

**MPC AGENDA REVIEW MEETING**  
**July 10, 2012**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

- **Plans and Studies**

**#6 Metropolitan Planning Commission (6-A-12-SP)** Staff Recommendation: **APPROVE**. This is a request to approve the update of the North County Sector Plan, which was last updated in 1998. **(Reynolds)**

- **Rezoning**

**#17 James A and Tammy S. Bennett (7-C-12-RZ and 7-E-12-SP)** Staff Recommendation: **DENY both requests**. The staff recommendation recommending denial of these requests is based on the fact that the property has limited access for commercial businesses and commercial uses would have a negative impact on nearby residential uses. The property to the south was approved for CA zoning in 2007 over the recommendations of MPC and staff to deny and the objections of residents of the nearby neighborhood. The property is currently used for an auto repair business which is not allowed under the current Agricultural zoning. The property has no direct access to Rutledge Pike located to the south. **(Brusseau)**

**#24 C. E. Brown Properties (7-F-12-SP, 7-J-12-RZ and 7-F-12-PA)** Staff Recommendation: **APPROVE Office sector plan change, DENY GC One Year Plan change and APPROVE O-3 zoning**. Staff realizes that the subject property is not conducive to residential uses, due to its proximity to non-residential uses and zoning and its isolation abutting a major arterial street and an interstate highway. However, office uses are more appropriate than commercial uses considering the O-3 office zoning on a portion of the site and the One Year Plan Office designation, limited to O-3 zoning. A partially developed OB zoned site is situated to the southwest. Sufficient vacant commercial property exists in the area to satisfy demand for uses. **(Brusseau)**

- **Uses on Review**

**#25 LKM Properties (6-A-12-UR)** Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a Weigel's convenience store and the staff has recommended approval with conditions. The proposal was postponed at the June meeting so that the applicant and representatives from surrounding neighborhoods could seek common ground on the proposal. There is neighborhood opposition in this request. **(Brechko)**

**#29 U.S. Cellular Corporation (7-C-12-UR)** Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a 250 ft. telecommunications tower on property zoned Agricultural. The request meets the requirements for approval of such towers. There is neighborhood interest in this request. **(Brechko)**