

MPC AGENDA REVIEW MEETING
September 11, 2012
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Knoxville City Council (9-A-12-OA) Staff Recommendation: **APPROVE**. These changes to the city zoning ordinance have been prepared in response to a request from City Council to allow courtyard development in appropriate residential zone districts. The revisions include a definition for courtyard development, a list of the zones where such development would be permitted as a use on review, and development standards for courtyard development projects. **(Donaldson)**

- **Final Plats**

#23 The Village at Hardin Valley Resub of Lot 7 (9-SI-12-F) Staff Recommendation: **DENY**. The staff has recommended denial of this final plat because the plat does not meet the requirement for appropriate access to a public street, as defined by Section 64.24, of the Minimum Subdivision Regulations. **(Dills/Brechko)**

- **Rezoning**

#30 Kingston Pike, LLC (8-J-12-RZ) Staff Recommendation: **DENY**. The staff has recommended denial of this request because the further reduction of the H-1 overlay would remove what remains of the integrity of the house as an historic structure. The marketability of the property for commercial or office use would be reduced because it would allow encroachment of adjacent commercial development to within 8 ft. of the house. It would also reduce the available land for required, on-site parking. There is neighborhood opposition to this request. The request was postponed at the August MPC meeting. **(Brusseau/Graybeal)**

- **Uses on Review**

#39 U. S. Cellular Corporation (8-G-12-UR) Staff Recommendation: **APPROVE, with conditions**. This request was postponed at the August meeting to allow nearby residents to have more input into the proposal. The staff has recommended approval, with conditions, because the request is consistent with the requirements of the Wireless Communications Facility Plan and the general standards for uses permitted on review. There is neighborhood opposition to this request. **(Brechko)**

#40 U. S. Cellular Corporation (8-H-12-UR) Staff Recommendation: **APPROVE, with conditions**. This request was postponed at the August meeting to allow nearby residents to have more input into the proposal. Since then the proposed height of the tower has been reduced, from 195 ft. to 170 ft. to make the tower more compatible with its surroundings. There is neighborhood opposition to this request. **(Brechko)**