

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, October 6, 2015**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, October 6, 2015, at Noon in the Small Assembly Room of the City-County Building for the Monthly Agenda Review Meeting. In attendance were Planning Commissioners Michael Kane, Mac Goodwin, Scott Smith, Janice Tocher, Elizabeth Eason, Len Johnson, Bart Carey, Rebecca Longmire, Chair of MPC, Jeff Roth, Rev. Charles Lomax, Laura Cole, and Herb Anders.

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

Mr. Green called the meeting to order at 12:09 o'clock p.m. and introduced Dr. Martha Buchanan, Director of the Knox County Health Department. Thereupon Dr. Buchanan offered a presentation on efforts of the Knox County Health Department to address issues of population health in the community. Prompted by questions from Commissioners, there followed a general discussion of: (i) the health risks of retention ponds; (ii) the importance of sidewalks and connectivity in subdivision construction; (iii) education programs available to the public and the importance of those programs; (iv) the rise in the obesity rate and diabetes among the general population; and, (v) the availability of grant monies for the development of community gardens and other programs to facilitate population health. In the midst of the general discussion, Michelle Moyers, the Planning Director for the Knox County Health Department, rose to explain the status of the community garden programs. Tom Brechko of MPC Staff, not bothering to rise, offered that the Sheriff's Department has historically discouraged connectivity in subdivision development for safety purposes.

Upon the conclusion of Dr. Buchanan's remarks, Mr. Green advised Commissioners that the cell tower proposal in Fountain City had been turned by down by City Council. Commissioner Smith left the meeting at this time.

Mr. Green advised that City Council has directed MPC to review existing cell tower regulations in recognition of changes in cell phone usage. Mr. Green further advised the review would be placed in the pipeline with other pending projects. Dan Kelly of MPC Staff then offered his reflections on the debate over the proposed cell tower in Fountain City by City Council. Commissioner Smith returned to the meeting at this time.

Commissioner Carey inquired whether local regulations of cell towers could be imposed in contradiction of State or Federal Regulations. Mr. Green itemized various areas that local ordinances can control, after which there followed a general discussion of cell tower regulation.

Mr. Kelly then explained the Staff recommendation for Agenda Item 5 and the

history of the development of that property.

Mr. Kelly then explained the Staff recommendation for Agenda Item 23.

Mr. Green then explained the Staff recommendation for Agenda Item 34, advising that an agreement had been reached between the developer and neighbors, which would be incorporated into a deed restriction. Upon inquiry of Commissioner Kane, Michael Brusseau of MPC Staff offered that the erroneous map attached to Agenda Item 34 was prepared while he was out of the office last week precluding him from an opportunity to review and correct prior to publication, basically throwing the entire remaining MPC Staff under the bus. Mr. Brusseau further informed Commissioners that a corrected map would be in the blue sheets provided before the Thursday meeting.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 36. Commissioner Kane inquired as to why no Sector Plan Amendment would be required as part of any approval of the application. Mr. Brusseau was unable to explain the omission, making the excuse that he had deferred on that issue to the Comprehensive Planning Department, thereby throwing an entire department of MPC under the bus. Mike Reynolds of MPC Staff then explained the parameters available under the existing Sector Plan for Agenda Item 36.

John King, local attorney representing the applicant in Agenda Item 36 then rose, and, after much prodding, finally approached the podium to describe the existing uses of the property surrounding the parcel at issue and confirmed that there had been no development activity on the property for more than a decade.

Chairperson Longmire then requested Commissioner Cole to share her observations about the proposed business park development at the Midway Road Interchange. Commissioner Cole accommodated that request. There followed a general discussion of the history of Midway property.

Commissioner Kane left the meeting at this time, while the general discussion regarding Midway continued.

Commissioner Anders left the meeting at this time.

Commissioner Tocher then asked about Item 48 and advised of community concerns about apartment development at that location. Staff advised that the developer has not yet suggested building apartments at that location. There followed a general discussion of the need for apartments in South Knox County, and Mr. Brusseau explained the Staff recommendation for Agenda Item 48.

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

This 6th day of October, 2015.

Recording Secretary