

**MPC AGENDA REVIEW MEETING: February 9, 2010**  
**Meeting Agenda**

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Concept Plans/Uses on Review**

**#15 Habit for Humanity (2-SA-10-C/2-C-10-UR)** Staff Recommendation: **POSTPONE to March 11, 2010.** The staff has recommended postponement of these requests for the approval of a subdivision of a 15.7-acre tract into 58 lots. The issue involves the design of the entrance to the project, and the staff would like more time to work with applicant on a more appropriate design. Due to safety concerns, that staff cannot recommend approval of the current design, which will require the approval of several variances. If the request is not postponed, the staff will recommend denial of the concept plan and the use on review, based on the current plan. **(Brechko)**

- **Rezoning**

**#33 Huber Properties, LLC (1-E-10-RZ/1-C-10-SP)** Staff Recommendation: **APPROVE.** This request will add a little over 3 acres to the abutting **property** that was recently rezoned for neighborhood commercial uses. Similar conditions regarding uses and site development standards have been added to the rezoning. There is both support for and opposition to this request. **(Brusseau)**

**#34 City of Knoxville (1-F-10-RZ/1-D-10-SP)** Staff Recommendation: **APPROVE Neighborhood Commercial designation for part of the area and SC-1 zoning. (Original request was for PC-1.)** This request from Knoxville City Council was postponed from the January meeting. Neighborhood Commercial is more appropriate at this location than General Commercial, because the subject parcels are in close proximity to several neighborhoods, and a substantial portion of the area was already designated NC. The SC-1 zone is a planned neighborhood commercial district that will allow for commercial uses and intensity that is best suited to this location. **(Brusseau)**

- **Uses on Review**

**#42 LKM Properties, LP (1-F-10-UR)** Staff Recommendation: **APPROVE, with conditions.** This is a request for approval of a convenience store to be located on the property that was recently rezoned for neighborhood commercial uses at Northshore Drive and Choto Rd. The plan was prepared consistent with conditions of approval approved with the rezoning, as well as other requirements of the CN zone. There is both support for and opposition to this request. **(Kelly)**

**#44 Banyan Senior Living (2-B-10-UR)** Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of senior housing on a portion of the old Deane Hill Country Club property. The applicant proposes 299 units on the site, split between independent living and assisted living units. There is some opposition to the

proposed maximum height of the facility, at eight stories. The applicant will also have to get approval for a revised density cap that will allow the proposed number of units on the site. **(Brechko)**

- **Plans, Reports and Studies**

**#14 East County Sector Plan (2-A-10-SAP)** Staff Recommendation: **APPROVE**. This is another in MPC's ongoing series of sector plan updates for the 12 city and county planning sectors. The last time the East County Sector Plan was updated was in December of 2000. The current update process has been going on for the last two years and has involved the participation of many East County residents and property owners, as well as city and county agencies. **(Carberry)**