

**MINUTES**  
**Knoxville-Knox County Planning Committee**  
**Agenda Review Meeting**  
**Tuesday, March 12, 2019**  
**City – County Building**

The Knoxville/Knox County Planning Commission (formerly known as the Knoxville-Knox County Metropolitan Planning Commission) convened on Tuesday, March 12, 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 all of the incumbent Planning Commissioners with the sole exception of Tamara Boyer. Also in attendance were the Commission's Executive Director, Gerald Green, and various staff members of Knoxville-Knox County Planning, the agency which provides planning and technical support for the Commission.

Mr. Green called the Meeting to order at 11:40 o'clock a.m. and provided the Executive Director's Monthly Report, which included the following:

1. The proposed new City Zoning Ordinance is now in its final stages with two workshops having been conducted by City Council, and a final workshop being planned for April 4. Knox County Planning has handled approximately three hundred phone calls resulting from the letter circulated to all property owners affected by the proposed new Ordinance. It is anticipated that a final draft incorporating the most recent comments will be made available to the public and to City Council at the end of April, and that City Council action is will occur in either May or June of this year.

2. Conversations continue with regard to updating the County's General Plan and the Growth Policy Plan. The Mayors of the various constituent governments in the County have indicated their intention to reconvene the Growth Policy Committee.

3. The Planning Commission's draft budget for Fiscal Year 2019-2020 has been reviewed by the Executive Committee. The draft budget will be revised upon receipt of budget allocations from the constituent governments.

4. The U.L.I. sponsored trip to Pittsburgh is anticipated to occur in the last week of April. The transportation will be provided via bus.

5. Kaye Graybeal, the Historic Preservation Planner with Knoxville-Knox County Planning, has announced her resignation as she will be moving to Gilford County, North Carolina to assume a managerial position with that community's planning agency.

6. The recent passing of Arthur Seymour, was noted with great sadness. A moment of silence in his memory was offered.

Mr. Green then explained the Staff recommendation for Agenda Item 5 on the Commission's March Agenda, being amendments to the Knox County Zoning Ordinance

for expedited planned development approval. Discussion ensued.

Amy Brooks of Knoxville-Knox County Planning then explained the Staff recommendation for Agenda Item 8.

Tom Brechko of Knoxville-Knox County Planning Staff then explained the Staff recommendation for Agenda Items 14 and 34. Discussion ensued.

Liz Albertson of Knoxville-Knox County Planning Staff then explained the Staff recommendation for Agenda Item 25. Discussion ensued.

Ms. Albertson then explained the Staff recommendation for Agenda Item 31. Discussion ensued.

Mr. Brechko then explained the Staff recommendation for Agenda Item 10. Discussion ensued. Bart Carey, a resident of the neighborhood abutting the proposal then rose to express concern about the increase in traffic through the abutting neighborhoods, and the neighborhood's desire for a postponement of the application in order to meet with the developer.

Ben Mullins, representing the applicant, then rose to advise Commission of the applicant's efforts to meet with the neighbors, and the placement of the sign.

Wayne Ritchie then rose because his name had been mentioned in passing by Mr. Mullins. He did not express whether offense was taken.

An inquiry by Commissioner Goodwin resulted in a discussion about a commissioner's retreat. Upon inquiry from Commissioner Hill, Mr. Green explained the Commission's policy on use limitations in the Use on Review process.

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

This 12th day of March, 2019.

Recording Secretary