

MPC AGENDA REVIEW MEETING
August 10, 2010
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#5 Metropolitan Planning Commission (Amendments to the city zoning ordinance renaming R-1EN to EN-1 and adding a new EN-2 District) (8-A-10-OA) Staff recommendation: **APPROVE**. The proposed amendments rename the R-1EN to EN-1 (Established Neighborhood) district, propose minor changes to the old R-1EN and establish the EN-2 (Established Neighborhood) district to reflect the characteristics of the Westmoreland Heights area as an established neighborhood. A companion rezoning request (**file #8-I-10-RZ**) would establish the new EN-2 district over Westmoreland Heights. **(Donaldson)**

#6 Knox County Commission (Amendments to the county zoning ordinance regarding standards and requirements for flea markets) (8-B-10-OA) Staff Recommendation: **APPROVE**. At its June 28, 2010, meeting, the County Commission requested that MPC study the issue of flea markets in the county zoning ordinance and recommend appropriate amendments. The proposed changes establish minimum procedural requirements and site location and development standards for such uses. **(Donaldson)**

- **Rezoning**

#45 Damon Falconnier, NCARB (8-F-10-RZ and 8-B-10-SP) Staff Recommendation: **DENY both requests**. The staff has recommended denial of these requests for several reasons. The General Plan, first of all, lists several reasons that would justify a plan change, and none of those reasons apply to this site. The report identifies a solid waste recycling and household waste drop-off center that is near this property. The station was developed under Agricultural zoning and did not require a zone change. The nature of the applicant's business warrants a location that would be in an established heavy commercial/light industrial area, where appropriate zoning and similar uses are already in place. The proposed business should not be located in an area where nearby property owners would not have the same development rights. A request for CB zoning at this location would be a classic case of spot zoning. There is neighborhood opposition to this request. **(Brusseau)**

#46 Bob Gage, GBT Realty Corporation (8-G-10-RZ and 8-C-10-SP) Staff Recommendation: **APPROVE NC plan amendment and CN zoning**. The staff recommendation for approval of neighborhood commercial development at this location would allow development that would be consistent with the existing neighborhood commercial designation already in place at this crossroads intersection. The applicant has requested CR zoning, but the recommended CN zone is more appropriate at this location,

considering the existing plan designation. He proposes a small department store that has more than 5,000 sq. ft., which would not be permitted under CN zoning. **(Brusseau)**

#48 Metropolitan Planning Commission (8-I-10-RZ) Staff Recommendation: **APPROVE**. This request, is approved, would establish the new EN-2 district over the area that encompasses Westmoreland Heights. **(See file #8-A-10-OA) (Donaldson)**

- **Uses on Review**

#50 The Pavilion at Hunter Valley Farms (3-E-10-UR) Staff Recommendation: **APPROVE, with conditions**. This request has been postponed for several months so that the applicant could prepare a development plan that addressed concerns identified by MPC and other Knox County administrative staff. The event facility/pavilion has been in operation for approximately two years without any approvals. The Knox County Fire Marshall's office has cited this operation twice in the last two months for the use of the facility without their required approvals. **(Brechko)**

#52 Excell Communications, Inc. (7-G-10-UR) Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this request for a 150 ft. tall telecommunications tower because, with the conditions noted, it is consistent with the requirements for the approval of such structures. There is neighborhood opposition to this request. **(Brechko)**

#57 Flenniken Housing, LP (8-G-10-UR) Staff Recommendation: **APPROVE, with conditions**. This is an amended request from one considered by MPC back in June, 2009. Two changes to the plan include an increase in the number of parking spaces, from 24 to 59 spaces, and a change in an addition to the building, from one to two stories. The number of residential units will remain at 48. There is neighborhood opposition to this request.