

MINUTES
Agenda Review Meeting
Tuesday, May 8, 2018
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, May 8, 2018, at 11:30 o'clock a.m. in the Small Conference Room of the City-County Building for the monthly agenda review meeting. In attendance were: Planning Commissioner Mary Elizabeth Eason, Planning Commissioner Gordon Scott Smith, Planning Commissioner Charles Allen Thomas, Planning Commissioner Conrad McCall Goodwin, Planning Commissioner Janice Lynn Tocher, Planning Commissioner and Commission Chair Rebecca H. Longmire, looking fit and fiddle after her recent hip replacement surgery, Planning Commissioner Arthur Vincent Clancy, III, Planning Commissioner Jeffrey Wayne Roth, Planning Commissioner Laura Lenoir Cole, Planning Commissioner Reverend Charles F. Lomax, Jr., Planning Commissioner Gayle English Bustin and Planning Commissioner Patrick Charles Phillips. Absent from the meeting were: Planning Commissioner Herbert Taylor Anders, Sr., Planning Commissioner Michael Cary Crowder and Planning Commissioner Christopher Ronald Ooten.

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

Mr. Green called the meeting to order at 11:47 o'clock a.m. and commenced with the monthly Executive Director's Report, which included the following:

1. Recode Knoxville continues with a series of community meetings on the first iteration of the newly proposed Code including an 8:30 a.m. meeting on Wednesday, May 16, at the Public Works Complex as well as meetings on that same day at 2:00 and 5:30 o'clock p.m.; Thursday, May 17, at Cherokee Country Club as well as 3:00 at the Church of the Good Shepherd in Fountain City; 7:30 p.m. on Friday, May 18, at the Oakwood Lincoln Park Community Center and Saturday, May 19, at 9:00 a.m. at the Overcoming Believers Church.
2. Staff is meeting with the City and County officials regarding a potential update to the Master Plan for the City and County parks and recreation assets
3. Staff has begun conversations with local government officials, neighborhood activists and developers regarding growth and development in the Hardin Valley Community, looking towards development of a Community Plan, perhaps later this calendar year.
4. A contract has been signed with consultants for the Chapman Highway Implantation Plan, and public meetings will be scheduled in the following weeks.
5. The Active Knox Speaker Presentation Program continues. A developer associated with the program will make a presentation to MPC at the June Agenda Review meeting.

6. MPC office renovation is underway. Employees have been moved about and are getting to know one another in different contexts. The office foot print is smaller than in the past, and an improved customer counter has been installed.

7. MPC is working on its branding and currently seeking public input.

8. The State Legislature has approved Legislation requiring local legislative approval of revisions to subdivision regulations. The legislation also allows for Planning Commissions to delegate approval of conforming final plats to Staff.

Mr. Green then introduced Richard and Clark Duncan and Joan Monaco, developers of the Richmond Orchard Tiny House Community for a presentation. Dr. Richard Duncan rose first to explain the concept for the Community featuring houses having a value of less than \$150,000.00 and being less than 1,200 square feet. Dr. Duncan then introduced Ms. Monaco who presented a dazzling Power-Point presentation explaining the goals and processes of the development and challenges associated with it. Ms. Monaco responded to Commissioners questions. Christine Duncan then rose to discuss the construction process for the individual units as well as construction specifications, likewise aided by a dazzling Power-Point presentation. Ms. Duncan, assisted by Ms. Monaco, responded to additional questions from the Commissioners during which time Planning Commissioner Reverend Charles F. Lomax, Jr., and Planning Commissioner Laura Lenoir Cole left the meeting.

Mike Reynolds of MPC Staff then explained the Staff Recommendation for Agenda Item 7 including specifically the recommendation for postponement. Planning Commissioner Laura Lenoir Cole and Planning Commissioner Reverend Charles F. Lomax, Jr., returned to the meeting at this time.

Tom Brechko of MPC Staff then briefly (heh, heh) explained the Staff Recommendation for Agenda Item 13 and responded to a couple of questions from the Commissioners resulting in an additional brief (heh, heh) exposition.

Mr. Brechko then briefly explained the Staff Recommendation for Agenda Item 47. Bart Carey, a former Planning Commissioner, rose to provide an explanation of the proposal and to advise Commissioners of the persons that were involved in moving the project forward.

Mr. Reynolds then explained the Staff Recommendation for Agenda Item 49 including the parking request, and responded to questions.

Mr. Brechko then, after promising to be “real brief” (heh, heh) provided the Staff Recommendation for Agenda Item 52.

Michael Brusseau of MPC Staff then explained the Staff Recommendation for Agenda Item 31.

Mr. Green then explained the Staff Recommendation for Agenda Item 38.

Arthur Seymour, a local dazzling attorney representing the applicant on Item 38 then rose to explain the proposed access to the property for employees and for truck traffic and responded to questions regarding the number of employees, and other questions about the resulting traffic impact.

Mr. Green commented on the fact that the room was extraordinary cold and apologized to the Commissioners for that condition. There followed a general muttering and chattering of teeth.

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

This 8th day of May, 2018.

Recording Secretary