

**MPC AGENDA REVIEW MEETING**  
**December 8, 2015**  
**Meeting Agenda**

**Executive Director's Report**

**Review of MPC Items**

**ORDINANCE AMENDMENTS**

None

**Plans, Studies, Reports**

**Northeast County Sector Plan (Berry)**

**CONCEPT PLANS**

None

**FINAL PLATS**

None

**REZONINGS**

**#31 James Sternberg (Revised) (10-B-15-RZ / 10-B-15-SP)** Staff is recommending denial of the Sector Plan Amendment to GC (General Commercial) and denial of the rezoning to CA (General Commercial). Staff believes that this property should be developed under the current or other planned zone. Rezoning of this site to CA would permit fragmented strip commercial development along this newly improved roadway. **(Brusseau)**

**#32 Scott Davis (11-C-15-RZ)** – Request for rezoning from A to PR at a density of up to 5 du/ac. Staff is recommending a lesser density of up to 3 du/ac for better compatibility with surrounding uses. There is neighborhood opposition. **(Reynolds)**

**#34 Champion Construction, LLC (12-B-15-RZ / 12-B-15-SP)** – Staff is recommending denial of the Sector Plan Amendment to LDR (Low Density Residential) and denial of the rezoning to PR (Planned Residential). In keeping with the intent and mission of the Technology Corridor, properties that front or located in close proximity to Pellissippi Parkway should be maintained for the uses permitted in the current zoning. **(Brusseau)**

**USE ON REVIEWS**

**#46 Walden Pond Senior Village (12-C-15-UR)** – The applicant is proposing 48 independent and 119 assisted living units. The proposal has generated interest in the community and from the County Commissioner from the 3<sup>rd</sup> District **(Brechko)**

**OTHER BUSINESS**

None