

**MPC AGENDA REVIEW MEETING: December 8, 2009**  
**Meeting Agenda**

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

**#7 Amendments to the Knoxville Zoning Ordinance, Art. V, Section 10 (Sign Code), regarding minimum required street frontage for a changeable price sign (12-A-09-OA)** Staff Recommendation: **APPROVE**. City Council asked MPC to consider reducing the required minimum street frontage for changeable price signs, from 250 ft. to 100 ft. **(Donaldson)**

**#12 Knoxville-Knox County Park, Recreation and Greenway Plan (10-A-09-SP)** Staff Recommendation: **APPROVE**. This plan marks the first time a seamless county-wide park plan has been produced. The plan is framed by sectors, which will allow the plan to be updated with the periodic adoption of sector plans. **(Carberry)**

- **Rezoning**

**#37 Huber Properties, LLC (12-B-09-RZ/12-B-09-SP)** Staff Recommendation: **APPROVE NC plan designation and CN zoning, with conditions**. These requests, if approved would allow the development of a neighborhood oriented center at an arterial/collector crossroads surrounded by a developing residential area. With the conditions noted, especially that which calls for an office transition into residential uses to the east, a neighborhood commercial center would reduce daily trips for those needing convenience retail goods and services. Long travel distances would be eliminated to purchase such goods and services. The applicant opposes the recommendation as stated, while some area property owners oppose the request altogether. **(Brusseau)**

**#39 Jacqueline Whiteside (12-D-09-RZ/12-C-09-SP)** Staff Recommendation: **DENY requests**. These requests, if approved, would allow commercial development that would not comply with the recently adopted Magnolia Avenue Corridor Plan, which discourages uses that require outdoor merchandise display in this area. The request for a sector plan change is not warranted and does not meet the criteria for sector plan revisions. The C-4 zone is not identified as a zone of choice in this segment of Magnolia Avenue. **(Brusseau)**