

MPC AGENDA REVIEW MEETING
June 8, 2010
Meeting Agenda

I. **Executive Director's Report**

II. **Review of MPC Items**

- **Ordinance Amendments**

#6 Fort Sanders Neighborhood District Long Range Planning Implementation Strategy (6-A-10-SAP) Staff Recommendation: **ADOPT and recommend that City Council APPROVE.** This is an action plan developed by a group of neighborhood stakeholders, working with MPC and city staff, to address physical land use and quality of life issues. **(Donaldson)**

- **Rezoning**

#25 Laurel Investments (5-H-10-RZ and 5-E-10-SP) Staff Recommendation: **DENY requests.** These two requests, if approved would allow neighborhood commercial to take place at the intersection of Choto Road and Northshore Drive. A similar request was denied back in 2004. The recommendation to deny is based on the fact that a 15-acre neighborhood center already has been approved for the northeast quadrant of the intersection. This approved location is more appropriate for neighborhood uses because there is enough land area for the development over time of a well-planned center, with good access to Northshore and Choto. The proposed site is too small. There is no justification at this time for the approval of more neighborhood commercial uses at this location. **(Brusseau)**

- **Uses on Review**

#29 The Pavilion at Hunter Valley Farms (3-E-10-UR) Staff Recommendation: **DENY.** The staff has recommended denial of this request for several reasons, as outlined in the full staff report. The applicant has been operating an event facility at the subject location for over a year without any approvals. The rezoning of the property to T (Transition) in October of last year was approved, subject to a use determination and development plan approval by the planning commission. The applicant has been aware since February of this year of the issues that need to be addressed if the plan is to move forward. So far the staff has not received any revisions that can form the basis for a staff recommendation, and the application has been postponed three times. The Fire Prevention Bureau has issued two violation notices and a stop work notice in an effort to get the applicant to address fire code issues. The staff notified the applicant that the recommendation for June would be to deny the request if the requested revised plan was not received. Another request for postponement has been submitted. **(Brechko)**

#31 David Lawson (6-A-10-UR) Staff Recommendation: **APPROVE, with conditions.**

This is a request for the approval of a garage apartment on property zoned RA (Low Density Residential) and located in Farmington Subdivision. The property is on the edge of the subdivision and backs up to Ebenezer Road. The structure will mimic the exterior of the main dwelling on the site as to type and color of siding, roof pitch and roof shingles. The request should have minimal if any impact on the neighborhood. There is neighborhood opposition to the application. **(Kelly)**

#33 The Kroger Company (6-C-10-UR) Staff Recommendation: **APPROVE, with**

conditions. This is a request for the approval of a 10-pump gas fueling station on the site of the Kroger food store in the Broadway Shopping Center. The request will need a variance to reduce the number of required parking spaces for the grocery store, as the fueling station will absorb 39 spaces. A total of 118 spaces would remain. **(Brechko)**

#36 Jolene Clark (6-G-10-UR) Staff Recommendation: **APPROVE, with conditions.**

The staff has recommended approval because the proposed dog kennel will be located in a rural portion of Knox County on an 18-acre tract that is heavily wooded. With proposed plan of operations and the plan submitted by the applicant, this use should have minimal impact on the surrounding area. There is neighborhood opposition to this request, however. **(Kelly)**