

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

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, November 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 Jack Sharp, Len Johnson, Janice Tocher, Laura Cole, Mac Goodwin, Beth Eason, Bart Carey, Rebecca Longmire, Chair of MPC, Art Clancy, Jeff Roth, Brian Pierce, Wes Stowers, 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 12:07 o'clock p.m. and introduced the new Planning Commissioners, Beth Eason and Mac Goodwin, who were recently appointed on the recommendation of the City Mayor. Mr. Donaldson then reported on land use activity of the City Council and the County Commission since the last Agenda Review Meeting.

Mr. Donaldson then explained the Staff recommendation for Agenda Item 5 of the November Agenda, highlighting revisions from the earlier draft presented to the Commission.

Mr. Donaldson then announced that the City Sign Task Force had scheduled a workshop for December 5, 2013, to address various unresolved matters in the newly proposed Sign Ordinance. As a result Agenda Item 6, will be designated for postponement, once again.

Mr. Donaldson then explained the Staff recommendation for Agenda Item 7, pointing out revisions since the last iteration. There followed a general, discussion among Commissioners about the desirability of a Planning Commissioners' pub crawl in order to study the issue more thoroughly.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 23 while sitting amidst an unexplained puddle of ice. Commissioner Kane inquired whether a 17 acre parcel was included in the calculation of the usable acreage, and was advised that all property above the 820 contour was in the calculation. Commissioner Cole inquired of MPC Counsel regarding the definition of "wasteland" in State Statutes and applicable land use ordinances as referenced in a letter to Commissioners from an interested party. Steve Wise, MPC Counsel, rose to advise that the term has no defined meaning in either the State Statutes or local land use ordinances.

Wayne Kline, representative for interested land owners regarding Agenda Item 23, and author of the letter at issue, then rose to describe the nature of the property that he had described as “wasteland”, and advised that the term has been employed by the Knox County Property Assessor. Mr. Donaldson responded to questions from Ms. Longmire about the definition of “wasteland” for land use purposes, and advised that the term had no valuable meaning.

There followed a general discussion of the potential for development of the “wasteland” parcel as identified by Mr. Kline, and for potential methods of acquiring access to that property.

Mr. Brusseau explained the methodology for calculation of the acreage on the rezoning application. Mr. Donaldson explained the relationship between the Staff recommendation and the prevailing plans and general recognized planning principles employed by Mr. Brusseau.

Upon inquiry from Commissioner Carey, Cindy Pionke of the Knox County Engineering Department rose to explain the burden on the existing roadways surrounding the property at issue in Agenda Item 23 and the standards required by County Engineering for a traffic impact study, which was provided by the applicant. Ms. Pionke also gave a history of the roadway improvements in that area and the results of County Engineering’s study of the traffic accidents within the area affected by the proposed development. Ms. Pionke responded to many questions from the Commissioners.

John King, the attorney for the applicant on Agenda Item 26 then rose to advise that the planned improvements to the intersection of Westland Drive and Emory Church Road were contingent upon the development going forward. He also described the status of discussions with the County regarding financial security to assure completion of the road improvements.

At Commissioner Carey’s request, Wayne Kline again rose to advise that his clients’ views regarding the impact of the proposed development differ from those brought forth by Ms. Pionke.

Ms. Pionke rose again to respond to additional questions from the Commissioners. Commissioner Roth left the meeting at this time.

Tom Brechko of MPC Staff then explained the Staff recommendation for the related Agenda Item 34, itemizing revisions from the prior application.

Buz Johnson of MPC Staff then announced that Agenda Item 24, which had appeared to be a contentious matter, will be withdrawn from the Agenda at the request of the applicant.

Commissioner Anders left the meeting at this time.

Mr. Brusseau then explained the Staff recommendations for Agenda Item 25 and for Agenda Item 28.

Todd Napier, of the Knox County Industrial Development Board and representative for the applicant on Agenda Item 28, rose to advise Commissioners of the IDB's plans for construction of an entrance to the proposed business park.

Mr. Johnson then explained the purpose and the value of the EC Zone.

Commission Chair Longmire pointed out the elephant in the room that all of the difficult Agenda Items are presented by Mr. Brusseau. Dan Kelly of MPC Staff, and former Social Chairman of the Clinton High School Audio/Visual Club, who had remained uncharacteristically silent throughout the meeting, was observed giggling quietly to himself.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 30 and responded to inquiries from the Commissioners regarding grandfathered parcels.

Mr. Donaldson announced that the presentation of the MPC Handbook for consideration (Agenda Item 38) will be postponed until the December meeting in light of recent vetting by employment law counsel.

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

This 12th day of November, 2013.

Stephen R. Wise
Recording Secretary