

MPC AGENDA REVIEW MEETING
July 8, 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-12-OA) Staff Recommendation: **POSTPONE to the August 14, 2014 meeting.** A review of the latest draft by the task force to resolve some issues upon which it had not reached consensus has not taken place. A meeting is scheduled for July 23rd to consider to hopefully resolve these issues. **(Donaldson)**

- **Concept Plans**

#10 Westland Place (6-SD-14-C) Staff Recommendation: **DENY.** This is the 10th concept plan that has been proposed for this property. The current plan requires the approval of a horizontal curve variance from the Subdivision Regulations to make this particular subdivision design workable. The applicant has not established a hardship as required. With the recommended denial of the variance, the staff has to recommend denial of the concept plan. **(Kelly)**

- **Final Plats**

#20 Lynch and Humphrey's Broadway & Central Avenue S/D (7-SJ-F-14) Staff Recommendation: **DENY.** Based on a recommendation to deny a variance to the right-of-way requirement for Fulton Place, the staff has recommended denial of the plat. City Engineering does not support the variance, and no hardship has been established. **(Brechko/Dills)**

- **Rezoning**

None

- **Uses on Review**

#30 Flournoy Development (5-H-14-UR) Staff Recommendation: **APPROVE, with conditions.** This request for development plan approval has been on the agenda since May of 2013. City Council approved the property's rezoning in May of this year to allow for the development of no more than 246 dwelling units on the property. The staff recommendation includes eight conditions. The plan complies with the Northshore Town Center design guidelines, as stipulated by the rezoning. **(Kelly)**

#31 Greg Jones (7-A-14-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a dog kennel that has been operating illegally for over 20

years. Up until now, there have been no complaints from neighboring property owners regarding the operation, but a complaint was recently filed which has brought about this application. The staff recommendation for approval includes several conditions, one of which places a two-year time limit on the kennel's operation, at which time, the applicant is expected to relocate the operation. **(Kelly)**

#34 The Broadway Group (7-D-14-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a Dollar General Store on property that was recently owned by the foundation for the Historic Ramsey House. County Commission approved PC zoning and removal of the property's HZ (Historic Overlay) designation in June of this year. The plan developed under the PC zone has addressed concerns regarding the store's development in close proximity to the Ramsey House. **(Kelly)**

- **Other Business**

None