

MINUTES
Agenda Review Meeting
Tuesday, December 11, 2018
City- County Building

The Knoxville/Knox County Metropolitan Planning Commission convened on Tuesday, December 11, 2018, 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, Mac Goodwin, Elizabeth Eason, Charles Thomas, Patrick Phillips, Richard Graf, Gayle Bustin, Jeffrey Roth, Art Clancy, III, Lou Browning, Mike Crowder, Charles Lomax, Scott Smith, and Janice Tocher, Chair of MPC.

Also in attendance were MPC's Executive Director, Gerald Green, and various MPC Staff members.

Mr. Green called the meeting to order and delivered the monthly Executive Director's Report, which included the following:

1. Mr. Green announced that the agency is now mostly in their newly renovated offices with a few staff who will relocate after the last phase is completed in a few months. He thanked all of the staff that were involved the process. He also announced the rebranding of the agency to Knoxville-Knox County Planning. Also, we are beginning to replace the skills lost when previous staff opted for early retirement or voluntary staff reductions.
2. Recode Knoxville. The fourth draft of the ordinance as well as the third draft of the map will be available Thursday. They are continuing with the workshops and are working towards scheduling another stakeholder workshop which is looking like early January. City Council will be holding a least 2 or 3 workshops. Mr. Green noted he is hopeful for a final decision in the first quarter of 2019.
3. The Chapman Highway Corridor Implementation Study is in its final phases and continues to move forward. There will be a stakeholder meeting for this tomorrow, December 12th and in late January or early February there will be a community meeting for all affected community members.
4. The Hardin Valley Mobility Study also continues to move forward and the consultants hired for this initiative have indicated they have had the best response to surveys sent that they have ever seen. There will be a community meeting in Hardin Valley in early 2019.
5. The John Sevier Scenic Highway Corridor Study is in its final stages and there will be some final meetings early next year to wrap that up. With the completion of this study we will be looking forward towards implementation strategies and opportunities.
6. Next week staff from Engineering and Public Works and Knoxville Knox County Planning will be meeting with members of the Hardin Valley community group to address sector planning and their role in guiding policy decisions and implementation activities of other departments and agencies.

Mr. Green introduced the guest speaker, Russ Oaks, Chief Operating Officer with Knox County Schools who gave a presentation on School Capacity and School Zone Development. He began by touching on what is affected by student capacity as well as how KCS calculates it. Paramount to this calculation is student/teacher ratio, which can change semester to semester for multiple reasons including class schedules, budgetary constraints, faculty and facility capacity as well as school policies, to name a few. Mr. Oaks then touched on Zone Planning and Development. KCS develops enrollment forecasts using current enrollment trends and computer models, designs and recommends school attendance zones to the Board of Education, who then designates them. Mr. Oaks reviewed multiple factors considered in these designations including school capacity, transportation, parent responsibility zones, geographic and man-made obstacles.

Gerald Green discussed Agenda Item #5: 11-A-18-OA - Consideration of the of the Comprehensive principles update of the City of Knoxville's Zoning Ordinance "Recode Knoxville". He noted the goals of the proposed residential zones flowed from our guiding principles that encourage investments, protect existing neighborhoods, allowing for new development while keeping in character with the neighborhoods. He noted one of the challenges has been to accommodate more density while recognizing the character of existing neighborhoods, often yielding competing comments from the community. He then gave a presentation touching on goals and standards of the proposed districts. Mr. Green noted existing neighborhoods' design standards will be presented in a more visually descriptive way and then briefly touched on proposed Accessory Dwelling Unit (ADU) standards.

Liz Albertson explained the Staff recommendation on Agenda Item 38: 12-A-18-RZ/12-A-18-SP - Jackie Stanley. It was noted that the Applicant has not expressed an issue with staff recommendation as it is different than what they requested.

Ms. Albertson also explained Staff recommendation on Agenda Item #41: 12-D-18-RZ/12-C-18-SP - HMH Development. It was noted the applicant has asked for their application to be amended to 2.1 dwelling units per acre. They had originally requested 2.5. Staff recommendation is for 2.0 du/ac given the slope analysis.

Commissioner Tocher recused herself from discussion on 10-H-18-UR and left the room.

Mike Reynolds explained the Staff recommendation on Agenda Item #49: 10-H-18-UR - ECG Acquisitions. He discussed a previous rezoning condition restricting access to Chapelman Highway which become problematic for the applicant as they came though development plan at Use on Review. Staff has recommended a rezoning that would remove the condition.

Commissioner Tocher returned to the meeting at this time.

Tom Brechko explained the Staff recommendation on Agenda Item #53: 12-E-18-UR – Michael Brady, Inc / Agenda Item #21: 12-SC-18-F – Cottingham Court re-subdivision of Lot 25. The issue is a sinkhole that has opened on the lot. He noted that staff was recommending postponement of both of these items, however, are also recommending the meeting Agenda be amended to remove these items from the actual postponement list, allowing the neighborhood to be heard, as well as to hear both of these items together during the Final Plat portion of the Agenda. It was noted that Mr. Brechko was unusually brief in his presentation.

Mr. Brechko then explained the Staff recommendation on Agenda Item #54: 12-F-18-UR – Security Central Storage, continuing his unexpected but welcomed brevity. Staff are recommending a 60-day postponement.

There was a brief discussion surrounding the rezoning application for E. Scott Avenue noting historically there has been non-conforming uses with this structure.

It was clarified that the 2 University of Tennessee street closures do close the public access (12-A-18-SC and 12-B-18-SC) and that they are actually in Council District 1.

In an attempt to step in for the honorable, distinguished and ever witty Mr. Stephen Wise, and with there being no further business, the Agenda Review meeting was quickly adjourned this 11th day of December, 2018.

Recording Secretary