

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, September 11, 2012**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, September 11, 2012, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Janice Tocher, Jeffrey Roth, Rebecca Longmire, Chair of MPC, Len Johnson, Jack Sharp, Herb Anders, Michael Kane, Art Clancy, George Ewart, Rev. Charles F. Lomax, Jr., Bart Carey, and Laura Cole.

Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order at 12:06 o'clock pm, and requested the Commissioners to introduce themselves in light of the fact that four new Commissioners had been appointed by the State Planning Office since the last MPC Meeting. Those introductions were accomplished in due order.

Mr. Donaldson then reported on land use activities of the City Council and the County Commission since the last Agenda Review Meeting.

After leaving briefly, Commissioner Ewart rejoined the meeting at this time.

Mr. Donaldson then advised that the City Sign Ordinance Task Force had directed Mr. Donaldson and MPC Staff to redraft the existing City Signing Ordinance to reflect their concerns, with the product to be delivered in six weeks.

Mr. Donaldson also reported on County Commission tabling of proposed zoning amendments regarding Hilltop and Ridgeside protection, and responded to Commissioners' questions regarding the impact of such tabling.

Mr. Donaldson further advised the Commissioners that this month the County Commission Agenda will include a proposal to reinstate approximately \$100,000.00 to the MPC budget for fiscal year 2012-2013, which would allow for the filling of two staff positions which have remained vacant for several months. Mr. Donaldson also responded to Commissioners' inquiries regarding how the lost positions had affected MPC productivity.

Mr. Donaldson then explained the Staff Recommendation for Item 5 of the September Agenda. Commissioner Clancy inquired how parking would be handled in Courtyard development and Mr. Donaldson explained various planning approaches. Upon the inquiry of Commissioner Kane, there followed a discussion of whether Courtyard development is compatible with R-1E and EN Zones.

Tom Brechko of MPC Staff then explained the Staff Recommendation for Item 23 of the September Agenda and responded to questions of Commissioners. Arthur Seymour, representative for the applicant for Item 23, rose to advise the Commission that he would be providing them with a memorandum by Wednesday explaining his client's need for the proposal contained in Item 23.

Michael Brusseau of MPC Staff explained the Staff Recommendation for Item 30 of the Agenda. Kay Graybeal, Historic Zoning Planner with MPC, rose to explain the history of the historic overlay on the property, and the accompanying guidelines, and advised the Commissioners of ongoing discussions with the developer and the property owner regarding the impact of their proposal, and alternate approaches. Commissioner Carey inquired about the requirement of the owner of historic property to maintain the building at which time Ms. Graybeal advised of the various remedies available to compel upkeep. Commissioner Roth inquired of Ms. Graybeal as to the relative roles of the MPC and the Historic Zoning Commission which were explained by Ms. Graybeal, as well as the procedures and appeals. Arthur Seymour, representing the applicant for Item 30, rose in response to a question regarding the need for the application and advised Commissioners of the possibility that his client would be requesting a postponement of the matter.

Mr. Brechko then explained the Staff Recommendation for Items 30 and 40 of the Agenda and specifically the revision to the request of the applicant in Item 40 lowering the height of the tower. Chairperson Longmire spoke to the need for cell towers in general to carry the increasing 4g cellular demand. Commissioner Cole inquired whether the cell tower review matrix utilized by MPC for the last decade has been reviewed and updated, and was advised by Staff that there had been no changes but that Staff would be happy to institute a review if requested by the Commission. There followed a discussion of the evolution of cell tower demand and the spacing and heights of towers.

Dan Kelly of MPC Staff and a long time resident of Knox County, Tennessee, advised the Commissioners that public comment regarding the road pavement width and school traffic should be expected with regard to Item 13 of the Agenda.

Mr. Kelly further advised that the Office of Knox County Air Quality had advised MPC via email that a closure of the alley way, as proposed in Item 12 of the Agenda, would result in a loss of the site for the air quality monitor, which needs to remain at or near the premises.

Mr. Brechko advised the Commissioners that the Staff Recommendation for Items 31 and 33 differ somewhat from that of the request of the applicant, and that the applicant had not responded to the Staff Recommendation. If no resistance is met these matters may be placed on the Consent Agenda. Chairperson Longmire announced that the neighborhood appears to prefer the Staff Recommendation.

As part of the ongoing continuing education program offered by MPC Staff to the Commissioners, Mr. Donaldson then presented a primer on the Use on Review process.

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

This 11th day of September, 2012.

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Stephen R. Wise  
Recording Secretary