

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, January 10, 2012**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, January 10, 2012, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Jack Sharp, Mose Lobetti, Nate Kelley, Rebecca Longmire, Chair of MPC, Jeff Roth, Robert Anders, Brian Pierce, Art Clancy, George Ewart, and Laura Cole. Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order at 12:05 p.m. and reported on land use activities of the City County Council and the County Commission since the last Agenda Review Meeting. Commissioner Stan Johnson joined the meeting at this time.

Mr. Donaldson then announced that the City Board of Zoning Appeals was scheduled to meet later on the 10<sup>th</sup> at 5:00 o'clock p.m. in the Small Assembly Room regarding an appeal of approval of a crematory. Mr. Donaldson advised that staff will be recommending postponement of any action on Agenda Item 5 regarding crematory criteria pending the action of BZA. There followed a discussion of the appeal to BZA and the absence of any existing code provisions regarding funeral homes or crematoriums.

Mr. Donaldson then introduced Kaye Graybeal, MPC's new Historic Preservation Planner, to the Commissioners, and advised that a reception for Ms. Graybeal would be hosted by the Historic Zoning Commissions at the Time Warp Café on Thursday evening. Mr. Donaldson also introduced Lucas Lynn, a University of Virginia student who is participating in an extern program with MPC for one week.

Michael Brusseau of MPC Staff then explained the staff recommendations for Agenda Items 16, 17 and 18 of the January Agenda. After the explanation on Item 18, there followed a discussion about the topography of the parcel and the need to create flat spaces on which the improvements will be constructed. Commissioner Cole inquired about whether any soil analysis had been secured and was advised that staff was aware of none. Mr. Brusseau also advised that there may be an opportunity to add additional property to the application which would result in a re-advertisement and hearing at a later date. Staff also advised that the adoption of the pending Hillside and Ridgetop Protection Policy now pending before County Commission could result in allowing the developer to seek approval for a greater density on the property.

Upon inquiry from Commissioner Longmire, Mr. Brusseau explained the factual basis for the proposed change in the sector plan. Mr. Roth inquired whether any input had been offered by neighborhood groups and was advised that no one had been heard from.

Mr. Brusseau then explained the staff recommendation for Item 19 of the January Agenda. Mr. Donaldson pointed out a typographical mistake on the rezoning map attached to the staff recommendation and Dan Kelly a MPC Staff member and Clinton High graduate explained the fundamental differences between a C-4 Zone and C-6 Zone.

Mr. Brusseau then explained the staff recommendation for Item 25 in the Agenda. Commissioners were advised by staff that the request for the application came from the City

Community Development Office. Arthur Seymour then rose to advise Commissioners that he represents an iron mill which is a neighbor to a property subject to the Item 21 request, and that his client may be interested in purchasing some of the property to be included in the proposed rezoning. Mr. Seymour indicated that he may request that the matter be removed from the consent agenda at the Thursday hearing.

Commissioner Longmire then advised that a meeting of the Norwood Council was to be convened later this week for a discussion of Item 19 and inquired whether any sidewalks existed along Merchants Drive adjacent to the property and inquired whether a C-6 Zone would make sidewalks more likely. There followed a discussion of the existing sidewalk circumstances.

Mr. Kelly then advised Commissioners that the applicant for Agenda Item 23 had been advised that the proposed 25 foot sign may be met with resistance by the community, and that there may be an opportunity for a monument sign to be proposed by the applicant.

Mose Lobetti and Robert Anders left the meeting at this time.

There being no further Agenda Items for discussion, Mr. Donaldson then introduced Stephanie Welch of the Knox County Health Department who provided the Commissioners with a Power-Point presentation as well as handouts regarding strategies for active living and healthy eating. A general discussion of the Power-Point presentation followed.

There being no further business to come before the meeting it was duly adjourned.

This 10th day of January, 2012.

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Stephen R. Wise  
Recording Secretary