

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, June 12, 2012**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, June 12, 2012, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Rebecca Longmire, Chair of MPC, Nate Kelly, Art Clancy, Jeffrey Roth, Laura Cole, Brian Pierce, Bart Carey, Stan Johnson, Ursula Bailey and Michael Kane. Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order and advised the Commissioners of 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 Items 5, 6, 7 and 8 in the June MPC agenda, and advised of activity by the City and County governments justifying the recommendation to withdraw Item 8 until further developments.

Mr. Donaldson then explained the Staff recommendation for Item 9 in the June agenda. Commissioner Longmire inquired as to the definition of the word “services” as set forth in the new definitions, and was provided an explanation by Mr. Donaldson.

Michael Brusseau of the MPC Staff then explained the Staff recommendation for Item 26. Commissioner Kane inquired as to the potential density of bedrooms in the assisted living center, relative to housing density, allowed in the zone. Trey Benefield, representing the developer, rose to advise of the developers plans for 70 bedrooms in the assisted living center and discussed the relative impact on automobile traffic and other community resources, as compared to an ordinary residential development. Mr. Benefield also advised of neighborhood meetings and the responses to the neighbor’s concerns.

There followed the discussion of the potential uses available in the PR Zone, and the location of the planned buffers in the current application.

Dan Kelly of the MPC Staff then explained the Staff recommendation for Item 28. He advised Commissioners that the applicant and the neighbors had met in a mediated session, where it appeared that majority of those participating approved the proposed home occupation, with additional condition as set forth in the Staff recommendation. Commissioner Longmire inquired as to the parking requirements for the home occupation. Mr. Kelly clarified the somewhat murky description set forth in the Staff recommendation.

Tom Brechko of MPC Staff then explained the Staff recommendation for Item 29. Commissioner Kane inquired as to the rationale employed by Staff in recommending the sign height requirement.

Commissioner Bailey left the meeting at this time.

There followed a discussion regarding the propriety of the Commission imposing sign requirements in a PC Zone more restrictive than the applicable Sign Ordinance Provisions.

Margot Kline, representing the West Knox Home Owners Association, rose to advise that

the neighborhood group had a meeting with representatives of the developer, and that their group would ask for a postponement at the MPC meeting, stating that the neighborhood is primarily concerned about future sign request for additional development in that area.

There followed a general discussion regarding signage in the area surrounding the application, and the type of existing signs in the vicinity.

Commissioner Johnson left the meeting at this time.

Buzz Johnson of the MPC Staff then explained the Staff recommendation for Item 32.

Mark Donaldson explained the Staff recommendation for Item 33.

Commissioner Longmire asked for an explanation of the right-of-way adjustment in Item 13, which was explained by Dan Kelly.

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

This 12<sup>th</sup> day of June, 2012.

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Stephen R. Wise  
Recording Secretary