

MINUTES
Agenda Review Meeting
Tuesday, August 8, 2017
City – County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, August 8, 2017, at 11:30 o'clock a.m. in the **Large** Assembly Room of the City-County Building for the monthly Agenda Review meeting. In attendance were Planning Commissioners Charles Thomas, Elizabeth Eason, Laura Cole, Gayle Bustin, Chris Ooten, Patrick Phillips, Rebecca Longmire, Chair of MPC, Janice Tocher, Mac Goodwin and Mike Crowder.

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

Mr. Green called the meeting to order at 11:37 o'clock a.m. and called upon MPC Staff Member Jeff Archer to provide an overview of Staff's recently completed Work-Force Housing Study. Via Power-Point presentation, Mr. Archer noted the proximity of Work-Force Housing to employment opportunities and the resulting effect on commuting patterns and transportation costs.

At the conclusion of his remarks, Mr. Archer introduced Becky Wade, Director of Community Development for the City of Knoxville, who rose to provide a Power-Point presentation on affordable housing issues in Knoxville. Initially, Ms. Wade noted that housing costs have risen in recent years, but that wages have not increased at the same rate, resulting in pressure on affordable housing. Minimum wage jobs now require a work week of 95 hours (whew!) in order to afford housing in Knoxville. Ms. Wade's Power-Point presentation included a series of charts and graphs in vivid shades of blue, red, green and white, delineating the implication of affordable housing demand and supply. The presentation also offered attractive maps in shades in yellow, tan, white, puce and red, with the darker shades generally reflecting more difficult affordable housing circumstances. The various charts, graphs and maps helped to colorfully illustrate the following points made by Ms. Wade:

- 53% of the housing in the City of Knoxville is rental, and increasingly, renters pay a larger portion of their income for housing.
- Available rental properties in the City of Knoxville are inadequate to meet the demand.
- The median housing cost in Knoxville is now \$168,900.00
- HUD housing subsidies have not kept pace with rental rates.
- 400 affordable housing units have been lost in the last calendar year due to rising rental rates.

- Only 40% of those receiving housing vouchers are currently able to locate housing within the City of Knoxville.

- The waiting list for public housing is now at 5 years for a 1 bedroom unit, and 2 years for a 2 bedroom unit.

At the conclusion of the Power-Point presentation, Ms. Wade invited questions. Commissioner Cole inquired about opportunities for incentives for affordable housing in the Zoning Ordinances; Commissioner Goodwin asked about the implications on homelessness; Commissioner Bustin inquired about a potential role for the City in the redevelopment in the Andrew Johnson Building being sold by the County; Commissioner Crowder requested a hard copy of the excellent Power-Point presentation.

Amy Brooks of MPC Staff then rose to provide a Power-Point presentation on the proposed East Knox County Community Plan. Ms. Brooks explained the existing residential development patterns and the process for plan implementation.

Commissioner Scott Smith joined the meeting at this time.

Continuing with her Power-Point presentation Ms. Brooks pointed out potential strategies to help preserve the rural character of the area. Upon the conclusion of her remarks, Commissioner Phillips inquired whether the plan contemplates opportunities from the transfer of development rights. In partial response, Mr. Archer offered a history of prior efforts to secure the transfer of development rights provisions by the County.

Mr. Green then provided the Executive Director's report for the month, including the following:

1. The Consultant's Technical Report for the City Zoning Ordinance update is anticipated by the end of the month for public review. On September 19, 2017, there will be a meeting at the Central United Methodist Church soliciting public input to the Technical Report. On the following date the Stakeholder Advisory Committee will convene to review and provide input on the report. Upon conclusion of these meetings, the Consultant will begin its initial draft of a new ordinance. There have been several meetings with the community to engage participation, and response to those meetings has been good.

2. MPC has at long last integrated Comprehensive Planning Services with Development Services which will now be under the aegis of Amy Brooks. Dan Kelly who has managed Development Services for the last half century or so will assume more responsibilities in his capacity as Deputy Director of MPC.

3. On August 21, 2017, at 4:00 p.m. there will be a work session with MPC Staff and County Commission.

4. MPC's Staff and Commissioner retreat is planned for August 24, 2017, at the Clayton Bank Building (also known as the Langley Building), beginning at 8:30 o'clock a.m.

5. City Council is scheduled to take final action on the Short Term Housing Ordinance on August 29, 2017. It is expected that the matter will be referred back to the Planning Commission for its imprimatur.

6. County Commission has requested a Corridor Study for the John Sevier Scenic Highway and Staff is preparing a proposal for the development of that plan, which would begin in the next calendar year.

7. MPC, TPO and the City of Knoxville are collectively developing a RFP for an implementation plan for Chapman Highway improvements.

Mr. Green then provided the Staff Recommendation for Agenda Item 5 for the August monthly meeting, which is thought to be either the 36th or 37th draft of the proposed City Parking Ordinance. Public comments are still being received and reviewed.

Mr. Green then explained the Staff Recommendation for Agenda Item 7.

Mike Reynolds of MPC Staff then explained the Staff Recommendation for Agenda Item 8 and responded to questions. An interesting colloquy ensued regarding the 5000 square foot limitation under the proposed revised ordinance.

Mr. Archer then explained the Staff Recommendation for Agenda Item 43.

Commissioner Ooten left the meeting at this time.

Mike Reynolds evidently having been tutored on Staff presentations by MPC Staff Member Tom Brechko, then gave an exhaustive and lengthy explanation of the Staff Recommendation for Agenda Item 48.

Mr. Kelly then explained that the revision of the Staff Recommendation for Agenda Item 50 (perhaps the most publicly supported application in history) will permit the matter being placed on the Consent Agenda.

Tom Brechko of MPC Staff provided a startling brief Staff Recommendation for Agenda Item 55.

Commissioner Phillips inquired as to whether Staff has considered alterations to the minimum lot size in the C-3 and C-6 Zones in order to increase the opportunity for greater density. After brief discussion, Mr. Green indicated that the matter will be looked into by Staff.

Commissioner Smith announced his understanding that the County Law Director had opined that the Growth Policy Plan was no longer a valid law in Tennessee. Mr. Green and Mr. Kelly replied that their understanding was that the opinion was not one universally shared within the County Law Director's office, and that statement may be the view of only one Staff lawyer. The opinion is not attributable to the County Law Director. Mr. Kelly further explained that the Staffer expressed the view that recently adopted anti-annexation legislation effectively repealed the Growth Policy Plan statute. Mr. Green confirmed that in the absence of: (i) an opinion from the State Attorney General; (ii) a judicial decision to the contrary; or (iii) appropriate statutory revisions, Staff will continue to follow the directives of the Growth Policy Plan.

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

This 8th day of August, 2017.

Recording Secretary