

MPC AGENDA REVIEW MEETING
June 7, 2011
Meeting Agenda

I. Executive Director's Report

II. Review of MPC Items

- **Ordinance Amendments**

#5 Knox County Commission (6-A-11-OA) Staff Recommendation: **APPROVE**. In response to a request from County Commission, the staff has prepared this amendment to the Knox County Zoning Ordinance regarding locations of establishments serving beer for on-premise consumption. The change will eliminate the requirement regarding separation from adjoining residential and agricultural zones for establishments holding a liquor license from the State of Tennessee. **(Donaldson)**

#6 Metropolitan Planning Commission (6-B-11-OA) Staff Recommendation: **APPROVE**. The staff has recommended changes to Knox County's TO (Technology Overlay) zone to implement revisions from the recently amended state statute establishing the TTCDA and Technology Corridor. The revisions will allow the consideration of medium and high density residential developments and allow additional time for the TTCDA board to take action on TTCDA requests for Certificates of Appropriateness. **(Johnson)**

- **Plans, Studies and Reports**

#9 Major Road Plan 2011 Update (5-A-11-SAP) Staff Recommendation: **APPROVE**. The staff has prepared a series of changes to the Major Road Plan, which is an element of the General Plan. The staff consulted with city and county engineering staff in developing the revisions. **(Benditz)**

- **Concept Plans**

#10 Testerman Construction (6-SA-11-C and 6-B-11-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a 98 lot subdivision on the south side of Nubbin Ridge Road, west of Hampson Lane. The staff has recommended denial of a request for a variance to reduce the right-of-way dedication from centerline, from 30 ft. to 25 ft. The applicant has not identified a hardship for this variance. The staff has also conditioned the approval to making connections to two adjacent subdivisions, which have stub streets to this property, and including sidewalks on the subdivision's internal streets. In both cases, pedestrian and vehicular traffic connections to a nearby school and a recreation complex will be improved and made safer. **(Brechko)**

- **Final Plats**

#13 Brandywine at Turkey Creek (8-SP-10-F) Staff Recommendation: **DENY**. The recommendation to deny is based on the fact that documentation as required by the approved concept was not received by the corrections deadline. **(Dills, Brechko)**

- **Rezoning**

#21 TLD Construction, Marsha Sneed Staff Recommendation: **DENY MDR designation; APPROVE PR @ 1 du/ac (request is for 12 du/ac)**. This is a request for a plan change from LDR to MDR to allow residential development at up to 12 dus/ac. The slope analysis indicates that over 73% of the site has steep topography, while 17% of the site has moderate slope. As a result, less than 9% of the site has terrain that is suitable for development at any substantial density. The property is on the opposite side of a ridge that has experienced slope failure as recently as this past February, affecting a residential development that accesses Hardin Valley Rd. There is also questionable access to the site, which is on a narrow, dead end road. For these reasons, and the fact that most of the residential development on the south side of the ridge is low density residential, the sector plan amendment should not be amended and development should be limited to no more than 1 du/ac. No site grading or clearing should be allowed prior to the review and approval of a use on review site plan. **(Brusseau)**

- **Uses on Review**

#31 Kingston Pike (6-E-11-UR) Staff Recommendation: **APPROVE, with conditions**. This is a request for the approval of a Master Sign Plan to include a development directory sign for the Sherrill Hill mixed use development. There is neighborhood opposition to the fact that the proposed sign is 50 ft. tall. **(Brechko)**