

MINUTES
Agenda Review Meeting
Tuesday, August 12, 2014
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, August 12, 2014, 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, Mac Goodwin, Elizabeth Eason, Laura Cole, Bart Carey, Rebecca Longmire, Chair of MPC, Art Clancy, Brian Pierce, Jim Wakefield, Janice Tocher, Herb Anders and Michael Kane.

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

Mr. Donaldson called the meeting to order at 12:05 o'clock p.m. and reported on land use activities of the City Council and the County Commission since the last Agenda Review meeting.

Commissioner Charles Lomax joined the meeting at this time.

Mr. Donaldson advised that Agenda Item 5 in the August Agenda will be recommended for postponement. Commissioner Kane inquired as to the preparation of the latest iteration of the Plan and was advised by Staff. The Commissioners were further advised that the Sign Task Force has completed its work which lasted more than two years.

Mr. Donaldson then advised that Agenda Item 6 is being recommended for tabling while awaiting direction from City Council. Upon inquiry from Commissioner Tocher Staff confirmed that the request for the work in Agenda Item 6 came from City Council.

Mr. Donaldson then explained the Staff recommendation for Agenda Item 7 and advised about opportunities for public comment at the public meeting. Upon inquiry from Commissioner Lomax, Mr. Donaldson explained the various definitions of "children," which are employed in the proposed ordinance. There followed a general discussion of the various potential classifications of children in determining number permitted in various scenarios under the proposed ordinance. There followed a discussion prompted by Commissioner Kane of the advantage of the term "children living on the premises" and a request for the drafting of alternate language to include such definition.

Tom Brechko of MCP Staff then explained the Staff recommendation for Agenda Item 17 and responded to inquires about joint permanent easements and the standards of review available as to the application in Agenda Item 17. Jeff Ownby rose at this time to request that Agenda Item 17 be postponed for thirty days in order to allow the neighborhood an opportunity to meet with the developer and discuss the plans for the property. Mr. Ownby advised that no meeting had occurred up to this point.

Dan Kelly of MPC Staff then expounded on the joint permanent easement construction standards in comparison with public street construction standards. Mr. Brechko explained the right-of-way requirements for joint permanent easement versus public roadways. There followed a lively discussion of joint permanent easements.

Mr. Brechko then explained the staff recommendation for Agenda Item 14. Surprisingly, there were no questions from Commissioners or the public.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 33. Arthur Seymour, attorney for the applicant in Agenda Item 33 rose to advise that the applicant would be happy with a I-1 Zone for the property and explained his client's business needs for the rezoning.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 34 and responded to questions about access from the highway to the property at issue, and the location of apartments, and the location of Habitat for Humanity houses on adjoining parcels.

The applicant, East Carl Landon, apparently a former basketball player, rose to advise the Commissioners of public comments he obtained at a Town Hall East social function on Monday evening and offered his opinion about the blighting effect of Habitat for Humanity houses on Asheville Highway. There followed a general discussion of the viability of residential uses on Asheville Highway adjacent to the property at issue in Agenda Item 34.

Upon inquiry Mr. Landon stated he would concur with the Staff's recommendation for an O-1 Zone for the property.

There followed a general discussion of the Habitat for Housing lots and their significance in the evaluation of the current application.

Dan Kelly then explained the Staff recommendation for Agenda Item 24. Once again, to the surprise of the Recording Secretary, no questions followed.

Commissioner Goodwin then inquired about Agenda Item 39. Jerry Cardwell, applicant for the Item rose to explain his use of the property to rehabilitate farm animals. Mr. Cardwell responded to various questions from the Commissioners regarding the disposition of animals being cared for on the property. John King, a local attorney, quietly expressed his willingness to adopt any cattle rescued by Mr. Cardwell for addition to his beef collection.

Mike Reynolds of MPC Staff then provided a very thorough Power Point presentation of proposed revisions to the Central City Sector Plan, and responded to Commissioners' questions.

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

duly adjourned.

This 12th day of August, 2014.

Stephen R. Wise
Recording Secretary