

**MINUTES**  
**Agenda Review Meeting**  
**Tuesday, January 7, 2014**  
**City – County Building**

The Knoxville/Knox County Metropolitan Planning Commission convened on a brutally cold Tuesday, January 7, 2014, at 12:00 o'clock noon in the Small Assembly Room of the City-County Building, for the monthly Agenda Review Meeting. In attendance were Planning Commissioners Herb Anders, Brian Pierce, Art Clancy, Rebecca Longmire, Chair of MPC, Bart Carey, Len Johnson, Janice Tocher, Mac Goodwin, Wes Stowers, and Elizabeth Eason.

Also in attendance were MPC Executive Director Mark Donaldson, and various MPC staff members.

Mr. Donaldson called the meeting to order at 12:05 o'clock p.m. Ms. Longmire then advised the Commissioners that regular Planning Commission Meeting attendee and applicant representative, Arthur Seymour, was having a birthday, and there followed a spirited but rather toneless rendition of "*Happy Birthday To You*" by the Commissioners and other in attendance. Mr. Seymour was offered an opportunity to speak in commemoration of his birthday, but upon being advised that his comments would be limited to five (5) minutes, and that the opposition would be likewise granted five (5) minutes to respond, the offer was not taken up.

Thereupon Mr. Donaldson reported on land use activities of the City Council and County Commission since the last Agenda Review Meeting. As is become common in recent months, the presentation by Mr. Donaldson was interrupted briefly by lively Latin music emanating from an unknown staff member's telephone.

Mr. Donaldson reminded the Commissioners of the need to complete their ethics disclosure forms in the month of January, and offered assistance to those who request it.

Michael Brusseau of MPC Staff then explained the Staff recommendation for Agenda Item 7 as set forth in the January Agenda.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 27, providing the Commissioners with a history of the expiration of the prior action by MPC pursuant to City Council Rules. There followed a general discussion of the history of land use activities regarding the parcel.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 29 and answered questions regarding the extent of the office zone and the current uses of the adjoining properties.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 30. There followed a general discussion of the town center zone and the concept of town center development, as well as a history of the land use activities and approvals on this particular piece of property.

Mr. Brusseau then explained the Staff recommendation for Agenda Item 28. Kaye Graybeal, Historic Preservation Planner for MPC, then rose to inform the Commission of the status of the house located on the property at issue in Agenda Item 28 and its eligibility for exclusion in the National History Register, and the advantages and protections afforded by such status. Commissioner Carey inquired as to incentives to encourage preservation of the existing house which precipitated discussion among Commissioners and Staff. Arthur Seymour, attorney for the applicant, looking substantially more spry than his sixty-nine (69) years, rose to advise that he did not know of any plans to preserve the house on the property but would inquire of the owners and the putative developer, and report back to the Commission.

Commissioner Tocher then inquired as to the Staff recommendation in Agenda Item 13 to approve variances for road construction less than County standards. Tom Brechko of MPC Staff offered an explanation including distinctions between the current case and those considered by the Commission in the past.

Dan Kelly of MPC Staff, and incumbent recording Secretary of the Knox County Tito El Bambino Fan Club, explained the history of the Cherokee Farm development not subject to land use regulations and the transfer of the property to a public foundation for purposes of securing bank financing for the construction improvements upon the property.

Commissioner Tocher inquired as to the number of sets of antenna required in the Staff recommendation in Agenda Item 40. Mr. Brechko responded that the number of antenna is a recommendation rather than a requirement. Mr. Kelly explained the limitations of the Zoning Ordinance with regard to construction of cell towers.

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

This 7th day of January, 2014.

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Stephen R. Wise  
Recording Secretary