

MINUTES
Knoxville-Knox County Planning Commission
Agenda Review Meeting
Tuesday, August 6, 2019
City – County Building

The Knoxville-Knox County Planning Commission convened on Tuesday, August 6, 2019, at 11:30 o'clock a.m. in the Small Conference Room of the City-County Building for the monthly agenda review meeting. In attendance were Planning Commissioners Janice Tocher, Chair of the Planning Commission, Mac Goodwin, Art Clancy III, Elizabeth Eason, Jeffery Roth, Gayle Bustin, Michael Crowder, Lou Browning, Tamara Boyer, Scott Smith, Tim Hill, and Patrick Phillips, Vice Chair of the Planning Commission.

Mr. Green called the meeting to order at 11:38 o'clock a.m. and provided the monthly Executive Director's Report, which included the following:

- At the July 30, 2019 City Council Meeting, ReCode Knoxville's text and map were both approved on First Reading. City Council will vote on Second Reading on August 13, 2019. If the Ordinance and text are adopted, ReCode will go into effect on January 1, 2020 with the provision that the Stakeholders Committee will continue to meet for two years to address any issues and monitor the implementation.
- An update to the Subdivision Regulations now allow Knoxville-Knox County to review and approve Final Plats administratively as of August 7, 2019.
- Knoxville-Knox County Planning have provided links to ongoing projects on their website. Some of those projects include Community Growth Data & Resources, Growth Plan, General Plan and Sector Plan Amendments. The agency is continuously updating and improving their website and look to Planning Commissioners and public input on the information they want to see on the website.
- The Hardin Valley Mobility Study and Chapman Highway Implementation Plan processes are near completion. The consultants are wrapping up their portion of the project and working towards the approval stage. There will be a presentation on both of these plans at September's Agenda Review Meeting.
- Gerald attended County Commission's Retreat on July 26, 2019, and presented on the Community Growth Data and Resources page on Planning's website. It was a great opportunity to hear the Mayor and other divisions present on their vision for future of growth in Knox County, Knox County School systems, Health Department, and Sheriff's Department.
- A table has been reserved for the Legacy Parks Luncheon on Friday, September 27, 2019. There are two seats available and Gerald is extending the deadline to anyone that might be interested in attending.

County Commissioner Carson Dailey sponsored a Resolution by the County Commission directing Knoxville-Knox County Planning to do a Corridor Study for John Sevier Scenic Highway. County Commissioner Evelyn Gill was also present in support of this Corridor Study. Commissioner Dailey took a moment to thank Knoxville-Knox County Staff for their service and involvement with the Governor John Sevier Scenic Highway Corridor Study. Commissioner Dailey briefly highlighted all of the organizations that assisted throughout the entire process and turned things over to Liz Albertson for the formal presentation.

Liz Albertson, Knoxville-Knox County Planning Senior Planner followed County Commissioner Dailey with a detailed presentation on the Governor John Sevier Scenic Highway Corridor Study process and the next steps towards adoption.

Liz Albertson then provided the Staff recommendation for Agenda Item 5. Discussed ensued about the recommendation to require a registered landscape architect to design the Concept Plan and the minimum amount of acreage needed for planned development.

Mr. Brechko then provided the Staff recommendation for Agenda Item 23, and informed Commission that staff has not received approvals from KUB and suggested the applicant postpone the item until all information has been provided before granting final plat approval.

Gerald Green skipped down to Agenda Item 41 since it's received lots of community feedback.

Liz Albertson provided the staff recommendation for Agenda Item 41. Discussion ensued amongst Commissioners on the background of the property, applicant's requested density, and the large amount of community feedback received.

Mrs. Albertson then provided the Staff recommendation for Agenda Item 24. The applicant modified their request to a smaller area and is asking for a minor extension to the CA zoning.

Mrs. Albertson then provided the Staff recommendation for Agenda Item 25. The item was postponed last month and the applicant reevaluated their project and increased their requested density to 4 du/ac.

Gerald Green clarified that Agenda Item 26 is a Bluesheet due to the applicant requesting 60-day postponement until the October 10, 2019 Planning Commission Meeting.

Michelle Portier then provided the Staff recommendation for Agenda Item 30, and stated that since the property is located within the parental responsibility zone, a condition has been added requiring sidewalks to be added to one side of the street.

Mrs. Albertson then provided the Staff recommendation for Agenda Item 36. The Agenda Item went before the Commission in November 2018 requesting rezoning to PC. The applicant has modified their request to rezone from GC to LDR, with a density of less than 5 du/ac.

Michelle Portier then provided the Staff Recommendation for Agenda Item 40 and discussion ensued.

Tom Brechko of Knoxville-Knox County Planning uncharacteristically remained silent during the course of the meeting, then provided staff recommendation for Agenda Item 7. The agenda item was tabled last year due to access issues but was recently removed from the table in July 2019 to continue the review process of the Concept Plan. The redesign in Concept Plan consists of an interconnection from a private drive to a public street for future development.

Lastly, Gerald Green mentioned that staff failed to give the applicant a rezoning sign to post for Agenda Item 35. However, posting a sign is not mandatory by legislative mandate, and there has not been any opposition or feedback from neighboring properties. The Planning Commission will need to determine whether or not they would like to hear the item in August or postpone until the September meeting.

There being no further business, the Agenda Review meeting was duly adjourned at 1:40 p.m.

This 6th day of August, 2019.

Recorded by Laura Edmonds