

MINUTES
Agenda Review Meeting
Tuesday, August 9, 2011
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, August 9, 2011, 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, Rebecca Longmire, Robert Anders, Chairman of MPC, Michael Kane, Bart Carey and Jeff Roth. Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order at 12:07 o'clock p.m. and introduced the newest Commissioner, Jeff Roth, to his colleagues, MPC staff and others in attendance, and welcomed him to the Commission. Mr. Donaldson then reviewed actions of the City Council and County Commission on land use issues since the last Agenda Review Meeting. Mr. Donaldson also reported on the status of the Regional Planning Process, PlanET.

Anne Bennett of MPC staff then explained the proposed Mechanicsville Guidelines found under Item 5 of the August Agenda, and delineated the major changes from the original guidelines.

Mr. Donaldson explained the staff recommendation on Amendments to the Knox County Zoning Ordinance, as are outlined in Item 6 to the August Agenda.

Jeff Archer of MPC staff presented the proposed South City Sector Plan being Agenda Item 9, including the incorporation of prior plans into the latest product.

Dan Kelly of MPC staff, formerly a resident of Anderson County, Tennessee, explained the staff recommendation for Item 10 in the Agenda. In response from inquiries from Commissioners Mr. Kelly advised as to the density of surrounding development, and the absence of a sidewalk requirement since the property lies outside the parental responsibility area established by the Knox County School Board. Commissioner Longmire expressed her preference for sidewalks in residential areas without regard to the parental responsibility area.

Mr. Kelly then explained the staff recommendation for Item 11 in the Agenda, including the history of a prior approval, and minor deviations between the original approved plan with the current proposal. Mr. Kelly also recalled the topics of discussion among Commission when the plan was originally approved and the timeline for road improvements.

Mr. Kelly then explained the staff recommendation for Item 32 in the Agenda, and expounded on expected buffering efforts. Upon inquiries from Commissioners, Mr. Kelly

advised of his knowledge of the applicant's efforts to engage and meet with the neighbors. Arthur Seymour, counsel for the applicant, rose to advise the Commission of a scheduled meeting between the adjoining Church membership and the applicant, to discuss the application. Mr. Seymour also announced that the Church had instructed that he not attend the meeting. John King, counsel for neighboring property owners, rose to state that his clients do not object to the proposed use on review.

Tom Brechko of MPC staff then explained the staff recommendation for Item 35, including a history of the prior approvals and the failure of the applicant to meet the necessary deadlines. Upon inquiry by Commissioner Kane, there followed a discussion of the advantages of establishing dates for improvements to the property as an incentive to complete the work, or the lack of such advantages. Mr. Seymour, counsel for the applicant rose to describe the evolution of the applicant's business at that location, and to advise that the paving of the parking lot was a financial difficulty for his client. There followed a discussion of the paved parking lot requirement. Commission was advised by staff that paving of the lot is required in accordance with the terms of the County Zoning Ordinance. John King, counsel for adjoining land owners, rose to point out that the applicant's problems are self generated and that his clients want the applicant to remedy the problems as soon as possible.

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

This 9th day of August, 2011.

Stephen R. Wise
Recording Secretary