

MPC AGENDA REVIEW MEETING

August 11, 2015

Meeting Agenda

Executive Director's Report

Review of MPC Items

ORDINANCE AMENDMENTS

None

Plans, Studies, Reports

None

CONCEPT PLANS

None

FINAL PLATS

TWO final plats are recommended for denial

REZONINGS

#41 Knox County Commission / First Knox Realty Co. (8-C-15-SP & 5-E-15-RZ) (Brusseau)

Staff Recommendation: DENY the amendment to the Northwest County Sector Plan because HDR would be out of character with the area. The request does not meet the general criteria for approval of an amendment. This is a Sector Plan amendment that has been initiated by the Knox County Commission after MPC recommended denial of the previous request for a Sector Plan amendment.

Staff Recommendation: DENY PR (Planned Residential) at a density of up to 18 du/ac because it is not consistent with the MDR sector plan designation.

#45 Northside Church of Christ (8-A-15-SP & 8-D-15-RZ) (Brusseau)

Staff Recommendation: DENY the amendment to the North County Sector Plan because the creek makes a logical dividing line between the commercial and residential uses. All other commercial property in the area has direct access to E. Emory Rd.

Staff Recommendation: DENY PC (Planned Commercial) because it would permit uses that are incompatible with the adjoining residential uses and it would not be consistent with the Sector Plan as approved.

#48 David Hensley (8-D-15-SP & 8-G-15-RZ) (Reynolds)

Staff Recommendation: DENY the amendment to the North County Sector Plan because the request introduce commercial use in an area that is bounded by residential use on three sides. The site has limited access.

Staff Recommendation: DENY CA (General Business) because it would permit uses that are incompatible with the adjoining residential uses and it would not be consistent with the Sector Plan as approved.

#50 & #51 Shady Glen, LLC (8-I-15-RZ & 8-J-15-RZ) (Reynolds/Brusseau)

Staff Recommendation: APPROVE PR (Planned Residential) at 1.5 du/ac (applicant requested 5 du/ac) because the density recommended is consistent with the slope protection recommendations for this site

Staff Recommendation: DENY PR (Planned Residential) at 6.0 du/ac because the site is currently zone PR (Planned Residential) at 4 du/ac which exceeds the density that would be permitted due to the existing slope characteristics.

#52 Ron Worley (8-K-15-RZ)

Staff Recommendation: APPROVE PR (Planned Residential) at 3.25 du/ac (applicant requested 4 du/ac) because the density recommended is consistent with the slope protection recommendations for this site.

USE ON REVIEWS

#56 Branch Towers 5-B-15-UR (Brechko)

Staff Recommendation: **APPROVE the request for a 150' monopole telecommunications tower subject to conditions** because no alternative sites are available within a mile of this site that will provide the needed service.

#60 LKM PROPERTIES, LP 8-D-15-UR (Kelly)

Staff Recommendation: **APPROVE with conditions.** Staff has distributed a revised application that adds three conditions to the recommendation. The additional conditions address the construction of a sidewalk, adding width to the proposed greenway easement and requiring future use on review approval before clearing and grading will be permitted for a portion of the site.

OTHER BUSINESS

Report to City Council on alternative financial services and related zoning options (Archer)