

MPC AGENDA REVIEW MEETING
April 8, 2014
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (10-B-13-OA) Staff Recommendation: **POSTPONE**. At the request of a task force created by City Council to consider changes to the sign regulations in the zoning ordinance, the Planning Commission staff has drafted a series of amendments in consultation with the task force, and after several public meetings and City Council Workshops. Additional time is needed to work out some remaining issues and hopefully reach consensus on their resolution. **(Donaldson)**

#6 Knoxville City Council (12-B-13-OA) Staff Recommendation: **POSTPONE**. The staff has recommended postponement to allow additional time to refine these amendments dealing with definitions, and appropriate zoning and development standards for various group living facilities. **(Donaldson)**

#7 Metropolitan Planning Commission (4-A-14-OA) Staff Recommendation: **POSTPONE**. The staff recommends postpone of this item for two months permitting a public input process and providing time to propose appropriate definitions, locations, and development standards for day care facilities. **(Donaldson)**

- **Plans, Studies or Reports**

#10 Metropolitan Planning Commission (3-A-14-OYP) Staff Recommendation: **APPROVE**. The staff has recommended approval of the update of the East City Sector Plan. A focus of the plan is the incorporation of recommendations from the Martin Luther King, Jr. Avenue Corridor Plan and the Magnolia Avenue Corridor Plan. The plan includes sections on land use, transportation, historic preservation, green infrastructure, and community facilities. **(Archer)**

- **Concepts**

#12 Century Park at Pellissippi (2-SB-14-C) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a concept plan for the portion of Century Park approved in 2004 under a previous concept plan. Eight lots have been created, but the concept plan approval for the balance of the property expired. The approval conditions include a requirement that sidewalks be installed along both sides of the JPE network within the development to allow for connectivity between Dutchtown Road and the development sites within the park. The applicant has submitted an alternate design for pedestrian connectivity. **(Brechko)**

- **Rezoning**

#42 Knoxville City Council (4-G-14-SP, 4-M-14-RZ and 4-F-14-PA) Staff

Recommendation: **APPROVE**. These requests are before MPC at the request of City Council. They appeared on MPC's January, 2014, agenda as requests that would allow medium density residential development within the town center development on Northshore Drive at Pellissippi Parkway. MPC denied these requests, but the applicant appealed the rezoning to City Council. City Council after hearing testimony pertaining to the appeal, referred the rezoning back to MPC, as well as the sector plan amendment and One Year Plan amendment, for consideration of a development density of 246 dwelling units on the subject property. **(Johnson)**

#43 Knox County Commission (4-E-14-SP) Staff Recommendation: **DENY**. This request for a sector plan amendment to LDR and a companion rezoning for PR @ 5 dus/ac were considered by MPC at their December meeting under Mesana Investments, LLC. MPC recommended denial of the rezoning and denied the sector plan amendment. The rezoning request was appealed to County Commission, and, after hearing testimony related to the appeal, the commission initiated their own sector plan amendment request for LDR. The rezoning appeal was not referred back to MPC. Staff maintains its original recommendation for denial of LDR. If MPC is inclined to approve the sector plan amendment, a rezoning density of up to 3 dus/ac would be appropriate at this location. **(Johnson)**

#43 Knox County Commission (4-F-14-SP) Staff Recommendation: **DENY**. This request for a sector plan amendment to Commercial and a companion rezoning for CA (General Business) were considered by MPC at their December meeting under Steve Hobbs. MPC recommended denial of the rezoning and denied the sector plan amendment. The rezoning request was appealed to County Commission, and, after hearing testimony related to the appeal, the commission initiated their own sector plan amendment request for Commercial. The rezoning appeal was not referred back to MPC. Staff maintains its original recommendation for denial of Commercial, but recommends that a larger area should be considered for conversion to commercial uses, if MPC is inclined to approve the sector plan change. **(Johnson)**

- **Other Business**

#49 Mayor's Report on Preservation (4-A-14-OB) Staff Recommendation: **APPROVE**. This is the annual report on the status of preservation in the City of Knoxville. It was not ready at the time of the printing of the agenda package, but is now ready for consideration. The report will be presented to the Mayor for presentation to City Council. **(Graybeal)**