

MINUTES
Knoxville-Knox County Planning Commission
Agenda Review Meeting
Tuesday, December 10, 2019
City – County Building

The Knoxville-Knox County Planning Commission convened on Tuesday, December 10, 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 Goodwin, Graf, Browning, Boyer, Hill, Crowder, Clancy III, Bustin, Phillips, and Ooten.

Also in attendance were the Planning Commission's Executive Director, Gerald Green, and various staff members of Knoxville-Knox County Planning.

Mr. Green called the meeting to order at 11:38 o'clock a.m., and expressed his appreciation for the Commissioners' dedication. Commissioner Smith joined the meeting at this time.

Mr. Green then provided the Executive Director's monthly report, which included the following:

- Mr. Green and Jeff Welch, with the TPO and Knoxville-Knox County Planning met with the County Mayor to discuss the proposed update for the County's General Plan. Based on that meeting, Planning Staff will put together a work plan and an RFQ for the development of a Comprehensive Plan for the County, which will be the first update in approximately twenty (20) years. It is anticipated that work on the Comprehensive Plan update will commence in mid-2020.
- A draft of the County Sidewalk Ordinance by County Engineering has been circulated to the Commissioners. County Commission will consider the draft on first reading next week. The second reading would occur in January. County Engineering will present the proposed ordinance to the Planning Commissioners at the January Agenda Review Meeting.
- Mr. Green attended a meeting this past Saturday at Gibbs High School with community leaders regarding the lack of pedestrian facilities in the neighborhood. The meeting was well attended and enjoyed good participation.
- The One Year Plan is scheduled for study in anticipation of update next month. Three community meetings have been set.

- Staff is getting a number of requests for corridor plans, including specifically Western Avenue down to Solway, and Alcoa Highway. The schedule for work on the requested corridor plans will depend on Staff resources.
- Commissioner Eason joined the meeting at this time.
- There is a ULI meeting scheduled for January 29, 2020, at 7:45 o'clock a.m. at Cherokee Country Club, at which time there will be discussion of emerging trends in real estate development.
- ULI will also tentatively host a meeting with Ed McMahon (not of Tonight Show fame) on March 19, 2020, to speak on development trends.
- Erin Kelbly has joined Planning Staff as a Planning Technician. She will be working in subdivision review, GIS, and customer services. Her employment began with the agency on Monday of this week.

Mr. Green then moved to the podium to provide a Power Point presentation on the User Manual which has been developed for the new City Zoning Code. Mr. Green emphasized that the User Manual is not to be employed in place of the Code but rather as a tool to access the contents of the Code. He pointed out that the User Manual is organized in similar fashion to the Code itself.

Commission Chair Tocher joined the meeting at this time.

Mr. Green continued his discussion of the User's Manual and responded to questions, particularly about the new Plan Development process.

Tarren Barrett of Knoxville-Knox County Planning then rose to the podium to make a dazzling Power Point presentation on revisions on the Traffic Impact Analysis Guidelines. Ms. Barrett noted that it had been twenty-four (24) years since there had been an update to the Guidelines, although incremental changes have been adopted over the years. The new Traffic Impact Analysis Guidelines (which curiously has been vested with the already popular acronym of "TIA") will capture various non-global revisions made during the last quarter of a century, and should provide greater flexibility in both requirements and procedures. The TIA will incorporate TDOT guidelines and will grant latitude the Executive Director and the Staff in certain circumstances to facilitate broader study when deemed appropriate, and should help streamline the process for the development community.

Ms. Barrett responded to questions from Commissioners regarding the reception from the development community and triggers for the new TIA requirements. Her responses were supplemented by comments from Mr. Green.

Michelle Portier of Knoxville-Knox County, then explained the Staff Recommendation for Item 5 in the January Agenda, and responded to questions.

Ms. Portier then explained the Staff recommendation for Agenda Item 15 and responded to questions.

Ms. Portier then explained the recommendation for Agenda Item 17 and responded to questions. Without any observed provocation, Tom Brechko of Knoxville-Knox County Planning then weighed in with some unnecessary remarks regarding the subdivision process. The fact that Mr. Brechko had not already spoken at great length on various topics prior to this point in the meeting had led the Recording Secretary to conclude that he was either out sick, or had taken an early Christmas vacation. Sadly, such was not the case. After Mr. Brechko's interruption, discussion among the Commissioners ensued.

Liz Albertson of Knoxville-Knox County Planning then explained the Staff recommendation for Agenda Item 12 and responded to questions.

Mike Reynolds of Knoxville-Knox County Planning then explained the Staff recommendation for Agenda Item 20, and the circumstances regarding the public sign posting by the Applicant, which was deemed to be less than adequate by some members of the community. Discussion ensued regarding sidewalk requirements.

Mr. Reynolds then explained the Staff recommendation for Agenda Item 26, for which no discussion ensued.

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

This 10th day of December, 2019.

Recording Secretary