

MPC AGENDA REVIEW MEETING

**August 9, 2011
Meeting Agenda**

I. Executive Director's Report

II. Review of MPC Items

- Ordinance Amendments**

#5 Old Mechanicsville Neighborhood Interests (8-A-11-OA) Staff Recommendation: **APPROVE**. This is a request by the Old Mechanicsville Neighborhood Interests to update the neighborhood's design guidelines to reflect the use of available building materials and solar devices. The Historic Zoning Commission will consider these revisions on August 18, 2011. **(Bennett)**

#6 Knox County Commission (8-B-11-OA) Staff Recommendation: **MPC RECOMMENDS COUNTY COMMISSION AMEND THE KNOX COUNTY CODE TO INCLUDE PROVISIONS FOR THE KEEPING OF DOMESTICATED CHICKENS**. This is a request from County Commission for MPC to study and recommend changes to the zoning ordinance allowing the raising of domesticated chickens in residential areas of unincorporated Knox County. In keeping with recent changes to the Knoxville City Code to regulate the raising of domesticated chickens in the city, the staff recommends that MPC recommend to County Commission the approval of similar regulations to the Knox County Code, which is the appropriate place for such requirements. **(Donaldson)**

- Plans, Studies and Reports**

#9 Metropolitan Planning Commission (8-A-11-SAP) Staff Recommendation: **APPROVE**. The staff has completed an update of the South City Sector Plan and recommends its approval. The plan, which updates the previous version adopted in 2001, consolidates recommendations from a variety of other studies and plans into the 2011 document. The plan is the first to include a "green infrastructure" element and adds seven new mixed use special districts to guide future development in several areas. **(Archer)**

- Concepts/Uses on Review**

#11 Beacon Park (8-SA-11-C) Staff Recommendation: **APPROVE both requests, with conditions**. This is a request for the approval of a concept plan that was first approved by MPC in May, 2006. The 2006 plan and the current plan are virtually the same. The plan proposes the development of 820 detached and attached dwelling units spread over approximately 495 acres. The plan will include open space and recreational amenities and will require improvements to be made to the area's infrastructure, including improvements to the intersection of S. Northshore Drive and Bluegrass Road, the development's only major point of access. **(Kelly)**

- **Uses on Review**

#32 PSC Metals (7-D-11-UR) Staff Recommendation: **APPROVE, with conditions.**

This is a request for the approval of development plans for a metal salvage yard on property this has been requested for I (Industrial) zoning. County Commission will consider the rezoning at their August meeting. The plan addresses the visual and noise impacts of the existing scrap metal business on the site and proposes operational changes that will lessen this impact on surrounding areas. There may be neighborhood opposition to this request for plan approval. **(Kelly)**

#35 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 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, including a new deadline for the completion of an access drive from Hunter Valley Lane and a portion of the required parking. A second phase of improvements and completion deadline is also stipulated in the approval conditions. **(Brechko)**

- **Other Business**

#37 Metropolitan Planning Commission (7-B-11-OA) Staff Recommendation:

APPROVE. The staff is proposing several changes to the TTCDA Design Guidelines that follow recent changes to the TTCDA enabling legislation allowing the review of medium and high density residential uses in the Technology Overlay. Primary changes include new standards for required on-site parking and signage. The proposed changes were approved by TTCDA on August 8, 2011.