



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] RE/Fwd: OYP/Land Use Classification Table Discrepancies (3-A-20-OYP)

3 messages

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Carlene Malone <carlene.malone@gmail.com>
Cc: Commission <commission@knoxplanning.org>

Mon, Mar 9, 2020 at 10:56 AM

Ms. Malone,

Thank your taking time to submit your comments and questions on the draft 2020 One Year Plan. Below are responses to your letter.

- We have reinserted the Land Use Classification Table into the [draft 2020 One Year Plan](#). It can now be found in Appendix B. We will also continue to maintain a [webpage](#) with the Land Use Classification information in an effort to make it easily accessible to community members.
- RN-3 was not included in the October 2019 draft of the Land Use Classification table. After further review of the newly adopted zoning ordinance, RN-3 has been added to the Low Density Residential Designation because the range of uses allowed in RN-3 are currently found in LDR, including single family and two family dwellings.
- RN-5 has been added to MDR and MDR/O because the intent of this General Residential Neighborhood District is to accommodate "medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings". "The RN-5 Districts may serve as a transition between traditionally single-family and two-family neighborhoods and more intensely developed residential or commercial areas" (pg. 4-1 of the City's Zoning Ordinance). RN-2 was included in the MDR and MDR/O designations by mistake. This error has been corrected.
- The process of amending the Table will take place as part of the adoption of the 2020 One Year Plan. We will continue to review and update the Land Use Classification Table annually as necessary and future amendments to the Table will be taken through the One Year Plan amendment process.

I hope this answers your questions.

Best regards,

Amy Brooks, AICP

Planning Services Manager
865-215-4001



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Carlene Malone** <carlene.malone@gmail.com>
Date: Fri, Mar 6, 2020 at 12:16 PM
Subject: OYP/Land Use Classification Table Discrepancies
To: Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>, Liz Albertson <liz.albertson@knoxplanning.org>
Cc: Gerald Green <gerald.green@knoxplanning.org>

Please see attached. Thank you.
Best, Carlene Malone

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[-Timothy Snyder, *On Tyranny*]

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This message was directed to commission@knoxplanning.org

 **3.docx**
14K

Carlene Malone <carlene.malone@gmail.com>
Reply-To: carlene.malone@gmail.com
To: Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green
<gerald.green@knoxplanning.org>

Mon, Mar 9, 2020 at 12:37 PM

3-6-20

Hello Ms. Brooks,

I greatly appreciate the staff revisions to the 2020 OYP Jan. draft. Thank you and the PC staff. Also appreciated is the is your 3-4-20 Memorandum.

However, I remain concerned about the Land Use Classification Table.

Memorandum Attachment 2, "Previous Chapter 2", states: *"As stated earlier, one of the goals this year was to remove redundancies that occur between this plan and the sector plans. Most of these redundancies occur in Chapter 2 with regard to the Land Use Classification Table recently adopted by City Council.....By having the Land Use Classification Table as a stand-alone document, it will always be current. The sector plans and OYP will refer to the Land Use Classification Table..."*

There are two problems:

1. The Land Use Classification Table provided in hard copy at the 2-27 OYP meeting and available online at the PC website, **differs** from the Land Use Classification Table adopted by MPC in Oct. 2019 and City Council, Nov. 2019, as a "stand-alone document."

Of great concern is the discrepancy between the adopted Land Use Classification Table, and the meeting handout and website Land Use Classification Table, regarding RN-3, a district described as a "medium density" residential district in the Knoxville zoning ordinance

RN-3 is not included in the Low Density Residential Designation in the Land Use Classification Table adopted by PC and City Council in 10-19 and 11-19.

However, **RN-3 is included in the Low Density Residential Designation** in the Land Use Classification Table handout at the 2-27 meeting and in the online Land Use Classification Table.

There are also discrepancies between the adopted Land Use Classification Table and the handout and online Land Use Classification Table for the Medium Density Land Use designation and the Medium Density/Office Land Use designation.

2. Was the adopted Land Use Classification Table amended? If it was amended, what process was used to amend the adopted "stand-alone" Land Use Classification Table? Surely a "stand-alone" document cannot be changed by amending some other document or plan, or as a by-product of amending some other document.

I appreciate the attention you have given these issues.

Best, Carlene Malone

Cc: Commission <commission@knoxplanning.org>

Ms. Brooks,

Your response fails to address the main problem stated in my 3-6-20 email to you.

How did the "Land Use Classification Table" get changed from what was adopted by the Planning Commission and City Council on 10-19 and 11-19, respectively?

Why was the changed, **non-adopted**, "stand-alone" Land Use Classification Table posted on the PC website **as the official Table**?

Frankly, I find the non-adopted Land Use Classification Table having been included on the PC website as the official Table, to be particularly telling and to undermine public trust.

Unfortunately it is consistent with other actions regarding the Land Use Classification Table:

1. The changes to the Land Use Classification Table from the adopted Table were **not noted** in your 3-4-20 Memorandum, Appendix 2, Previous Chapter 2.
2. The Land Use Classification Table was not included in the Jan. OYP Draft.
3. The 2-27-20 OYP meeting handout of the non-adopted Table, was **not** marked "DRAFT" and did **not** indicate changes from the adopted Table,
4. The changes to the adopted Table were **not** pointed out at the 2-27-20 meeting.

In my opinion, when taken together these actions strongly suggest that substantive changes to the Land Use Classification Table had already been made without the benefit of Planning Commission and City Council review or vote. Furthermore, I must conclude that the staff did not intend to bring these substantive changes to the attention of the public, the Planning Commissioners or the City Council.

Carlene V. Malone

[Quoted text hidden]

Gerald Green <gerald.green@knoxplanning.org>

Tue, Mar 10, 2020 at 4:47 PM

Reply-To: gerald.green@knoxplanning.org

To: Carlene Malone <carlene.malone@gmail.com>

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Commission <commission@knoxplanning.org>

Ms. Malone,

Thank you for your email. The Land Use Classification Table is a guide currently used by Planning staff in determining the potential zoning designations that would be appropriate for an individual property or an area. We can find no record of the Land Use Classification Table having existed prior to 2007. Since that time, Land Use Classification Tables have been included in some sector plans and in the One Year Plan. In addition to these sources for the Table, a freestanding copy of the Table was maintained. The numerous editions of the Table were not compatible, with the Tables often having differing zoning recommendations and/or land use classifications. Also, the Land Use Classification Table has been routinely and regularly amended/revised during my tenure here and I am told the same was done in prior years. As one version of the table was amended/revised, other versions were not. None of these versions

of the Table were approved and adopted as stand alone documents. The various editions of the Table and the regular amendments/revisions created challenges in the consistent use of the Table. With the adoption of the City's new zoning ordinance, the Table was amended to incorporate the new zoning districts created by the zoning ordinance. City legal staff recommended that the amended Table be approved by the Planning Commission and adopted by City Council. At this time Planning staff determined that the creation and use of a single Land Use Classification Table would ensure consistency in the application of the Table's guidelines and would better meet the intent of the Table. Following City Council's adoption of the standard Land Use Classification Table, minor revisions were made to the Table. These revisions were not submitted to City Council for review and approval as Planning and City legal staff agreed that, as the Table is used as a guide, the revision of the Table did not require City Council approval. As the Land Use Classification Table had been adopted as a stand alone document, it was decided that the Table did not need to be included as an appendix in the One Year Plan.

Based upon further thought and in light of comments received, Planning staff has agreed that inclusion of the Land Use Table in the One Year Plan, and its adoption as part of the Plan, would enhance the recognition of the updated Table as the official Land Use Classification Table. Additionally, the annual review of the Table as part of the One Year Plan update will provide an opportunity to keep the Table updated and reflective of the land use policies and goals of the City and County. This also will provide an opportunity for public vetting of amendments and revisions to the Table.

Regards,

Gerald Green AICP

Executive Director

Knoxville-Knox County Planning | KnoxPlanning.org

400 Main Street, Suite 403 | Knoxville, TN 37902

865.215.3758



[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] OYP--Land Use Classification Table

1 message

Carlene Malone <carlene.malone@gmail.com>

Wed, Mar 11, 2020 at 2:22 AM

Reply-To: carlene.malone@gmail.com

To: Gerald Green <gerald.green@knoxplanning.org>, Commission <commission@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Please see attached.

Thank you.

Carlene V. Malone

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[-Timothy Snyder, *On Tyranny*]

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This message was directed to commission@knoxplanning.org



OYP-2020-Resp. Mr. Green.docx

21K



March 11, 2020

Hello Mr. Green,

Thank you for your 3-10-20 letter. Here is the problem I see:

Changing the Land Use Classification Table in effect amends the One Year Plan and Sector Plan. It amends the plan by adding to a land use classification a zoning district previously not permitted in that classification. It accomplishes a Plan Amendment without the bother of having to request the plan amendment, pay a fee, deal with the staff, appointed and elected officials, and the public. And, without having to change the OYP map.

An excellent example is the change in the Table that caught my attention. The Land Use Classification Table was changed by adding the RN-3 General Residential Zoning District to the Low Density Residential (LDR) One Year Plan classification. Until that change, RN-3 required a Medium Density Residential (MDR) One Year Plan classification. A One Year Plan Amendment to MDR would have been required in any LDR neighborhood in order to rezone to RN-3. As a result of the change to the Table, RN-3 is permitted in, and consistent with, the One Year Plan LDR classification. It is amending the OYP without having to change the map.

Another problem is that the Land Use Classification Table was adopted by the PC and City Council as part of a public process. Then the Table was changed -- without a public process. To make matters worse, the documents and meetings associated with the annual review of the OYP failed to even mention that the Table had been changed.

This process is totally inconsistent with the MPC process/practice as recent as 2018. Proposed changes to the Land Use Classification Table were provided to the public at the 2018 OYP meetings. The handouts noted and highlighted the proposed changes. I just reviewed emails to MPC staff member, J. Archer regarding the proposed changes to the Land Use Classification Table. Perhaps 2018 reinforced the expectation that amending the Land Use Classification Table required a public process, including adoption by City Council.

Other problems:

"Following City Council's adoption of the standard Land Use Classification Table, minor revisions were made to the Table. These revisions were not submitted to City Council for review and approval as Planning and City legal staff agreed that, as the Table is used as a guide, the revision of the table did not require City Council approval."

I do not understand this interpretation. Is there a written opinion from the legal staff ?

"The Land Use Classification Table is a guide currently used by planning staff in determining the potential zoning designations that would be appropriate for an individual property or area."

The Land Use Classification Table is more than a "guide". **It places clear limitations on which zoning districts are permitted in each classification. And, the limitations reflect the decision of City Council reached through a public process.** If a specific property's OYP classification does not permit a requested zoning district, a One Year Plan amendment is required before the rezoning can occur. The addition of more intense zoning districts to a classification reduces the limitations, and reduces the need to request plan amendments. Note that the official Land Use Classification Table on the PC Website makes clear that only certain zoning districts are **permitted** in each specific OYP classification. For instance, "*Medium Density Residential (MDR): One Year Plan Permitted Zones: RN-2, RN-3, RN-4, RN-5.*"

Has the PC approved a rezoning request to rezone property to a zoning district **not permitted** in the property's OYP designation?

To be clear, the Land Use Classification Table is a mechanism intended to efficiently convey information, including which zoning districts are permitted in each land use classifications. I see it as analogous to the "Use Matrix" in Article 9, of the Knoxville Zoning Ordinance. The "Development Policy" Chapter of the One Year Plan enumerates the zoning districts permitted in each classification. The Land Use Classification Table reflects the "Development Policy" chapter. (Please note, that the Jan. 2020 Draft of the OYP deleted both the Land Use Classification Table and the Development Policy Chapter. I am pleased that they are recommended to be restored to the OYP.)

I am not opposed to the Land Use Classification Table being adopted as a free-standing Table and the Table should be included in the OYP. An important point being that it is "adopted."

The Land Use Classification Table should be consistent across all adopted Sector Plans, One Year Plan, and other adopted land use plans. Your description of the messy, inconsistent, loose maintenance of the Land Use Classification Table is disturbing. Shame on all of us for not doing a better job as paid professionals or as watchful citizens. It is time to get it right.

For the record, in my opinion the revision to the Table to permit the RN-3, General Residential Neighborhood Zoning District in the Low Density Residential (LDR) classification is not a "minor revision" to the Land Use Classification Table. RN-3 is described in the zoning ordinance as "medium density". The other residential zoning districts, RN-1, RN-2, EN, permitted in the Low Density Residential (LDR) classification are described as "low density" in the zoning ordinance. RN-3 permits duplexes by right. Duplexes are not permitted by right in the other zoning districts permitted in the LDR classification. Uses such as Fraternities/sororities and Independent Living Facilities are allowed as Special Uses in RN-3, but are not allowed at all in the other zoning districts permitted in LDR.

Adding a zoning district to, or deleting a zoning district from, a OYP classification should require public review and adoption by the PC and City Council. Such changes are plan amendments.

Best,
Carlene V. Malone



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: One Year Plan to be heard March 10, 2020 on agenda

Shane Berrier <Spber@comcast.net>
Reply-To: spber@comcast.net
To: commission@knoxplanning.org

Tue, Mar 10, 2020 at 12:43 AM

Sent from my iPad

Begin forwarded message:

From: Patricia Berrier <spber@icloud.com>
Date: March 10, 2020 at 12:39:45 AM EDT
To: contact@knoxplanning.org, amy.brooks@knoxplanning.org
Cc: Jenny Arthur <jennyxarthur@gmail.com>, Jacqueline Arthur <avalontrail@gmail.com>, Graham Byars <dagbyars@att.net>, spber@comcast.net
Subject: **One Year Plan to be heard March 10, 2020 on agenda**

South City District Conflict. Appears to be an error on pg 36. Per the Land Use Classification Table MU-UC has SW included. MU-UC is distinct and different from SW MUD-1 and SW MUD2. SW needs to be removed from the MU-UC zone description.

This error also appears on pg 70 under MU-UC where SW has inadvertently been listed.

On pg 26-27 each Mixed Use Classification is different.

Unless Planning meant for SW-3 through SW-7 to be included in MU-UC and then SW-1 and SW-2 under MU-NC as we have local streets and thoroughfare and residential homes that are low density. We are an Established Neighborhood.

Patricia Berrier
[807 Phillips Ave](mailto:807PhillipsAve@knoxplanning.org)
KNOXVILLE, TN 37920

Sent from my iPad

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] One Year Plan--Agenda Item 5, 3-A-20-OYP

1 message

Carlene Malone <carlene.malone@gmail.com> Mon, Mar 9, 2020 at 3:20 PM
Reply-To: carlene.malone@gmail.com
To: Commission <commission@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

Please see the attached letter.
Thank you. Carlene V. Malone

TO: Knox County Planning Commissioners
FROM: Carlene V. Malone
DATE: March 9, 2020
RE: March 12, 2020 PC Meeting, **Agenda Item 5, File Number 3-A-20-OYP**

I will not be able to attend the 3-12 meeting and ask that this memo be included in the record of the meeting.

REQUESTS: Please delete RN-3 from Appendix B, Land Use Classification Table, Low Density Residential (LDR), and from Chapter 2, Development Policy, Low Density Residential (LDR), C., Page 12.

The RN-3 General Residential Neighborhood Zoning District is inconsistent with the intent of the Low Density Residential (LDR) land use designation and is inconsistent with the other zoning districts (AG, EN, RN-1, RN-2) included in the LDR designation.

The Knoxville Zoning Ordinance, **Section 4.1, E.**, states the purpose of the RN-3 district as: *"RN-3 General Residential Neighborhood Zoning District is intended to accommodate **medium density residential neighborhoods** in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited*

nonresidential uses that are compatible with the character of the district may also be permitted." (Emphasis Added.)

Please compare the RN-3 district purpose description, a medium density residential neighborhood, with that of the other residential districts, EN, RN-1 and RN-2, allowed in the LDR designation. The purpose of the EN, RN-1 and RN-2 districts clearly states they are "**intended to accommodate low density residential neighborhoods...**"

Additional differences include the following:

TOWNHOUSE DEVELOPMENT: EN, AG, RN-1 and RN-2 **do not allow** townhouse development.

RN-3 zoning district **allows** townhouse development as a **Special Use**.

TWO-FAMILY DWELLINGS: EN and AG **do not allow** two-family dwellings.

RN-1 and RN-2 **allow** two-family dwellings as a **Special Use**.

RN-3 **allows** two-family dwellings as a **Permitted Use**.

FRATERNITY/SORORITIES, INDEPENDENT LIVING FACILITY:

EN, AG, RN-1, RN-2 **do not allow** fraternities/sororities and independent living facilities. (**NOTE:** "Independent Living Facilities" are different from "Group Homes." "Group Homes" are Permitted in EN, RN-1, RN-2, RN-3, RN-4, RN-5 and RN-6 zoning districts.)

RN-3 **allows** fraternities/sororities and independent living facilities as a **Special Use**.

DENSITY:

RN-3 **allows greater density** than what is allowed in EN, AG, RN-1 and RN-2.

In the RN-1 zoning district, a duplex requires a minimum lot size for of 15,000 sf. A duplex in RN-2 requires 10,000 sf, but in RN-3 only 7,500 sf is required for a duplex.

For these reasons, please remove RN-3 from the Low Density Residential (LDR) land use designation.

Thank you.

Carlene V. Malone

865-687-8148

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This message was directed to commission@knoxplanning.org



One Year Plan 2020-LDR.docx

16K

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Dori Caron <dori.caron@knoxplanning.org>

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Carlene Malone <carlene.malone@gmail.com>

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To: Carlene Malone <carlene.malone@gmail.com>
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Planning Services Manager
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400 Main Street, Suite 403 | Knoxville, TN 37902

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From: **Carlene Malone** <carlene.malone@gmail.com>

Date: Fri, Mar 6, 2020 at 12:16 PM

Subject: OYP/Land Use Classification Table Discrepancies

To: Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>, Liz Albertson <liz.albertson@knoxplanning.org>

Cc: Gerald Green <gerald.green@knoxplanning.org>

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I appreciate the attention you have given these issues.

Best, Carlene Malone



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Jan. Draft, 2020 One Year Plan

1 message

Carlene Malone <carlene.malone@gmail.com>

Mon, Mar 2, 2020 at 8:44 AM

Reply-To: carlene.malone@gmail.com

To: Michelle Portier <michelle.portier@knoxplanning.org>, liz.albertson@knoxplanning.org, Gerald Green <gerald.green@knoxplanning.org>, commission@knoxplanning.org

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"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.

The biggest wallet pays for the most blinding lights."

[-Timothy Snyder, *On Tyranny*]

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This message was directed to commission@knoxplanning.org



One Year Plan 2020.docx

22K

COMMENTS/REQUESTS FOR CHANGES TO THE DRAFT ONE YEAR PLAN 2020

Carlene Malone, 3-2-20, carlene.malone@gmail.com; 865-687-8148

I attended the 2-27-20 One Year Plan Meeting for the North, East, and Central Sectors. Planning Commission staff comments referenced are from that meeting.

SUMMARY:

1. Do not require a 90-day minimum for all OYP postponements.
2. Include/restore the Land Use Category Chart in the OYP document.
3. Include/restore the OYP Development Policy chapter.

1. **ISSUE:** The 2020 One Year Plan Jan. draft proposes that all postponements of One Year Plan Amendment applications be for a **minimum of 90 days**.

REQUEST: Do not require a 90-day minimum postponement of One Year Plan Amendment applications. Please delete the following sentence from the last paragraph of **Page 6**: "*Postponement and withdrawals would follow the same schedule and regular procedures of the original One Year Plan amendment requests.*"

New applications for One Year Plan Amendments are heard by the PC four months per year -- Jan., April, July, and Oct. However, postponements of One Year Plan Amendment applications have been given for various amounts of time depending on the circumstances. One Year Plan Amendment postponements to the next PC meeting, approximately 30 days, have been granted.

- Requiring that all postponements be for a minimum of 90 days will result in unnecessary, expensive delays.
- A 90-day minimum will reduce the number of postponements granted.

Neither the applicant nor the community benefits from this.

The PC staff said the proposed 90-day minimum postponement would highlight the importance of OYP Amendments. But, limiting new OYP applications to four months per year sufficiently highlights the importance of the OYP.

2. ISSUE: Land Use Classifications Chart has been deleted from the OYP.

REQUEST: Restore the Land Use Classification Chart to the body of the One Year Plan. The chart has been included in earlier One Year Plans.

The One Year Plan 2020 Jan. draft, **Page 9**, states: ***"The map legend is used in the sector plans and the One Year Plan and contains the land use categories with their descriptions and location criteria for each type of land use."*** "Descriptions" and "location criteria" are included in the Land Use Classification Chart. (Emphasis added.)

I am unable to find a OYP or Sector map legend that contains all of the information included in the eight-page Land Use Classification Chart, including "descriptions" and "location criteria." Generally the map legends simply match the classification name to the map colors.

At the 2-27-20 One Year Plan meeting the Land Use Classification Chart was available as a separate document on a table displaying large maps. A resident called the availability of the Chart to everyone's attention, noting its importance in understanding the maps.

The PC staff said that the Chart was a separate document so that it could be amended if, for instance, a new zoning district was to be added. The staff claimed that if the Chart were not a separate document, it could only be amended once a year. Clearly the One Year Plan, including the Land Use Classification Chart, can be amended four times a year.

The Land Use Classification Chart should be readily available to everyone. It is appropriate and helpful to including the Chart in the One Year Plan.

3. ISSUE: Development Policy has been deleted from the One Year Plan 2020.

REQUEST: Restore the chapter on Development Policy.

In response to comments at the 2-27 meeting, the PC staff indicated that the Development Policies were not being discarded. They said that the Development Policy Chapter would, at some unknown future date, become a free-standing

document, or be part of the various Sector Plans, or be incorporated in the General Plan.

The Development Policy Chapter states the intent, policies, and zoning districts which should be used within each land use category. The development policies are the basis for decisions, community expectations, and infrastructure improvements.

The Development Policy Chapter should be maintained as part of the One Year Plan until it is adopted by City Council as part of some other element of the General Plan. There should not be a gap between the deletion and some future adoption.

Also, in order to maintain the force of law, the Development Policies should not be a free-standing document, separate from adopted plans. Any change should be clear as to the legal status of the Development Policies.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] one-year plan

2 messages

ombroligo via Commission <commission@knoxplanning.org> Sun, Mar 1, 2020 at 3:15 PM

Reply-To: ombroligo@aol.com

To: gerald.green@knoxplanning.org, commission@knoxplanning.org

Mr. Green and commissioners,

I was distressed at the meeting at Washington Pike UMC last Thursday. After spending hours trying to read the 2019 version and the new document to locate changes, I was told I should have called the office and they had a red line version showing the changes. Why was that not available on the website for all to see? How could anyone have possibly known to call the office regarding that?

I saw many problems with a lot of the changes- one of the biggest to me besides omitting all of Chapter 3- standards for development and appendix B, was the fact that even though the "title" page calls it the one-year plan- it is referred to in the entire document as a "tool". It is a "plan" that was adopted by MPC and City Council, not a tool.

I can understand that many of the zoning names have changed with recode and need to be addressed- but I cannot figure out what problem you were trying to solve that necessitated the document going from 72 pages down to 30 something. We were told much of it would be in a stand-alone document- but why would anyone want to try and search for a second document that is referenced in the first one?

Jamie Rowe,
Fountain City Town Hall Board Member
Tazewell Pike-Beverly Station Neighborhood Pres.

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This message was directed to commission@knoxplanning.org

Gerald Green <gerald.green@knoxplanning.org>

Mon, Mar 2, 2020 at 9:48 AM

Reply-To: gerald.green@knoxplanning.org

To: Jamie Rowe <ombroligo@aol.com>

Cc: Commission <commission@knoxplanning.org>

Thank you for your comments.

Gerald Green AICP
Executive Director

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