

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, February 12, 2013**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, February 12, 2013, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Nate Kelly, Bart Carey, Vice Chair of MPC, Art Clancy, Laura Cole, Brian Pierce, Janice Tocher, Herb Anders, Len Johnson, and Michael Kane.

Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order at 12:06 o'clock p.m., and reported on land use decisions by the City Council and the County Commission since the last Agenda Review meeting, including an explanation of the referral of the South County Sector Plan back to the Commission, which is discussed in detail in Agenda Item 8. Mr. Donaldson also reported on the activities of the County Commission regarding bill board regulation.

Buz Johnson of MPC Staff then explained the Staff Recommendation for Agenda Item 5 and responded to Commission inquiries. Cliff Hawks, President and CEO of the Cherokee Farm Development Corporation rose to advise of height restrictions imposed on the property by the State. There followed a discussion regarding methods to establish maximum height limits in the absence of adequate limitations contained within a master plan. Commissioner Kane inquired as to the functional limitation on non-scientific and non-technical uses within the zone, and the process for addressing that matter was provided by Mr. Johnson.

Mr. Donaldson then requested questions from the Commissioners regarding Agenda Item 8 which he had been previously discussed as part of the County Commission's land use activities. Michael Brusseau of MPC Staff then advised the Commission that Agenda Item 16 is scheduled for postponement.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 17, Agenda Item 19 and Agenda Item 21. David Campbell, a representative for the applicant on Agenda Item 21, rose to advise that he had not been in contact with any adjoining neighbors, but indicated his willingness to have such conversations. There followed a general discussion about the analysis of density at the zoning stage and at the concept plan stage of a development, and the need, in general, to look at the development plan process.

At this time Dan Kelly of MPC Staff, formerly a resident of Clinton, Tennessee, left the meeting, self-reportedly in a huff.

Mr. Johnson advised the Commissioners of the likelihood that Agenda Item 30 would be postponed at the request of both applicant and opposition.

Commissioner Tocher inquired as to the basis for the public objections to Agenda Item 7 and was advised by Mr. Brusseau that he had not discerned the basis for the objections.

Ms. Tocher inquired as to whether there is a requirement for a specific amount of open space to be maintained either by the City or the County Ordinances. Mr. Donaldson responded by advising of various applicable provisions in the Zoning Ordinances and the historic interpretation of those provisions.

Mr. Brusseau advised the Commissioners of the ongoing negotiations between the parties regarding the Gerdau road closure identified as Agenda Item 6. Arthur Seymour, counsel for the applicant, rose to advise of his ongoing and developing relationship with the adjoining property owner, and their frequent social contacts.

Tom Brechko of MPC Staff then advised the Commissioners that the proposed Kroger Development reflected in Agenda Item 25 is scheduled for postponement, thereby assuring his appearance in the official minutes of the meeting.

There being no further business to come before the Agenda Review Meeting it was duly adjourned.

This 12th day of February, 2013.

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Stephen R. Wise  
Recording Secretary