

MINUTES
Agenda Review Meeting
Tuesday, July 11, 2017
City – County Building

We are now talking of a summer day in Knoxville, Tennessee... an exceptionally beautiful day in a small southern city regularly blessed with beautiful summer days. For everyone successfully disguised to themselves as a child, the need to explore the day is compelling. But the grinding demand of public welfare and improvement must be sated. Answering the demand is hard... more than hard. Just spunk won't be enough; you've got to have gumption. And with the necessary gumption, the Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, July, 11, 2017, at 11:30 o'clock a.m. in the Small Assembly Room of the City-County Building for the monthly Agenda Review meeting. In attendance were Planning Commissioners Mac Goodwin, Rebecca Longmire, Chair of MPC, Art Clancy, III, Jeffrey Roth, Chris Ooten, Patrick Phillips, Charles Thomas, Laura Cole, Herb Anders, Gayle Bustin, Elizabeth Eason and Janice Tocher.

Also in attendance were MPC Executive Director, Gerald Green, and various MPC staff members.

Mr. Green called the meeting to order at 11:38 o'clock a.m. and called upon MPC Staff Member Jeff Archer to provide a PowerPoint presentation on proposed revisions to the Cell Tower Ordinance.

Commissioner Charles Lomax, Jr., joined the meeting during Mr. Archer's discussion of co-location. Commissioner Scott Smith joined the meeting during Mr. Archer's comments regarding Type 1 monopoles. At the conclusion of the sixteen (16) minute PowerPoint presentation, Mr. Archer responded to a question from Commissioner Roth regarding the federal coverage mandate. In conclusion, Mr. Archer advised that 5g technology should result in smaller towers clustered closer together.

Thereupon, Mr. Green provided the Executive Director's report for the month, including the following:

1. The City Zoning Ordinance update is progressing with the technical report having been delivered by the consultant and presented to the public for comment. The public comments will be compiled and made available to the Commissioners and the public in approximately one (1) month. There have been more than 1400 responses to the inquiries regarding the proposed Zoning Ordinance update via community outreach.
2. MPC now enjoys the benefits of two (2) outstanding websites.
3. The Commissioners' retreat workshop is scheduled for August 24, 2017, at the East Tennessee Foundation offices. The retreat will be facilitated by a third-party and more information will be made available in the future.

4. The East Knox County Community Plan time-table has been delayed due to the consultant's scheduling and staffing. The revised final draft was received last Friday and will be made available to the public in due course. Staff is continuing to work with stakeholder organizations to facilitate the plan. Recommendations in the proposed plan are being incorporated into current Staff recommendations. As a result of the progress made thus far on the Community Plan, Staff is also working on a Rural Preservation Zone.

5. MPC is partnering with the Great Schools Partnership to secure the services of a Staff person housed at MPC, for which compensation will be provided by the Great Schools Partnership.

6. Staff is working on a strategy for Workforce Housing opportunities in the County.

7. Staff, along with the Chairman of the County Commission, have scheduled a workshop on August 21, 2017, to help explain MPC processes and procedures to the County Commissioners.

8. The Work Program for MPC fiscal year 2017-2018 is on this Thursday's Agenda and is ambitious. Priorities have been assigned in order to facilitate the dedication of Staff resources.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 5 and responded to Commissioner Cole's inquiry regarding the applicability of AirBnB, and responded to Commissioner Phillips' inquiry regarding required parking. John King, a local attorney, who regularly engages in land use law then rose to suggest revisions as to set back requirements and the acceptability of port-a-potties. Mr. Brusseau responded to the suggestions of Mr. King.

Tom Brechko of MPC Staff then explained the Staff recommendation of postponement of revision to the Minimum Subdivision Regulations, being Agenda Item 6.

Mr. Green then explained the Staff recommendation for Agenda Item 7 and responded to Commissioners' questions regarding landscaping requirements.

Mr. Brechko then explained the Staff recommendation for Agenda Item 17 and responded to questions regarding the joint permanent easement requirements.

Commissioner Goodman inquired as to how the recommendation for Agenda Item 18 purports with the pending East Knox County Community Plan. MPC Staff Member Dan Kelly rose to address the question and to advise that the Staff recommendation complies with the existing plan and deviates little, if at all, from the proposed new plan.

Mike Reynolds of MPC Staff then explained the Staff recommendation for Agenda Item 46 and responded to questions.

Mr. Brusseau explained the Staff recommendation for Agenda Item 47 and responded to questions regarding the NC Zone.

Mr. Reynolds explained the Staff recommendation for Agenda Item 50 and responded to questions. Arthur Seymour, a local lawyer representing the Applicant, rose to advise that his client is working with TDOT on the road structure surrounding East Town Mall, the results of which will have an impact on the proposal.

Commissioner Eason left the meeting at this time.

Mr. Brusseau explained the Staff recommendation for Agenda Item 52 as well as the Staff recommendation for Agenda Item 55 which was acknowledged by all to be Agenda Item that generated the most public input for this month's meeting. At the conclusion of Mr. Brusseau's report Commission Clancy raised general questions regarding the impact of the Tech Corridor restrictions and contemplated a need to look at the Corridor as a whole. A lively discussion ensued.

Commissioner Cole then inquired as to the Staff recommendation for Agenda Item 54 and Mr. Green responded. At this time Arthur Seymour, still a local lawyer and again representing the Applicant for that Agenda Item, rose to advise that the Applicant will be satisfied with the PC-2 Zone if a truck terminal would be a permitted use in such zone.

Mr. Archer then provided the Staff recommendation for Agenda Item 77, with his comments being expounded upon by MPC Staff Member, Kaye Graybeal.

Mr. Brusseau then explained the Staff recommendation for Agenda Items 59 and 60 including the history of those applications.

Mr. Brechko, for no discernable reason, then volunteered that Agenda Item 28, a Final Plat application, is being recommended for denial.

Carolyn Greenwood then rose from the public audience to inquire as to the status of Agenda Item 62 and was advised by Staff that postponement is recommended.

There being no further business, the Agenda Review meeting was duly adjourned.

This 11th day of July, 2017.

Recording Secretary