

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, October 11, 2016**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, October 11, 2016, at Noon in the Small Assembly Room of the City-County Building for the monthly Agenda Review meeting. In attendance were planning Commissioners Mac Goodwin, Scott Smith, Rebecca Longmire, Chair of MPC, Laura Cole, Gayle Bustin, Patrick Phillips, Charles Thomas, Mike Crowder, Jeff Roth, Elizabeth Eason, Janice L. Tocher and Art Clancy, III. Also in attendance were MPC Executive Director, Gerald Green, and various MPC staff members.

Mr. Green called the meeting to order promptly at 12:04 o'clock p.m., and introduced Tom Wellborn, an activist with Trees Knoxville, who provided an interesting PowerPoint presentation to the Commission. Mr. Wellborn advised that the mission of Trees Knoxville is to preserve and increase the urban tree canopy on private and public land in Knox County and surrounding areas and elaborated on the goals and strategies employed in forwarding that mission. At the conclusion of his PowerPoint presentation and remarks, Mr. Wellborn responded to questions from the Commissioners about Champion Trees, conflict between tree canopy and solar power, and emphasis on native trees and fruit trees.

Mr. Green then provided the Executive Director's report on the following matters:

1. City Officials, MPC Staff and two MPC Commissioners have conducted interviews with finalists applying to assist with the update of the City Zoning Ordinance. It is anticipated that a decision will be reached the end of the month, and 20-22 months will be needed to develop the revised Ordinance, plus time necessary for adoption by the legislative body.
2. An East County Community Plan Meeting has been scheduled for October 20, with a location not having yet been established.
3. The Parking Ordinance, which was approved by the Planning Commission, has been forwarded to City Council. City Council has scheduled a workshop on the matter for November 3, at Lakeshore Park.
4. Tom Brechko is now working in conjunction with other Staff Members on a revision and updating of the Cell Tower Ordinance.
5. A presentation on the economic cost of development will be made available to the Commissioners and the public on November 20, at a venue to be determined. It is anticipated there will be two sessions on the topic.
6. Due to the National election it is anticipated that the Agenda Review Meeting

for November will be moved to either the prior Monday or the following Wednesday in order to avoid conflict. After polling the availability of the Commissioners, a decision will be made and notices will be forwarded.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 7 and advised that the applicant will be asking for a postponement.

Tom Brechko of MPC Staff then explained at great length and detail the Staff recommendation for Agenda Item 11 including the status of measurements of the cemetery area, and the need for an additional postponement.

Dan Kelly, Deputy Director of MPC, then rose ever so slowly to the podium to explain the Staff recommendation for Agenda Item 14.

Commissioner Charles Lomax joined the meeting at this time.

Mike Reynolds of MPC Staff then explained the Staff recommendation for Agenda Item 39, including the complexities occasioned by dueling surveyors.

Mr. Brusseau then explained the Staff recommendation for Agenda Items 40 and 41, and responded to questions from the Commissioners regarding that later Item.

Mr. Reynolds then explained the Staff recommendation for Agenda Item 51, and upon questioning explained the difference between a parcel zoned PR at one unit per acre, and a parcel zoned Agricultural.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 52.

Mr. Brechko then explained the Staff recommendation for Agenda Item 54.

Commissioner Tocher expressed concern about the types of development that would allowed in a C-3 Zone as is being proposed in Agenda Item 42, which is scheduled for postponement. She also inquired about the availability of Mixed Use Zone for that property. Mr. Green explained the zoning possibilities that would allow for the anticipated development as described by the applicant, and reported on the discussions being held between the developer and MPC Staff in an effort to coordinate the needs and desires of the applicant with the protection necessary for the community. Ms. Tocher advised the Commissioners that there will be a meeting next Tuesday at 6:00 o'clock p.m. at the old Sevier Heights Baptist Church Property to discuss the development proposal.

Deputy Director Kelly then rose **very** slowly to the podium to provide background information regarding the proposed development. There followed a general discussion.

Upon inquiry from Commissioners, Mr. Green advised that Agenda Item 53 had been requested for postponement, but that there may be resistance by the neighborhood to a postponement. He further reported that the applicant had apparently reviewed

alternative sites that had been submitted by the community and some portion of their findings have been submitted to Staff. He advised that the request for the postponement appears to have been precipitated by the applicant working through changes to their plan in order to comport with Staff recommendations, and the applicant wanting an opportunity to further consider neighborhood comments.

Deputy Director Kelly once again rose with great deliberation (slowly) to the podium to explain that the postponement will not trigger an automatic approval by the passage of time since the postponement is driven by a request from the applicant.

Mr. Green then discussed the status of the Work Plan and the capacity of Staff to take on new task requested by City Council, confirming that such new requests without additional budgeting, by necessity, will go to the bottom of the Work Plan.

Mr. Green advised the Commissioners of a new Staff Person with MPC, Ben Epperson, who will be working in association with the Great Schools Partnership for place-making projects located around the twelve designated community schools. Mr. Epperson's salary is being provided by this Great Schools Partnership.

Commissioner Longmire testified as to her highly favorable impression of Mr. Epperson, notwithstanding the posting of his countenance manifesting great intensity on the opening page of MPC's excellent website.

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

This 11th day of October, 2016.

Recording Secretary