

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

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, November 10, 2015, 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, Scott Smith, Elizabeth Eason, Bart Carey, Vice Chair of MPC, Art Clancy, Herb Anders, Janice Tocher, Rev. Charles Lomax, Jeff Roth, Laura Cole and Michael Kane.

Also in attendance were MPC Executive Director, Gerald Green, and various MPC staff members.

Mr. Carey called the room to order at 12:09 o'clock p.m. and turned the meeting over to Mr. Green, who advised that Mike Crowder has been approved by the State Planning Commission as a new Planning Commissioner and that he is expected to be in attendance at the November meeting. Commissioners Cole, Longmire and Roth have all been reappointed by the State Planning Commission for additional terms. Mr. Green further advised that Staff has reported to the County as to MPC Commissioners' compliance with training requirements. Mr. Green also advised that in an effort to eliminate excessive Staff time, MPC will be implementing an alternative to verbatim minutes, explaining that complete audio and video tapes of the Monthly Meetings will be maintained and archived, and that verbatim minutes will be prepared on an "as needed" basis. There followed a general discussion of the shift to audio and video recorded minutes.

Mr. Green then introduced Amy Mann with the Knox County Storm Water Division for a power point presentation. After introducing her colleagues Ms. Mann made a fascinating presentation regarding storm water rain off reduction requirements imposed by the EPA and TDEC.

At the conclusion of the power point presentation a question and answer period followed. Commissioner Smith offered that developers are currently highly regulated, and suggested that the development community is not buying into the new proposals described by Ms. Mann.

Commissioner Kane asked how the success of the new procedures will be measured and was advised that County officials in the Plans Review Department will be responsible for such calculations. She also confirm that the new standards will be applicable only to new development.

Commissioner Roth inquired whether the new standards would apply to a one acre parcel owned by a single family, and was advised that the regulations would be applicable. Commissioner Anders inquired whether there had been any communications with other

communities to determine if there had been long term benefits from the proposed regulations and was advised that the County had visited with Metro Nashville Government which has been using the new standards for a couple of years and were reporting excellent results.

Commissioner Goodwin inquired whether the new standards would be subject to alteration in the future. Ms. Mann responded that she did not know of any plans for revisions but that none would be expected in the next decade. Mr. Goodwin further inquired about how the plans intend to deal with sink holes and was advised that detail criteria had been established for Karst topography and those criteria would be taken into consideration in application of the new regulations. Commissioner Tocher inquired how the analysis would be incorporated into the MPC review process. Mr. Green responded that the criteria would be applicable in both use on review applications and in subdivision applications, and that compliance with the new regulations be part portion of the conditions of approval.

Mr. Green inquired whether there had been an analysis of cost differentiation between retention ponds and the newly proposed infiltration standards. Ms. Mann responded that studies had been done but the comparative cost on projects would generally be site specific.

Commissioner Carey noted that the easy land for development in Knox County has already been developed and that the standard practice now for development in light of the difficult topography is one hundred percent clearing. There followed a general discussion of the application of the new storm water regulations.

Commissioner Cole pointed out that she is unable to resolve how new developments will be burdened by the runoff from existing adjoining development.

The question/answer sessions concluded and Ms. Mann was thanked for her excellent presentation.

Mr. Green then explained that Item 6 of the November Agenda will be recommended for postponement so that additional Staff review can be completed.

Tom Brechko of MPC Staff then explained the Staff recommendation for Agenda Item 10. Upon inquiry of Commissioner Tocher, Mr. Brechko explained that the Subdivision Regulations do not have a maximum number of lots before a second access point is required.

Mr. Brechko then explained the Staff recommendation for Agenda Item 20 and answered various questions from Commissioners.

Mr. Brechko then explained the Staff recommendation for Agenda Item 11.

Mike Reynolds of MPC Staff then explained the Staff recommendations for Agenda Items 32 and 37.

Mr. Green then explained the Staff recommendation for Agenda Item 38. Commissioner Cole inquired whether conditions could be imposed on an approval of the EC Zone and was advised by Mr. Green that certain conditions are defensible, and recommended working with Staff to structure any proposed conditions. Upon further inquiry Mr. Green also explained that funding for the study regarding the development proposed for the IDB property is being funded by the County in the sum of Forty Thousand Dollars, but that the IDB was not providing any funding.

Commissioner Kane inquired why there will be a delay in initiating a study on a property until July, 2016, and was advised that there is apparently no money available in the County coffers with which pay for it until that time. Commissioner Kane expressed his belief that such money is available.

Commissioner Carey pointed out that there is substantial acreage adjacent to the property at issue in Agenda Item 38 that is currently zoned General Commercial that could be developed at any time. There followed a general discussion of the potential use of MPC reserve funds with which to fund the development study immediately, to be treated as a loan to the County. There followed a general study discussion.

Commissioners Anders and Lomax left the meeting at this time.

Mr. Green explained the Staff recommendation for Agenda Item 44, and requested direction from the Commission as to application of the Bearden Village Opportunity Plan to zoning requests in the affected area. There followed a general, lively and earnest discussion of the role of Plans in zoning and land use decisions.

Commissioners Eason and Sharp left the meeting at this time. The lively and earnest discussion continued, with increased liveliness and earnestness.

Mr. Reynold explained the Staff recommendation for Agenda Item 45.

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

This 10th day of November, 2015.

Recording Secretary