

MPC AGENDA REVIEW MEETING
July 6, 2010
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Amendment to the Knoxville Zoning Ordinance Re: the addition of nursing homes as a use permitted on review in certain residential districts (5-B-10-OA) Staff Recommendation: **APPROVE**. Adding nursing homes to the RP-1, RP-2 and RP-3 zones will result in the possibility that an individual could live their entire lives in one residential development. The planned residential zones will thus permit a full range of residential choices and housing types that can be developed in one community. With proper planning and site design, all the uses in these planned zones are deemed compatible with one another. **(Donaldson)**

#6 Amendment to the Minimum Subdivision Regulations regarding review agencies and number of required copies of plats for review and recording (7-A-10-OA) Staff Recommendation: **APPROVE**. These recommended changes will clarify the number of paper copies of final and administrative plats that are required for both review and recording. The changes also reflect that a mylar copy will no longer be required for required for certification and recording. **(Kelly)**

- **Rezoning**

#7 Eugene F. McMillan (7-A-10-SNC) Staff Recommendation: **APPROVE**. This is a request to name an unnamed joint permanent easement, "Childress Way". When more than five houses have access to a joint permanent easement, the easement is required to have a name to assist emergency service and other public service providers with property location. There is one property owner out of six who disagrees with the name and refused to sign the street naming canvass form. **(Brusseu)**

#30 CGK, Inc. (6-C-10-RZ and 6-A-10-SP) Staff Recommendation: **DENY both requests**. The requests, if approved, would establish a "spot" zoning designation at an inappropriate location. The requests do not meet the standard of the General Plan 2033 where a change in the sector plan is warranted by changing conditions in the surrounding area. The site is not located directly at the intersection of collector or arterial streets, which would be more appropriate for the proposed restaurant and marine rental operation. Traffic from the existing marina to the east is problematic already, as traffic entering and leaving that site have to use an 18 ft. wide paved road. There is neighborhood opposition to this request. **(Brusseu)**

- **Uses on Review**

#37 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. **(See item #41 in this agenda.)** 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. The second access will not be approved by TDOT, which has recommended that the access be eliminated from the plan. Minimizing access onto Kingston Pike will assist in traffic flow management for the entire project.
(Kelly)

#39 Excell Communications, Inc. (7-F-10-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a 160 ft. monopole telecommunications tower in an I (Industrial) zone. The central issue to this request is the condition that a 16 ft.-wide, paved access drive will be required to provide access to the tower site. This is required for all Knox County capital projects and was required for another approved cell tower on Old Rutledge Pike. **(Brechko)**