

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, March 12, 2013**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, March 12, 2013, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Herb Anders, Brian Pierce, Jeff Roth, George Ewart, Art Clancy, Rebecca Longmire, Chair of MPC, Bart Carey, Nate Kelly, Len Johnson, Janice Tocher, Jack Sharp, Laura Cole, 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.

Michael Brusseau of MPC Staff then explained the One Year Plan update, being Item 7 in the March Agenda, and discussed the process of the update, and efforts to create conformity between the One Year Plan and various Sector Plans. Upon inquiry from Commissioner Clancy, Mr. Brusseau explained the relationship between the Plan and rezoning.

Tom Brechko of MPC Staff then explained the Staff recommendation for Agenda Item 10 and responded to questions for clarification.

Mark Donaldson explained the Staff recommendation for Agenda Item 9 and the proposed subdivision design which takes advantage of opportunities afforded by the Hillside and Ridge-top Plan standards, with savings to the developer on pavement costs while still maintaining the desired number of lots per acre. Mr. Donaldson also responded to Commissioners inquiries regarding sidewalks and greenway requirements.

Commissioner Charles Lomax joined the meeting at this time.

Mr. Brusseau then explained the Staff Recommendation for Agenda Item 19 and advised the Commissioners that neighborhood opposition to the proposal is apparently based on resistance to apartments. Buz Johnson of MPC Staff advised the Commissioners of the analysis of the proposal by the Technology Board.

Mr. Brusseau explained the Staff Recommendation for Agenda Item 12 and responded to inquiries about the location of sewer access. There followed a general discussion between Commissioners and Staff regarding consideration of public improvements to support development, including specifically road access.

MPC staff member Dan Kelly, an Air Force veteran of Irish decent, then explained the Staff Recommendation for Agenda Item 27.

Mr. Brechko then explained the Staff recommendation for Agenda Item 30 in great detail and specificity. Commissioner Longmire expressed concern about approval of developments on inadequate roads, based upon future road improvement plans. There followed a general discussion among Commissioners regarding the assignment of the financial burden for road improvements. Mr. Donaldson reminded Commissioners that the County Commission had previously established the zoning and density for the property at issue in Agenda Item 30, in light of the road inadequacies.

Mike Collins, property owner in the area affected by Agenda Item 30 rose to advise the Commissioners of additional problems set forth in a hand out which he had previously provided to the Commissioners.

Tommy Hunt, another property owner in the area, rose at this time to inquire about the Five Year Improvement Plan by the City as a result of the prior annexation, and advised the Commissioners of his concerns about the lack of funds spent by the City on infrastructure in the area subsequent to the annexation.

Arthur Seymour, a local attorney representing the Applicant on Agenda Item 30, rose at this time to advise the Commissioners that he anticipate that he will request a postponement of Agenda Item 30 for one month in order to resolve improvement issues with City Administration.

Upon inquiry, Messers Seymour and Collins advised the Commissioners of the public transportation opportunities near the subject property, and the transportation currently provided by the existing developments for students.

Mr. Donaldson then explained the budget revision request set forth in Agenda Item 31 and advised that the request will be initially reviewed and considered by the Executive Committee.

Mr. Brechko advised the Commissioners that the floodway and flood fringe issues on the planned Kroger development identified as Agenda Item 26 appear to have been resolved, but that the matter would not be on the Consent Agenda in recognition of the prior public concern.

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

This 12th day of March, 2013.

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Stephen R. Wise  
Recording Secretary