

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, October 10, 2017**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, October 10, 2017, at 11:30 o'clock a.m. in the Small Assembly Room of the City-County Building for the monthly Agenda Review meeting. In attendance were Planning Commissioners Elizabeth Eason, Charles Thomas, Mac Goodwin, Laura Cole, Rebecca Longmire, Chair of MPC, Chris Ooten, Gail Bustin, and Scott Smith.

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

Mr. Green called the meeting to order at 11:40 o'clock a.m. and introduced Milton Olszewski, with AARP who delivered a presentation entitled "Forming Neighborhoods for All Generations", explaining AARP's initiative to encourage the development of age friendly communities, otherwise known as livable communities. Accompanying the comments, charts and graphs presented in a dazzling Power-Point display revealed the results of polling about what people want in modern neighborhoods.

Commissioners Janice Tocher and Art Clancy, III joined the meeting at this time.

Continuing with the Power-Point presentation, Mr. Olszewski explained the multitude of resources available from the AARP to assist municipalities in the creation of age friendly communities. Mr. Olszewski responded to inquiries from the Commissioners regarding the livability index criteria, and a discussion ensued.

After the conclusion of the Power-Point presentation and remarks, Mr. Green delivered the Executive Director's Report for the month, including the following:

- Market Square has been recognized as one of America's great public places by the American Planning Association.
- The American Planning Association has established the month of October as community planning recognition month.
- As part of the ongoing program on sustainable cities, sponsored in part by the Planning Commission, Jeff Gradolf of Greenville, South Carolina will be in town on November 14 and 15 for a program on the implementation of policies to develop sustainable cities.
- Office renovation for the Planning Commission Staff is now in design work in conjunction with improvements to be made to the City of Knoxville's space on the same floor of the City-County Building. It is anticipated that renovations will begin the early part of next year.

- There are plans to increase MPC's outreach efforts and in particular with regard to the proposed new Zoning Ordinance for the City of Knoxville. Additional funding will be made available.
- The next MPC workshop/social gathering is scheduled for November 6 at a location to be determined.

Ms. Longmire then announced that the November Agenda review meeting typically held on the Tuesday immediately prior to the second Thursday of the month, (in this particular case on November 7, 2017) has been rescheduled to the Monday immediately prior to the second Thursday of the month (in this case November 6, 2017) so as to accommodate the space demands of the Election Commission on Election Day (being November 7, 2017). There appears a chance that the venue for the November Agenda Review meeting may also have to be changed from the Small Assembly Room of the City/County Building, but that matter is not yet fully resolved or revealed itself. Thomas Brechko of MPC Staff then briefly explained the modest revisions to the proposed Subdivision Regulation (Agenda Item 5) since the September meeting, which dealt, of course, with sidewalks. Discussion ensued.

Mr. Green then introduced Crista Cuccaro with the City Law Department who rose to explain the City's pending request for MPC's review of the City's proposed Short-Term Rental Ordinance as is found in Agenda Item 7 of the October Agenda. Assisted by a dazzling Power-Point presentation, Ms. Cuccaro advised of: (i) how AirBNB works, with displayed examples of listings; (ii) the prevalence of AirBNB rentals in the City of Knoxville and the number of complaints regarding the same; (iii) the general location of units and the number of units; (iv) the history of public input into the drafting of the proposed ordinance; (v) the methodology employed in drafting the ordinance; and (vi) details of the proposed ordinance. At the conclusion of the dazzling Power-Point presentation Ms. Cuccaro invited and responded to questions from the Commissioners assisted by Peter Ahrens with the City of Knoxville who addressed questions regarding property maintenance and monitoring the number of persons permitted in various housing scenarios, and further assisted by Jesse Mayshark, with the City of Knoxville who explained that the term "entire house" in an AirBNB listing may actually include substantially less than the entirety of a physical building, and by Dr. Bill Lyons of the City of Knoxville, who explained the absence of grandfathering of existing AirBNB units under the proposed ordinance.

Mr. Green provided information to the Commissioners regarding the adoption process for a City Ordinance not being part of the City Zoning Ordinance.

Kaye Graybeal of MPC Staff then explained at great length the Staff Recommendations for Agenda Item 8, being the Edgewood-Park City Design Guidelines. Augmented by a dazzling Power-Point presentation at the hasty conclusion of her remarks and the accompanying Power-Point slides, Ms. Graybeal responded to questions regarding the polling of property owners in the proposed expansion area. A general discussion ensued.

Mr. Green then explained the Staff Recommendation for Agenda Item 20 and explained the reason for the postponement for Agenda Item 21. Mr. Green also explained the Staff Recommendation for Agenda Items 41 and 48.

Dan Kelly, Deputy Executive Director, then explained the Staff Recommendation for Agenda Item 50.

Mr. Green then explained the Staff Recommendation for Agenda Item 58.

Upon inquiry regarding the large number of recommended denials on this month's Agenda, Mr. Kelly attributed to MPC Staff Member Michael Brusseau being on vacation. An explanation of that circumstance was neither sought nor offered.

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

This 10<sup>th</sup> day of October, 2017.

Recording Secretary