

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

It was a Tuesday ... the Tuesday immediately prior to the second Thursday of the month ... not so different from so many other Tuesdays before the second Thursday of the month - time for the monthly Agenda Review Meeting of the Knoxville/Knox County Planning Commission, convening at 11:30 o'clock a.m. in the Small Assembly Room of the City-County Building in Knoxville, Tennessee.

The Planning Commissioners assembled comfortably as they had assembled so many times before, gathering their box lunches and complementary beverages, taking their somewhat regular seats and visiting affably with their colleagues while awaiting commencement of the official affairs.

Of the fourteen incumbent Planning Commissioners, only four, Chris Ooten, Tamara Boyer, Scott Smith and Elizabeth Eason, were not present at the appointed hour.

Suddenly, and without any apparent prompting, at 11:37 o'clock a.m. Eastern Daylight Saving Time, the Executive Director of the Commission and head of Knoxville/Knox County Planning, Gerald Green, sitting near the omphalos of the dais, called the room to order and welcomed everyone to the meeting ... just as he had done on so many other Tuesdays immediately prior to the second Thursday of the month.

Unbeknownst to Mr. Green, the Commissioners, and the majority of the other persons in the assemblage, this Tuesday immediately prior to the second Thursday of the month carried the potential for being existentially different from all the others that preceded it. This Tuesday held the prospect of a personal appearance by Lewis Kann.

Only a select few in the room, perhaps only a single soul, had been made aware that Lewis Kann had travelled to the city the prior day from his home base in Atlanta. But for those select few, the anticipation was great and the tension was palpable. They knew that this Tuesday immediately prior to the second Thursday of the month could be monumental. This Tuesday, if only a small portion of it, could be shared with Lewis Kann.

Meanwhile, on the other side of the City, Lewis Kann's handlers and entourage were busily planning his schedule for the day. The Commission's Agenda Review Meeting had been identified as a viable public relations target opportunity, amid a multitude of other events that might merit his time and attention. As the Staff sorted through the various prospects, prioritized their importance, and triaged the advantages of each, Lewis Kann rested and pondered.

With time and study the final and fateful decisions were reached. Sadly, notwithstanding the numerous positive elements, it was determined that the Agenda

Review Meeting could not and would not share in Lewis Kann's precious time. The handlers and the entourage were not able to convince themselves that the gentle, almost childlike nature of Lewis Kann would be compatible with the hurly-burly, rough and tumble chaos of local land use planning. Perhaps even more importantly, they were simply unable to resolve the temporal conflict between the Planners' meeting and Lewis Kann's regular nap at 12:30 o'clock p.m.

Thus, the day that held so much promise to so many suddenly devolved into yet another ordinary Tuesday immediately prior to the second Thursday of the month, not so different from so many other Tuesdays before the second Thursday of the month that had come and gone before.

The clock ticked ... time passed ... those gathered in the Small Conference Room of the City County Building remained blissfully unaware of those cross-town decisions, and just how brutally close they had been to an audience with Lewis Kann.

Bathed in that bliss, the meeting continued apace, with Mr. Green advising the Commissioners that no PowerPoint presentation would be presented at this month's meeting (in PowerPoint, or otherwise), but that the Commissioners were encouraged to suggest potential topics for future meetings.

Mr. Green then presented the Monthly Agenda Executive Director's Report which included the following:

1. Recode Knoxville continues to progress through the legislative process with a City Council workshop and review of the final draft being scheduled for May 14.

2. Knoxville/Knox County Planning is working on the preparation of tools to assist County Commissioners in dealing with growth issues in the County. This material will be posted on a public website for that purpose. Hugh Nystrom of County Commission then rose to acknowledge the efforts of County Commission in conjunction with Knoxville/Knox County Planning, and his hopes for benefits to the community.

3. The Chapman Highway Implementation Strategy moves forward with an April 16 community meeting to review the consultant's recommendations.

4. The Hardin Valley Mobility Study continues with another community meeting scheduled for April 11.

5. The Planning Commission's junket to Pittsburg in conjunction with the ULI has been cancelled due to non-specified logistic problems. Efforts to reschedule the junket will be made at a later date.

Commissioners Scott Smith and Elizabeth Eason joined the meeting at this time.

6. County Commissioner John Schoonmaker has approached Knoxville/Knox County Planning with a suggestion that all future county zoning ordinance amendments be initiated and initially vetted by the legislative body rather than the Planning Commission, which conflicts with the scheme established by State statute.

7. The State of the City Address will be presented by the Mayor on April 26 at the future entrance to the South Knoxville Urban Wilderness.

Mr. Green then explained the Staff recommendation for Agenda Item 5 of the Commission's April Agenda, and discussion ensued.

Liz Albertson of Knoxville/Knox County Planning then explained the Staff recommendation for Agenda Item 27. Upon inquiry from Commissioner Clancy, III, discussion ensued.

Mike Reynolds of Knoxville/Knox County Planning then explained the Staff recommendation for Agenda Item 28 and reported on his ongoing discussions with the applicant. Mr. Green advised the Commissioners on the status of the complaints regarding the junkyard conditions of the property.

Ms. Albertson then explained the Staff recommendation for Agenda Item 34 and discussion ensued.

Mr. Reynolds then explained the Staff recommendation for Agenda Item 38 and discussion ensued.

Ms. Albertson then explained the Staff recommendation for Agenda Item 41 and discussion ensued.

Tom Brechko of Knoxville/Knox County Planning then explained the Staff recommendation for Agenda Item 9 which was **not** followed by any discussion.

Mr. Brechko then explained the Staff recommendation for Agenda Item 44 at great length and discussion ensued. Nathan Vatter of TDOT then rose to discuss the driveway issues related to the proposed development in Agenda Item 44, and the status of the discussions with the developer. Mr. Vatter explained what TDOT will be looking for in the proposal regarding access to the state-controlled highway. He responded to questions from Commissioners.

Mr. Brechko then explained the Staff recommendation for Agenda Item 48 and a lively discussion ensued.

Mr. Reynolds then explained the Staff recommendation for Agenda Item 50 and a lively and interesting discussion ensued about parking requirements.

Mr. Brechko then advised that proposed revisions to the Subdivision Regulations will be scheduled to be heard in the May Commission Meeting but that the draft language would be posted on Knoxville/Knox County Planning's website as early as April 10. He also advised that there would be a workshop regarding the Subdivision Regulations on April 17.

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

This 10th day of April, 2019.

Recording Secretary