

MINUTES
Agenda Review Meeting
Tuesday, December 6, 2011
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on a rainy Tuesday, December 6, 2011, at Noon in the Small Assembly Room of the City-County Building, for the Monthly Agenda Review meeting. In attendance were Planning Commissioners Stan Johnson, Jack Sharp, Mose Lobetti, George Ewart, Michael Kane, Bart Carey, Rebecca Longmire, Robert Anders, Chairman of MPC, Art Clancy, Laura Cole, Brian Pierce, and Jeff Roth. Also in attendance were MPC Executive Director Mark Donaldson, and various staff members.

Mr. Donaldson called the meeting to order at 12:00 o'clock noon and reported on the land use activities of the City Council and the County Commission since the last Agenda Review meeting.

Mr. Donaldson then explained the staff recommendation for Item 5 of the January agenda.

Mr. Donaldson then explained the staff recommendation for Agenda Item 6. Commissioner Longmire inquired about the need for screening outside of the fencing proposed in the ordinance and Mr. Donaldson explained the existing code requirements. Commissioner Ewart offered that problems may exist by construing a fence as a structure, due to the setback requirements for structures. There followed a discussion of the public policy need for the proposed ordinance revisions.

Mike Brusseau of MPC Staff then explained the staff recommendation for Items 10 and 11 on the December Agenda.

Commissioner Stan Johnson left the meeting at this time.

Commissioner Kane inquired about the air quality monitoring system currently in place near the applicant property and the response of KUB to the request for road closure. Mr. Kane also pointed out the importance of air quality monitoring system and the need to include an analysis of the impact of the proposed road closure on the air quality monitoring.

Arthur Seymour, counsel for the applicant for Agenda Items 10 and 11 rose to explain that his client has a volume of traffic across its property and that sight distance issues have arisen which he promised to explain more fully at the Thursday public hearing. Mr. Seymour also offered that the applicant remains willing to assist with the installation of a greenway consistent with the earlier discussions with the City of Knoxville Greenway Representatives. Mike Carberry of MPC Staff rose to explain the history of the agreements regarding the greenway buffering. There followed a discussion of neighborhood interest and various issues that may be raised by the proposed road closure.

Mr. Donaldson explained the approval and review process for the proposed Hilltop and Ridgeside Protection Plan identified as Item 12 in the December Agenda. Mr. Donaldson analyzed the amendment put forward by County Commission and its implication to plans in general and the proposed Hilltop and Ridgeside Protection Plans specifically.

Commissioner Mose Lobetti left the meeting at this time.

Mr. Donaldson explained the staff recommendation for Item 12, and there followed a discussion of the operation of existing plans which address Hilltop and Ridgeside issues as well as a road map/time table for the adoption of the ordinances designed to incorporate the policies set forth in the proposed plan. There followed a discussion of the distinctions between the proposed plans and existing plans.

Mr. Brusseau explained the staff recommendation for Item 30 in the December Agenda. Buz Johnson, Executive Director of MPC, advised the Commissioners that the Technology Review Board had rejected the same application at its meeting on Monday and encouraged the idea that any reduction in the Technology Overlay Zone should be done as part of a comprehensive review, rather than piece-mill.

Mr. Brusseau then explained the staff recommendation for Item 31 of the Agenda and the recent history of the use of the property. Staff explained the option for a temporary use permit as solution to the applicant's quandary. There followed the discussion of the visible condition of the property and the long term plans for the property.

There being no further business before the Planning Commission, the meeting was duly adjourned.

This 6th day of December, 2011.

Stephen R. Wise
Recording Secretary