

MPC AGENDA REVIEW MEETING
August 6, 2013
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Concept Plans**

#15 Primos Residential Development (8-SA-13-C and 8-A-13-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a concept subdivision that will allow the development, if it is approved, of a 57 plus acre tract with 185 lots. This represents a proposed density of approximately 3.24 dus/ac. The conditions of approval include the installation of sidewalks within the subdivision and reflect proposed improvements to the intersection of Grey Hendrix Road and Garrison Drive. MPC recommended approval of rezoning the property to PR at up to 4 dus/ac at their July meeting. There is neighborhood opposition to this request. **(Brechko)**

- **Rezoning**

#39 Metropolitan Planning Commission (8-C-13-RZ) Staff Recommendation: **APPROVE.** This request was initiated pursuant to a City Council resolution requesting that MPC review all residential land within the Inskip neighborhood regarding the potential rezoning of the area to an appropriate low density residential zone. The staff has conducted two neighborhood meetings to present a proposal to rezone part of a small portion of the area to either R-1 or R-1A, consistent with recommendations of the Inskip Small Area Plan, which was adopted in March, 2011. **(Brusseau)**

#43 Harley E. Bittle (8-G-13-RZ) Staff Recommendation: **APPROVE PR @ 0.6 dus/ac (applicant requested 1 du/ac.)** The staff recommendation is based on a slope analysis of the site, which indicates that most of this approximate 7-acre site is characterized by slopes in excess of 15 %. Approximately 2.53 acres lie within the slope category that is greater than 40%. Based on this analysis, the site should be developed with only four dwelling units, including the existing dwelling unit on the site. It should be noted that adjacent lots to the site are developed at a lesser density than would be allowed under the staff recommendation. The property is located in the Rural Area on the Growth Policy Plan map. **(Brusseau)**

- **Uses on Review**

#46 Knox Heritage, Inc. (7-C-13-UR) Staff Recommendation: **APPROVE, with conditions.** This is a request for the approval of a museum and non-profit preservation organization office in the R-1 zone. The location of the proposed uses is the historic Westwood house, located on Kingston Pike, near its intersection with Cherokee Blvd. With the conditions noted, the proposal meets the requirements of the zoning ordinance for uses permitted on review in the R-1 zone and offers an appropriate means to preserve this historic structure and surrounding grounds. The most prominent issue related to the proposed site plan has been the provision of suitable access to and from the site and sufficient parking to accommodate day-to-day parking needs of the museum and Knox Heritage, as well as special events on the property. These needs will be met through an access and parking agreement between Laurel Church of Christ, located to the west, and Knox Heritage. **(Brechko)**