

MPC AGENDA REVIEW MEETING
February 8, 2011
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinances**

#5 Knoxville City Administration (1-A-11-OA) Staff Recommendation: **APPROVE**. These are amendments to the Knoxville Zoning Ordinance regarding regulations and definitions for on-premise wayfinding signs. The current version has been amended to exclude one section dealing with development directory signs in joint permanent easements. **(Donaldson)**

- **Concept Plans**

#12 Hampson Court, Unit 2 (1-SB-11-C) Staff Recommendation: **APPROVE, with conditions**. The staff has recommended approval of this request, with several conditions. One of the conditions calls for the construction of a sidewalk on one side of the street serving this development, as the property is within the parent responsibility zone for Rocky Hill Elementary School. The applicant opposes this condition. **(Brechko)**

- **Rezoning**

#22 Rufus H. Smith & Co. (1-B-11-RZ) Staff Recommendation: **APPROVE PR @ 3 dus/ac (applicant requested 5 dus/ac)**. The staff recommendation for a lower density would allow development that would be more compatible with the intensity of surrounding development under RA, PR and A zoning. **(Brusseau)**

#24 Hatcher Hill Properties, LLC (2-A-11-RZ) Staff Recommendation: **DENY**. The request for I-3 zoning should not be approved for this site, as it will have a more adverse impact on the developing subdivision to the south than the property's current I-2 zoning. The I-2 regulations regarding smaller lot coverage and indoor uses make it a better zone for development near residential areas than the I-3. The I-2 zone allows reasonable use of the property without the harmful impacts that can occur with I-3 development. **(Brusseau)**

#29 Mark A. Cannon (2-F-11-RZ) Staff Recommendation: **APPROVE**. The staff has recommended approval of this request because it is consistent with the sector plan call for low density residential uses at this location, and the property is within Knoxville's Urban Growth Boundary. The request will allow two residential lots to be created that are already developed with two detached residential structures. There is opposition to this request. **(Brusseau)**

- **Uses on Review**

#36 The Pavilion at Hunter Valley Farm Staff Recommendation: **APPROVE, with conditions.** With the exception of two minor changes, this plan is similar to one that was approved by MPC in August of last year. One of the conditions of that approval was that required improvements to the access driveway and parking area had to be completed and approved by Knox County Engineering by January 1, 2011, or the plan would be revoked. Those improvements were not made, and the plan was revoked. The applicant is now requesting that the plan be approved again. **(Brechko)**