

MPC AGENDA REVIEW MEETING

July 7, 2015
Meeting Agenda

Executive Director's Report

Review of MPC Items

ORDINANCE AMENDMENTS

None

Plans, Studies, Reports

None

CONCEPT PLANS

None

FINAL PLATS

None

REZONINGS

#40 Belle Investment Properties (7-B-15-SP & 7-D-15-RZ) (Brusseau)

Staff Recommendation **DENY** the amendment to the North County Sector Plan because MDR would be out of character with the area. The Sector Plan proposes higher density residential be located in the vicinity of intersecting major streets such as Emory Rd. at I-75 or Emory Rd. / Dry Gap Pk.

Staff Recommendation **APPROVE PR (Planned Residential) at a density of up to 5 du/ac** because it is consistent with the LDR designation of the site and access will be directly from Emory Rd.

#42 Huber Properties, LLC (7-C-15-SP & 7-F-15-RZ) (Brusseau)

Staff Recommendation **APPROVE** the amendment to the Southwest County Sector Plan because low density residential is compatible with the surrounding uses. A portion of the site is already designated for LDR.

Staff Recommendation **APPROVE PR (Planned Residential) at a density of up to 3.0 du/ac (Applicant requested 5 du/ac)**. The density recommended by staff is more compatible with the surrounding area.

#43 First Baptist Church Concord... (7-D-15-SP, 7-C-15-PA & 7-G-15-RZ) (Brusseau)

Staff Recommendation **POSTPONE** until the October 8, 2015 meeting. The Applicant is in agreement with this recommendation.

#44 Smith-Lindsey Development (7-E-15-SP, 7-D-15-PA & 7-H-15-RZ) (Brusseau)

Staff Recommendation **APPROVE** amendment to the North City Sector Plan and Knoxville One Year Plan to O (Office) because office uses at this location would serve as a transitional land use from Broadway commercial corridor to the adjoining residential development.

Staff Recommendation **APPROVE O-1 (Office, Medical and Related Services) (Applicant requested C-3 General Commercial)** because the O-1 zoning gives the owner a reasonable use of this property that is heavily impacted by its proximity to the Broadway commercial corridor.

USE ON REVIEWS

#47 Branch Towers 5-C-15-UR (Brechko)

Staff Recommendation: **APPROVE** the request for a 194' monopole telecommunications tower **subject to conditions** because no alternative sites are available within a mile of this site that will provide the needed service.

OTHER BUSINESS

None