

# MPC AGENDA REVIEW MEETING

April 10, 2018

Small Assembly Room, City County Building

11:30 am

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## Welcome and Executive Director Report

Gerald Green, AICP, Executive Director

## Guest Speakers:

**Lara Fleming**, the Community Health Council Chair, annual update on progress in implementing the [Community Health Improvement Plan](#)

## REVIEW OF AGENDA ITEMS

### OTHER BUSINESS

Agenda Item # 72: File # 4-C-18-OB Consideration of amendments to MPC Administrative Rules and Procedures regarding tabled items. (Staff: Dan Kelly)

Agenda Item #74: File # 4-E-18-OB Consideration of approval of Alternative Compliance Review to permit construction of a 7200 SF restaurant

The City of Knoxville's Administrative Review Committee (ARC) has requested a postponement of the application until the ARC receives a full set of plans to review and can provide a proper recommendation. (Staff: Gerald Green)

### CONCEPT PLANS/USE ON REVIEWS

Agenda Item # 9: File # 1-SF-18-C/1-I-18-UR – The Cove in West Hills – Jim Sullivan

Staff is recommending postponement of the concept plan and use on review applications until the May 10, 2018 meeting. (Staff: Mike Reynolds)

Agenda Item # 10: File # 3-SA-18-C/3-B-18-UR – Coward Mill Subdivision – Hardin Valley Land Partners

Staff is recommending approval of variances 1-5, approval of the concept plan subject to 12 conditions, and approval of the development plan for up to 118 detached dwelling units on individual lots. (Staff: Tom Brechko)

Agenda Item # 24: File # 4-SE-18-F – Black Oak Meadows Resubdivision of Lot 7

Staff is recommending approval of a variance to add an additional lot to an existing JPE that does not meet the standards of the current minimum subdivision regulations. (Staff: Tom Brechko)

Agenda Item # 60: File # 2-B-18-UR – Stuart Anderson

Approve the development plan for a medical office building of approximately 33,000 feet and the proposed sign plan, subject to 15 conditions. (Staff: Mike Reynolds)

Agenda Item # 68: File # 4-I-18-UR – Blount Excavating

Postpone until the May 10, 2018 MPC meeting as requested by the applicant. (Staff: Mike Reynolds)

## **REZONINGS/PLAN AMENDMENTS**

### Agenda Item # 36: 4-J-18-SP/1-A-18-RZ – Knoxville City Council / Mike Frazier

Staff is recommending denial of the requested GC (General Commercial) sector plan designation and recommending City Council approve I-3 (General Industrial) zoning subject to 1 condition. (Staff: Michael Brusseau/Gerald Green)

### Agenda Item # 39: 4-A-18-SP/4-A-18-PA/4-B-18-RZ – Jerry Bridges

Staff is recommending denial of the requested GC (General Commercial) plan amendments and denial of the associated rezoning to C-3. (Staff: Michael Brusseau)

### Agenda Item # 47: 4-H-18-SP/4-E-18-PA/4-J-18-RZ – RIYANS LLC

Staff is recommending denial of GC (General Commercial) plan designations for the site and denial of the associated rezoning to C-3 (General Commercial)/NC-1 (Neighborhood Conservation Overlay). (Staff: Michael Brusseau)

### Agenda Item # 52: 4-O-18-RZ – Daniel Mercado

Staff is recommending denial of the requested R-2 (General Residential) zoning. (Staff: Michael Brusseau)

### Agenda Item # 57: 4-G-18-SP/4-D-18-PA – Ward Land Surveying, LLC

Staff is recommending denial of the requested MU-UC (Mixed Use Urban Corridor) plan designations. (Staff: Michael Brusseau)

## **OTHER ITEMS**

Any other items that may be of interest to the Commissioners.