

MINUTES
Agenda Review Meeting
Tuesday, February 10, 2015
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on a cold, cold Tuesday, February 10, 2015, the 145th anniversary of the founding of the YWCA, 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, Mac Goodwin, Laura Cole, Scott Smith, Len Johnson, Rebecca Longmire, Chair of MPC, Art Clancy, Jim Wakefield, Herb Anders, Janice Tocher, Elizabeth Eason, Michael Kane, and Bart Carey. Also in attendance were MPC Interim Executive Director, Jeff Welch, and various MPC staff members.

Mr. Welch called the meeting to order at 12:12 o'clock p.m. sharp, and reminded the Commissioners of their need to file annual schedules with the Tennessee Ethics Commission. Upon realization that some of the Commissioners had not received notification from the State, Mr. Welch indicated that he would forward an email with a link to the appropriate website to access the form, and offered to provide assistance to any Commissioner needing the same for completion of the schedules.

Mr. Welch then advised Commissioners that Tim Kuhn will be available after the monthly meeting on Thursday to meet with Commissioners at MPC offices to assist with any questions or problems they might have with their laptops or with electronic access to the Agenda Packets. Mr. Welch further advised that at 5:30 o'clock p.m. on Thursday, February 12, there is a Workshop scheduled regarding the demolition of historic buildings. All the Commissioners are invited to attend to learn more about this exciting topic.

Mr. Welch advised Commissioners that case management is now available through KGIS on the Commissioners' laptops, which permits access to additional data relating to applications. Having exhausted his knowledge about electronic case management, he assured Commissioners that the matter can be discussed in more detail with Mr. Kuhn on Thursday.

Mr. Welch then reported on land use activities of the City Council and County Commission since the last Agenda Meeting, and advised of new requests by the constituent governments for MPC services.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 28 as set forth in the February Agenda.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 32 and responded to Commissioners' questions regarding the intensity of the proposed project and the impact of a hypothetical connection of the proposed development to the adjoining apartment complex.

Tom Brechko of MPC Staff then explained the Staff recommendation for Agenda Item 38, including the design of an emergency-only exit from the development onto Wellsley Park Road. Upon inquiry from Commissioner Kane regarding neighborhood concerns of about destruction of landscaping in the median, Mr. Brechko advised that any such complaints were related to the prior phase of the project and that the matter should be addressed to the Codes Department.

Despite a friendly entreaty from Commissioner Longmire, Cindy Pionke of the Knox County Engineering Department politely declined the opportunity to weigh in on the roadway issues occasioned by Agenda Item 38, perhaps because the property lies within the boundaries of the City of Knoxville, and thus beyond her bailiwick.

Mr. Brechko then provided a **lengthy** exposition of the Staff recommendation for Agenda Item 39 and responded to inquiries from Commissioners regarding the responsibility for road improvements as between the State, the City, and the County.

Cindy Pionke of the Knox County Engineering Department, abandoning her prior reticence, then rose to engage the ongoing discussion regarding the need for road improvements related to Agenda Item 39. Ms. Pionke advised that County Engineering Staff had collected traffic data at the two intersections affected by the proposed development, and concluded that there is “really not a problem” with traffic congestion, even during peak hours. She further advised Commissioners that improvements to those two road intersections are not in the plans of the City of Knoxville, TDOT, or Knox County since the number of automobile crashes at those locations is very low. Ms. Pionke further advised that the proposed project would constitute only 3% of the total traffic at the two apposite intersections and confirmed that neither of the two intersections is in failure status.

Following a general discussion of the traffic patterns associated with Wallace Road and the adjoining intersections, Ms. Pionke concluded that part of the problem regarding traffic is a function of perception, and that many of the drivers in the neighborhood are “flat out impatient” in their desire to get into traffic flow on Northshore Drive.

There followed a general discussion among Commissioners and Staff regarding the public perception of apartments in established residential communities, regardless of the actual density.

Commissioner Anders left the meeting at this time.

Discussion continued on the perception of apartments in the community as well as a comparison of the impact of apartments versus single family housing on infrastructure demand, and the strong market demand for apartment housing.

Upon general inquiry from Commission regarding an adjoining property that appears cluttered with equipment, vehicles and other detritus, Arthur Seymour, a local attorney presumptively representing the applicant, rose to address the assemblage. Lawyer Seymour advised that the surrounding properties have been in possession of local business man, Bobby Toole, who was a “renowned collector” of brick-a-brack and vehicles, and that the clutter of the adjacent property was likely the result of Mr. Toole’s hobbies.

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

This 10th day of February, 2015.

Recording Secretary