan Kelly)

**#59 & # 60 – Amendments to the Administrative Rules and By-Laws - ??????**