

MPC AGENDA REVIEW MEETING
May 10, 2011
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Plans, Studies and Reports**

#8 Knox County Commission (4-A-11-SAP) Staff Recommendation: **APPROVE**. This plan amendment was requested by Knox County Commission to address the portion of the East County Sector Plan that was the focus of the Midway business park proposal. The request would recognize the proposed land use pattern for the subject area as of January 1, 2008, which includes low density residential and office land uses. The request was postponed at the April meeting to determine if a nearby commercial tract was included as part of that consideration. Staff is of the opinion that what is known as Parcel "C" should be designated for commercial uses. The remainder of the sector plan update remains as approved by MPC. **(Donaldson, Carberry)**

- **Rezoning**

#26 Tennessee Children's Home (2-B-11-RZ and 5-B-11-SP) Staff Recommendation: **DENY CI plan designation and OC zoning**. This request has been postponed since February to allow the applicant to confirm what zoning will be needed to allow the proposed use of the property for a children's home for Level II boys care, with an educational component. The original request was for PR zoning, but it has been determined that PR zoning would not permit the proposed use. The most appropriate zone for the use would be the OC (Civic & Institutional) zone, which would also require an office sector plan amendment. The staff has recommended denial because an office designation at this location would be out of character with the surrounding rural residential land use pattern, where the predominant zoning districts are Agricultural and Planned Residential at low densities. Surrounding properties would not have the same development options as the owner of this property, if it were to be rezoned. Access to the site should also be from either a collector street, or an arterial street, and no such access exists at this location. **(Brusseau)**

- **Uses on Review**

#36 Huber Properties (5-G-11-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a development plan for an office/commercial development at the intersection of Choto Road and Northshore Drive. A plan for the development of a Weigels Store in the same overall development was approved back in early 2010. The plan currently before the commission is for the remainder of the site. There may be some issues with regard to the applicant's agreement with the conditions of approval. **(Kelly)**

- **Other Business**

#37 City of Knoxville Capital Improvements Program (FY 2012 – 2017) Staff

Recommendation: **APPROVE**. This request is for the approval of the city's annual capital improvements program and budget. **(Johnson)**

- **Special Presentation (to be heard by 12:40)**