

MINUTES
Agenda Review Meeting
Tuesday, December 7, 2010
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on December 7, 2010, at Noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Brian Pierce, Jack Sharp, Michael Kane, Rachel Craig, Nate Kelley, Stan Johnson, Rebecca Longmire, Robert Anders, Chairman of MPC, George Ewart, Laura Cole, Bart Carey and Art Clancy. Also in attendance were MPC Executive Director Mark Donaldson, and Deputy Executive Director Buz Johnson, along with various other staff members.

Mr. Donaldson called the meeting to order and reported on the activity of the City Council and the County Commission on land use issues since the last Agenda Review Meeting.

Mr. Donaldson then explained the staff recommendation for Agenda Items 5, 6, and 7 in the December Agenda.

Mr. Donaldson then explained the staff recommendation for Item 8 of the December Agenda. Thereafter followed a discussion among the Commissioners and Mr. Donaldson regarding the financial impact of providing written notification to effected property owners as proposed in Agenda Item 8, and the need to amend MPC's Administrative Rules to pass any additional cost downstream in the event the expanded notice is required. There followed a discussion about how other departments in City Government handle publication and notice, and the opportunities for publication through the internet. Commissioners suggested that Staff be prepared to recommend alternative solutions to City Council, in order to avoid the financial consequences resulting from the pending proposal.

Mr. Donaldson then explained the staff recommendation for Items 9, 10 and 13 of the December Agenda.

Mike Brusseau of MPC Staff explained the staff recommendation for Agenda Item 31, and compared and contrasted the O1 Zone and the O3 Zones. There followed a discussion among Commissioners recollecting the neighborhood request at the previous meeting regarding this parcel property and the proposed rezoning.

Mr. Donaldson explained the staff recommendation for Agenda Item 36, and the implications of applying the open space zone to the public parks.

Commissioner Craig inquired of staff, regarding Item 17 in the Agenda as to the distinction between a retention pond and a detention pond. Dan Kelly of MPC Staff provided a pithy explanation which appeared to be satisfactory to everyone.

Commissioner Craig inquired as to whether there would be any opposition to the proposal set forth in Agenda Item 35, and was advised that none had been reported to staff. Commissioner Craig inquired about the pollution abatement references in Item 40 which was answered by Dan Kelly of MPC Staff.

Mr. Donaldson then announced the opportunity for Commissioners to enjoy another full presentation of the proposed Hillside and Ridgetop Protection Plan, located at Item 12 of the MPC Agenda. There followed a discussion of the approval process for the Plan in conjunction with the legislative bodies and the role of the Ridgetop and Hillside Task Force. Commissioner Craig offered her personal opinion on the revisions contained in the latest iteration of the Plan and inquired about the lack of use on review for commercial uses subject to the protection areas. Mike Carberry of MPC Staff explained that any commercial zone anticipated for the slope protection areas are planned zones in any event, and such use on review would be applicable without specific reference within the body of the Plan.

Commissioner Craig inquired about the language regarding stream buffers within the Plan. Mr. Carberry explained that the Task Force is pursuing new legislative language which would address the matter and felt like the inclusion or exclusion of that language is not significant.

Commissioner Kane inquired of staff about the withdrawal of the TMobile tower application. Tom Brechko of MPC Staff shared the information available to him regarding that withdrawal. There followed a discussion of the relative benefits of a greater number of short towers versus a lesser number of tall towers for telecommunication purposes.

Tom Brechko then advised the Commissioners that there may be objections from the applicant on Item 42 regarding the widening of the roadway on McCampbell Lane, and that discussion should be anticipated.

There being no further business to come before the Agenda Review Meeting, it was duly adjourned. Various Commissioners retired to view again the presentation on the Hillside and Ridgetop Protection Plan from MPC Staff.

This 7th day of December, 2010.

Stephen R. Wise
Recording Secretary