Still enthused from the dynamic NCAA Men’s Basketball Championship Game of the prior evening, the Knoxville/Knox County Metropolitan Planning Commission gathered for the monthly Agenda Review Meeting on Tuesday, April 7, 2015, at Noon in the Small Assembly Room of the City-County Building. In attendance were Planning Commissioners Jack Sharp, Mac Goodwin, Elizabeth Eason, Scott Smith, Laura Cole, Len Johnson, Rebecca Longmire, Chair of MPC, Jeff Roth and Jim Wakefield. Also in attendance were MPC Interim Executive Director, Jeff Welch, and several of the starting lineup of MPC staff.

Ms. Longmire called the meeting to order at 12:01 o’clock p.m.

Mr. Welch, visibly distressed from the heartbreaking loss by his beloved Wisconsin Badgers, discussed a recent letter from the Community Forum seeking to revisit the requirement for periodic training of Planning Commissioners and Planning Commission Staff. Mr. Welch has broached the matter with members of both City Council and County Commission, and will keep the Commissioners apprised of any developments in that regard.

Commissioner Bart Carey joined the meeting at this time.

Mr. Welch then reported on land use activities of the City Council and the County Commission since the last Agenda Review Meeting, and advised of preliminary plans for a Planning Commission workshop on the 5th Thursday of the month.

At Mr. Welch’s request, MPC’s lawyer, Steve Wise, rose to explain proposed revisions to the MPC Bylaws, as reflected in Item 39 of the April Agenda Package. Prior to commencement of Mr. Wise’s remarks, Dan Kelly of MPC Staff inexplicably demanded the right to keep minutes of the Meeting during Mr. Wise’s comments. The demand was brusquely rebuffed.

Obviously unnerved by the stunning interruption of Mr. Kelly, Mr. Wise stumbled and stammered through a brief but cogent explanation of the proposed Bylaws’ revisions. There were no follow up questions from the Commission.

Commissioner Cole then inquired whether the periodic reports on the status of legislation pending before the State legislative bodies regarding land use matters could be included in the monthly Agenda Packets. Mr. Welch confirmed that accommodations would be made.

Commissioner Eason asked whether Planning Commissioner training, if required by
the legislative bodies, could be tracked using APA facilities. Mr. Welch agreed to investigate the matter. Ms. Eason also encouraged her colleagues to attend the Tennessee Bike Summit scheduled for April 29th.

Commissioner Herb Anders joined the meeting at this time. Commissioner Janice Tocher joined the meeting at this time.

Dan Kelly of MPC Staff, who fell asleep in his recliner with only 4 ½ minutes gone in the first half of the NCAA Men's Basketball Championship Game and remains blissfully unaware of the outcome, then explained the Staff recommendation for Agenda Item 5. Commissioner Tocher inquired why pet grooming should not be permitted in the NC Zone. Mr. Kelly responded that the exclusion reflects the expressed concern of City Council about the proximity of those services with residential neighborhoods. There followed a general discussion of the relative desirability of well-groomed pets near residences.

Dave Hill of MPC Staff then explained the Staff recommendation for Agenda Item 6.

Commissioner Michael Kane joined the meeting at this time.

Mr. Hill then explained the Staff recommendations for Agenda Items 7 and 8. Commissioner Smith inquired about the criteria employed in local designation of historic structures. Mr. Hill pointed out a section in the Appendix to the Staff recommendation setting forth the criteria. Kaye Graybeal, MPC’s Historic Preservation Planner, then rose to expound on the various criteria to be employed in identifying historic structures, including, *inter alia*, architectural elements, craftsmanship, development patterns, and significant persons and/or events associated with the property.

Upon further inquiry from Commissioner Smith, Crista Cuccaro of the City of Knoxville Law Department, rose to explain the expanded appellate remedies made available under the newly proposed revisions.

Jeff Archer of MPC Staff then explained the Staff recommendation for Agenda Item 9, being the North-West City Sector Plan, and further expounded on the value of including PlanET Playbook principals into the development of the Plan. There followed a general discussion of the PlanET references, and the impact (if any) on the resulting recommendation. Mr. Archer responded to the Commissioners’ questions about the inclusion of parcels in the neighborhood commercial designation.

At this point it was noted that the large but handsome oil painting of an Historical Recreation of the Founding of Knox County Depicting Governor William Blount Creating the Ordinance in his Office Before General John Sevier and Surveyors Charles McClung and Alexander Outlaw, by William Ross, dated January 1, 1992, is no longer cast askew on the wall behind the dais. Upon investigation, it was determined that the painting has at long last been righted by the diligent efforts of MPC Staff member, and fine arts aficionado, Tom Brechko.
Mr. Kelly then explained the Staff recommendation for Agenda Item 12. There followed a general discussion of the application of Hillside and Ridgetop criteria to the recommendation.

Commissioner Anders left the meeting at this time.

Michael Brusseau of MPC Staff, who continues to insist that the University of Kentucky is the only team worthy of a National Championship Title, then explained the Staff recommendation for Agenda Item 25, which was misidentified as Item 26 in the supplied Blue Sheets.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 27.

Mr. Brechko, for no apparent reason, then offered a status report on Agenda Item 29, which may or may not have caused Commissioner Cole to leave the meeting at that time.

Mr. Brechko continued with an explanation of the Staff recommendation for Agenda Item 36 (which was misidentified as Agenda Item 39 on the Blue Sheets). The report was briefly interrupted by a demand from Mr. Kelly to know the identity of the person responsible for typing the Blue Sheets. The demand was universally ignored.

Commissioner Kane inquired about the withdrawal of the McInturff application and was informed that a withdrawal was, indeed, in the offing, and that Mr. McInturff had received the relief he desired from BZA.

Commissioner Longmire pointed out the potential for disagreeable effluvium from the proposed asphalt plant anticipated by Agenda Item 28. Mr. Brusseau explained that the Staff recommendation on that matter recognizes the applicant’s existing right to erect an asphalt plant on his property located immediately adjacent to the proposal.

Arthur Seymour, a local lawyer representing the applicant in Agenda Item 28, rose to explain that the proposed asphalt plant would be more dainty and delicate than standard asphalt plants, being perhaps 1/10 of the size of a standard facility. He also advised that the applicant had received the necessary air quality permits from Knox County.

Ms. Graybeal then rose to present the 2014 Preservation Annual Report identified as Agenda Item 38.

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

This 7th day of April, 2015.

Recording Secretary