

# MPC AGENDA REVIEW MEETING

October 11, 2016

Meeting Agenda

## WELCOME- Gerald Green

Presentation by Trees Knoxville – Louise Gorenflo & Tom Welborn

## EXECUTIVE DIRECTORS REPORT

## REVIEW OF AGENDA ITEMS

### ORDINANCE AMENDMENTS

None

### ALLEY OR STREET CLOSURES

#7 10-A-16-AC - Starboard Properties – Staff is now recommending denial of the request to close the alley based on objections that we have received from the City Engineering Dept. (Brusseau)

### PLANS, STUDIES & REPORTS

None

### CONCEPT PLANS

# 11 5-SE-16-C – Bentley – Staff update of recent activities regarding this case. Staff is recommending postponement (Tom Brechko)

#14 10-SB-16-C / 10-K-16-UR – Oakland, LLC on West Emory Rd. Staff is recommending approval of this concept plan. Opposition has raised questions regarding access and drainage which staff has addressed through the conditions of approval (Dan Kelly)

### FINAL PLATS

None

### REZONINGS

#39 7-D-16-RZ - S & E Properties – Staff has been given conflicting survey information regarding the width of the right-of-way of Millstone Ln. In order for the zoning/subdivision of the site to go forward, improvements will be required to Millstone Ln. At present we don't know which survey is correct. This boundary dispute needs to be resolved before this matter moves forward. Staff is recommending postponement of this rezoning. (Mike Reynolds)

#40 9-F-16-RZ – Holly Apodaca – Staff is still recommending denial of the rezoning to C-4. Despite being adjacent to C-4 zoning on three sides, C-4 zoning is not appropriate for this site, which only has access only to Wallwood Rd., a local street with only 17' of pavement width. The property also backs up to large-lot residential uses, which could be negatively impacted by adjacent C-4 development. The current O-1 zoning gives the applicant reasonable use of the property for office or medium density residential uses, while providing a transitional area between heavy commercial uses to the south and low density

residential uses to the north. C-4 zoning in this area should be limited to properties that have direct access to Clinton Hwy. There are many properties in the area that are already appropriately zoned C-4. Staff is of the opinion that the current zoning is appropriate for the site, and it should be maintained.

At the September meeting MPC asked staff to prepare some conditions that may lessen the impact of this rezoning if the Commission decides to recommend approval of the request. Staff has added 3 conditions that the Commission may wish to place on this request. (Mike Brusseau)

#41 10-A-16-SP / 10-A-16-PA / 10-A-16-RZ - Rufus H. Smith, Jr. & Company - Staff is recommending denial of the plan amendments and rezoning because the request is out of character with the other residential development found on the south side of Deane Hill Dr. MDR and HDR requests were denied for this site in 2013 and 2014 and there has been no change in the area that would warrant granting this request. (Mike Brusseau)

#51 10-K-16-RZ – Turner Homes, LLC – Staff is recommending approval of PR at 1 du/ac (applicant requested PR at 2 du/ac) because of potential access issues and the steep slopes which will render approximately 50% of the property unusable. The adjoining residential development is zoned PR at 1 du/ac. (Mike Reynolds)

#52 10-G-16-SP / 10-F-16-PA / 10-L-16-RZ - MPI Business Solutions, Inc. – Staff is recommending a Sector Plan and One Year Plan amendment to O (Office) and recommending approval of O-1 (Office, Medical and Related Services) zoning. This recommendation will allow for the reuse of this commercial building while not having a negative impact on the surrounding residential uses. There is vacant commercially zoned property in the area to the east of this site. (Mike Brusseau)

## USE ON REVIEWS

#54 9-C-16-UR – Northwest Signs (revised) – This matter was postponed at last month's MPC meeting after citizen concerns were voiced regarding the proposed plan. Since that time, staff has broadened the scope of the request by including all parcels that were identified as part of the Harvest Towne Center. The applicant has obtained letters of consent from all but tenant in the development endorsing the new signage plan. (Tom Brechko)

## OTHER BUSINESS

None