

MPC AGENDA REVIEW MEETING
September 6, 2011
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Rezoning**

#23 Fred Langley (9-A-11-RZ) Staff Recommendation: **DENY**. This is a request to remove the TO(Technology Overlay) designation from property that has a CB (Business and Manufacturing) base zone. The staff has recommended denial because the requested change is not consistent with any of the conditions for amending the zoning map, as outlined in the Knox County Zoning Ordinance (Article 6, Section 6.30). Removal of the overlay for this property would place neighboring properties at a disadvantage, if the subject property were developed at a later date with more intense uses than the commercial mulching operation recently approved. Application of the TTCDA Design Guidelines in this area has resulted in an upgrade in the level of development and redevelopment that has taken place over the years. The lack of design review for the subject property, which would be removed, could have a negative impact on those properties that retain the TO designation and abut the subject property. **(Brusseau)**

- **Uses on Review**

#31 The Pavilion at Hunter Valley Farm (8-C-11-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the third approval of a development plan for a pavilion and event facility on the property. (The request was postponed at the August meeting.) The second plan, approved in February of this year, required the completion of site improvements by June 9, 2011, or the plan was to be revoked. Since those improvements were not completed, the plan was revoked, and the applicant is now before commission for approval of a new plan. The staff has recommended approval of the new plan, with new conditions, with no deadline for the completion of any improvements as proposed by the plan or reflected in the staff's conditions of approval. The plan reviewed at the August meeting included deadlines, as well as a phasing plan for the paving of the access drive and parking areas. Since the August meeting, a motion for Temporary Injunction was filed against Hunter Valley, LLC from further unlawful use of the subject property. A hearing will be held on this motion on September 15th. **(Brechko)**