

MPC AGENDA REVIEW MEETING
January 6, 2015
Meeting Agenda

I.
II. Executive Director's Report

III. Review of MPC Items

ORDINANCE AMENDMENTS

None

CONCEPT PLANS

#11 Mourfield Road Subdivision – Eric Moseley 1-SE-15-C / 1-I-15-UR

Staff Recommendation: **APPROVE with conditions**. The applicant is proposing a sixty-one lot subdivision that will be accessed Mourfield Rd. Issues of concern are access, storm water control, creek buffers, grading and compatibility with surrounding development. PR (Planned Residential) zoning at 3.5 du/ac has been recommended for approval by MPC. The Knox County Commission will hear the rezoning case on January 26, 2015. **(Kelly)**

FINAL PLATS

#14 The Glen at Hardin Valley, Phase 1-10-SK-14-F

Staff Recommendation: **DENY** because the applicant has not satisfied the conditions of approval of the concept plan (8-SB-14-C). Condition #8 states: A final plat for this concept plan will not be approved until the final paving for all proposed public streets in the Glen at Hardin Valley Subdivision has been completed. **(Kelly)**

REZONINGS

#21 Quint Bourgeois 1-A-15-RZ / 1-A-15-PA / 1-A-15-SP

Staff Recommendation: **DENY** because the applicant has reasonable use of the property under the current zoning. The current R-1A zoning was approved for this property in 2013 as part of a general rezoning that came about after the adoption of the Inskip Small Area Plan. This general rezoning impacted numerous properties in the Inskip area. The present zoning conforms with the adopted Sector Plan and One Year Plan. **(Brusseau)**

#22 Patrick McInturff 1-B-15-RZ / 1-B-15-PA

Staff Recommendation: **DENY**. C-2 (Central Business District) zoning is not recommended for this property because it is beyond the present extent of the downtown area, for which it is intended, that forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. In the Central City Sector Plan (2014) the subject property is designated Urban Corridor Mixed Use (MU-UC), which recommends a mix of retail, restaurants, office and residential land uses. A form-based or design-based code zoning district that is appropriate for urban corridors is recommended by the sector plan. An appropriate zoning district has yet to be developed and adopted. Under the current C-3 (General Commercial District) zoning, the property owner could seek a variance from the minimum parking requirement which will allow the property to remain in compliance with zoning if the tenant use type changes. **(Brusseau)**

#23 Mesana Investments, LLC 1-C-15-RZ

Staff Recommendation: **APPROVE** PR (Planned Residential) is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property. The recommended density of up to 3 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development. While not a condition of the rezoning, staff states that access to Knightsbridge Dr. should be considered at the time this site is developed. **(Brusseau)**

#25 Fraley & Schilling, Inc. 1-E-15-RZ / 1-B-15-SP

Staff Recommendation: **DENY** the Sector Plan amendment because the staff believes that Swan Pond Creek should continue to serve as the stopping point for commercial uses south of Strawberry Plains Pk. Staff is recommending that MPC **APPROVE** the rezoning to CB for the portion of the site north of the creek which is consistent with the presently adopted sector plan. **(Brusseau)**

USE ON REVIEWS

None

OTHER BUSINESS

None