

MPC AGENDA REVIEW MEETING

October 10, 2017

Meeting Agenda

WELCOME - Gerald Green

Presentation by Dr. Mitchell Olszewski - AARP

EXECUTIVE DIRECTORS REPORT- Gerald Green

REVIEW OF AGENDA ITEMS

ORDINANCE AMENDMENTS

#5 – 9-A-16-OA – MPC (Revised) – Amendments to the Knoxville-Knox County Minimum Subdivision Regulations – Sidewalk requirements have been revised (Tom Brechko)

#7 - 5-C-17-OA – City of Knoxville Law Department – Reconsideration of amendments to the Knoxville City Code of Ordinances regulating short term rentals (Gerald Green & Crista Cuccaro)

#9 – 9-L-17-RZ – Metropolitan Planning Commission – Expansion of the Edgewood-Park City Historic District and adoption of the revised Design Guidelines for the district (Kaye Graybeal)

ALLEY OR STREET CLOSURES

None

PLANS, STUDIES & REPORTS

None

CONCEPT PLANS

#20 – 10-SE-17-C – Harpers Cove – Staff is recommending denial of the concept plan because most of the lots in the proposed subdivision do not meet the minimum area required by the Agricultural Zone. The applicant does not agree with the staff's definition of what constitutes a lot. Rezoning of the site to PR (Planned Residential) would eliminate this conflict. (Tom Brechko)

#21- 10-SF-17-C & 10-I-17-UR - Park West Medical Center Expansion – Staff is recommending these items be postponed. This is a very complicated plan which requires multi-jurisdictional review. The plan not only provides for the expansion of the hospital, they also propose a phasing plan that will result in the relocation Park West Blvd. and parking facilities. (Tom Brechko)

FINAL PLATS

None

REZONINGS and Plan Amendments

#41 – 10-A-17-SP, 10-A-17-PA & 10-A-17-RZ – DDC Dowell Springs, LLC – Staff is recommending denial of GC (General Commercial) for the plan amendments and denial of the requested rezoning to PC-1 (Retail & Office Park). The site is developed with a medical office building in compliance with the current zoning. The primary purpose of this request

is to permit larger signs. The other PC-1 zoned to the north of this site is developed with a medical office use (ProNova / Provision). (Dan Kelly)

#48 – 10-D-17-SP, 10-D-17-PA & 10-H-17-RZ – Gary Koontz – Staff is recommending denial of the requested GC (General Commercial) plan amendments and the rezoning of the property to C-4 (Highway and Arterial Commercial) District. All of the current commercial zoning in the area was in place at the time the North County Sector Plan was adopted. (Mike Reynolds)

#50 – 10-J-17-RZ Tim Dwyer Leesman Engineering – Staff is recommending denial of the requested C-6 (General Commercial Park) District because the requested zoning will permit a broader range of uses that may be incompatible with the existing development. (Dan Kelly)

USE ON REVIEWS

#58 – 10-D-17-UR – Prime Senior Living – The applicant has submitted a new plan that conforms to the height requirements of the Tennessee Scenic Highway Act. The plan is for an assisted living facility that will contain 190 bedrooms. Landscape buffers are proposed. (Tom Brechko)