

MPC AGENDA REVIEW MEETING

October 7, 2014

Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

ORDINANCE AMENDMENTS

- **#5 Consideration of amendments to the Knoxville Zoning Ordinance regarding sign regulations (10-B-13-OA)**
Staff Recommendation: **RECOMMEND** that City Council amend the Knoxville Zoning Ordinance as proposed. The staff recommended changes to the sign regulations respond to a version that the Sign Task Force voted to forward to the Planning Commission for consideration. The recommended changes propose some reorganization of the current sign code, as well as some new standards and requirements. (Donaldson)

CONCEPT PLANS

- **#7 The Courtyard at Tooles Bend (10-SA-14-C & 10-A-14-UR)**
Staff Recommendation: **APPROVE** 2 variances (sight distance and vertical curve); **APPROVE** Concept Plan subject to 7 conditions. Applicant proposes to subdivide a 3.96-acre tract into 6 residential lots. (Kelly)

FINAL PLATS

- None

REZONING'S

- **#23 Cindy Bradley (10-B-14-RZ, 10-B-14-PA & 10-B-14-SP)** Staff Recommendation: **APPROVE** for a portion of the property, subject to 3 conditions. The staff recommendation will allow for the reuse of the existing church building for office uses and create a transitional area between the commercial uses to the southwest and the residential uses to the north and east. The conditions as proposed address the existing back-out parking and existing parking lot design. (Brusseau)

USE ON REVIEWS

- **#29 Schaad Commercial Investments (10-C-14-UR)** Staff Recommendation: **APPROVE** the request for a 9,100 sq. ft. Dollar General Store subject to 12 conditions. This site is zoned RP-1 (Planned Residential). The RP-1 zoning regulations permit consideration of commercial by MPC when it is part of a residential development. In 1996 a development plan was approved for approximately 22,000 sq. ft. of commercial development on 2.8 acres as part of the Seven Springs development. The current plan is being submitted as a revision to a portion of the previously approved plan. (Brechko)
- **#32. Cheri Roop (10-F-14-UR)** Staff Recommendation: **APPROVE** the expansion of the existing kennel and grooming service as requested subject to 9 conditions. The request will double the size of the approved (2-A-96-UR) kennel operation and permit additional grooming services. (Brechko)