

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, September 11, 2018**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, September 11, 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 Commissioners, Mike Crowder, Patrick Phillips, Jeffrey Roth, Lou Browning, Gayle Bustin, Art Clancy, III, Elizabeth Eason, Tamara Boyer, Chris Ooten, Richard Graf, Scott Smith, and Janice Tocher, Chair of MPC.

Also in attendance were MPC's Executive Director, Gerald Green, and various MPC Staff members

Mr. Green called the meeting to order at 11:41 o'clock a.m. and delivered the monthly Executive Director's Report, which included the following:

1. The Recode Knoxville process, which was initiated in December of 2016, is entering into its final months. Eight meetings have been conducted in the last two weeks, and a workshop with the Knoxville City Council is planned for September 20. It is anticipated that the third draft of proposed new Zoning Ordinance will be provided in early October. It is also anticipated that the Consultant's final draft will be presented to the Planning Commission at or after the November Meeting.

2. The Chapman Highway Improvement Plan continues with excellent attendance at public meetings, including specifically the one conducted last Thursday. Data collection continues.

3. The John Sevier Scenic Highway Study continues with a community meeting scheduled for next Sunday. A safety audit has been undertaken. In the event the Study is approved, approximately one year will be required for Staff to complete preparation of an overlay zone addressing the conclusions of the Study.

4. The Hardin Valley Mobility Study continues with the Consultant's contract being expanded. Additional meetings with concerned citizens have been scheduled through the middle of October.

5. Several longtime Staff members of MPC are scheduled to retire from their positions this week, including MPC's Deputy Executive Director Dan Kelly, Betty Jo Mahan, Jo Ella Washburn, Michael Brusseau and Kelley Segars. Mr. Green recognized those individuals and noted the valuable contributions that each of them has made to the agency over many years.

Mr. Green announced the Chairman's policy that Commissioners which recuse from voting on a matter due to a conflict will be expected to leave the room during the discussion so as to avoid the appearance of impropriety. The recusal policy applies both to the

Agenda Review Meetings and the monthly meetings.

Ms. Tocher advised Commissioners of her proposal to entertain discussion of applications at the monthly meeting prior to the acceptance of a motion on an application. There followed a lively discussion among the Commissioners about the advantages of, and the need for, such change. At the conclusion of the discussion Ms. Tocher indicated that she would welcome further discussion of the issue before the implementation of any formal change.

Mr. Green then introduced MPC Staff members Ally Ketron and Josh Anderson who provided a dazzling PowerPoint presentation on the recent rebranding of MPC. At the conclusion of their comments MPC Staff member Tarren Barrett then provided yet another dazzling PowerPoint presentation outlining the proposed update to the Major Road Plan, and the processes employed in creating that update.

Commissioner Ooten left the meeting at this time.

Mr. Green then explained the Staff recommendation for Item 13 on MPC's September Agenda, at the conclusion of which his comments were embellished by MPC Staff member Tom Brechko. After announcing his comments would "be brief", Mr. Brechko spoke without interruption, and evidently without even taking a breath, for a total of sixteen consecutive minutes, from 12:35 o'clock p.m. until 12:51 p.m. It only seemed like two hours and 16 minutes. At the welcome conclusion of those remarks, Mr. Brechko responded to questions.

Cindy Pionke of the Department of Engineering for Knox County and Ms. Barron then rose at the request of Commission to explain the adequacy of the traffic impact study relating to the application and the quality of the trip generation range utilized in that study. Ms. Pionke and Ms. Barron responded to multiple questions from Commissioners.

Commissioner Ooten returned to the meeting at this time.

Mr. Brechko then explained the Staff recommendation for Agenda Item 18.

Mr. Brechko then explained the Staff recommendation for Agenda Item 49 and responded to questions from the Commissioners.

Mr. Brechko then explained the Staff recommendation for Agenda Item 52 and responded to questions.

Commissioner Browning left the meeting at this time. There is no evidence that his exit was the result of Mr. Brechko's unending comments.

Mr. Brechko, continuing unabated, explained the Staff recommendation for Agenda Item 22.

Mr. Brechko explained the Staff recommendation for Agenda Item 31. Mr. Browning

remained absent.

Michael Brusseau of MPC Staff, in his swan song Agenda Review presentation, and in his final recommendation for denial, explained the Staff recommendation for Agenda Item 36.

Commissioner Crowder left the meeting at this time.

Commissioner Boyer then inquired as to Agenda Item 40 about the significance of restrictive covenants in the consideration of applications by MPC. MPC's counsel responded adeptly.

Commissioner Phillips then inquired of Mr. Green as to the process on Sector Plan revisions for a single parcel in accompaniment with a rezoning request, and inquired whether the Sector Plan application should not include a larger area more reflective of the entire Sector. Mr. Green responded that the question merits further investigation by Staff.

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

This 11th day of September, 2018.

Recording Secretary