

MPC AGENDA REVIEW MEETING
December 11, 2012
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Concept Plans/Uses on Review**

#12 Copper Trace (12-SB-12-C/12-D-12-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a 102-lot subdivision on 53 acres. This plan replaces an expired plan that proposed 139 lots on the same property, but that plan has expired. As part of the recommendation for the concept plan, eight variances are recommended for approval. The recommendation to approve the development includes a waiver to reduce the peripheral boundary setback from 35 ft. to 15 ft. There is opposition to this request. **(Brechko)**

- **Rezoning**

#20 Kingston Pike, LLC (8-J-12-RZ) Staff Recommendation: **APPROVE, with revised conditions.** This request has been postponed since the August meeting to allow for further consideration of the request by the applicant and neighboring property owners. This request to reduce the H-1 overlay from a tract that includes an historic house on the Sherrill Hill property has been recommended for approval by staff, with revised approval conditions to (1) require the renovation of the house based on a submitted site plan (see plan attached to staff report) that has received a positive response from all concerned parties, and (2) modify the 50-ft undisturbed area along the western property line to allow parking for the proposed future use of house, per the submitted site plan. **(Brusseau)**

#21 Knox County Commission/Jack M. Walker (9-A-12-RZ/12-B-12-SP) Staff Recommendation: **APPROVE RC plan amendment and CR zoning, both for a portion of the site.** The plan amendment before the Planning Commission was initiated by County Commission at their October meeting, since only a portion of the request was recommended for approval. The rezoning, which was also recommended for a portion of the property, followed the staff recommendation for the plan amendment. To allow for full consideration of the applicant's request by County Commission, they initiated their own plan amendment. The staff maintains its original recommendation to approval only a portion of the site for the RC and CR revisions. The staff report identifies an alternative to the request which would negate the need for the requested changes. There is opposition to this request. **(Brusseau)**

#25 Philip M. Garrett (12-D-12-RZ/12-A-12-SP) Staff Recommendation: **APPROVE rezoning to OB; DENY plan amendment to GC and rezoning to CA.** This is a request to allow the rezoning of a 31-acre tract from BP and PC zoning, to OB and CA zoning, to market the property for medium density residential development, with a small amount of retail commercial. The current sector plan for the property would allow either office or multi-family residential development, in keeping with the OB portion of the request. A sector plan amendment would be necessary to allow the consideration of CA zoning. The staff has recommended approval of the OB request and denial of the GC plan amendment and CA zoning. The property of the site requested for CA is already zoned PC, which would allow the proposed use. It is staff's opinion that the PC should remain in place to allow for thorough plan consideration of access and terrain issues for that portion of the property. The plan amendment is not necessary. The request will also require review and approval by the TTCDA Board. There is opposition to this request. **(Brusseau)**

28 Hunter Valley Farm, LLC (12-A-12-UR) Staff Recommendation: **POSTPONE**. The staff's current recommendation would have allowed the applicant time to address site plan concerns as identified by staff for the expansion of this event facility. Since the publication of the agenda package, a revised plan has been submitted, and it appears that the staff can prepare a recommendation for approval. A revised staff report will be available at Thursday's meeting. **(Brechko)**