

MPC AGENDA REVIEW MEETING

**March 10, 2015
Meeting Agenda**

Executive Director's Report

Review of MPC Items

ORDINANCE AMENDMENTS

None

CONCEPT PLANS

#10 Massey Creek – HMH Development, Inc. 3-SC-15-C / 3-G-15-UR

Staff Recommendation: **APPROVE** with conditions. Staff is requesting that a sidewalk be constructed as part of the project to provide a link to the commercially zoned property at the intersection of Hardin Valley Rd. and Marietta Church Rd. Additionally, the staff is requiring that a street stub be extended to the 82 acre property parcel that is located to the east of this site. The applicant has objected to these two conditions. **(Brechko)**

FINAL PLATS

#14 The Glen at Hardin Valley, Phase 1 10-SK-14-F

Staff Recommendation: **DENY** because the applicant has not complied with all of the conditions of the approved concept plan. All of the paving in phase 1 of this project has not been completed as required by MPC. Secondly, the applicant has not constructed the required right turn deceleration lane or posted the bond to guarantee that construction. **(Kelly)**

REZONINGS

#26 Barbara Hooper 2-D-15-RZ / 2-C-15- SP

Staff Recommendation: **DENY** because development at the proposed density would be out of character with the area. Apartment development in the area is located to the east and northeast in the vicinity of Gap Rd. The northern portion of the site is steeply sloped and should remain undisturbed. The current zoning of the site is RP-1 @ <5 du/ac allows the property owner reasonable use of the land **(Brusseau)**

#29 EJM Properties 3-C-15-RZ

Staff Recommendation: **APPROVE** PR at 3.2 du/ac (applicant requested 3.9 du/ac with the density bonus). Staff believes the recommended density will permit reasonable use of the property. The property offered for a conservation easement has been stripped of vegetation and no public access is offered to the proposed area. **(Brusseau)**

USE ON REVIEWS

#39 The Mulch Company Knoxville, LLC 3-D-15-UR

Staff Recommendation: **DENY** because the proposed use is out of character with the surrounding low density residential development. The applicants are requesting approval of a mulch processing facility at this location. **(Brechko)**

OTHER BUSINESS

None