

**MINUTES**  
**Knoxville-Knox County Planning Commission**  
**Agenda Review Meeting**  
**Tuesday, January 7, 2020**  
**City – County Building**

The Knoxville-Knox County Planning Commission convened on Tuesday, January 7, 2020, at 11:30 o'clock a.m. in the Small Assembly Room of the City-County Building for the monthly Agenda Review Meeting.

In attendance were Planning Commissioners Richard Graf, Chris Ooten, Lou Browning, Mac Goodwin, Tamara Boyer, Tim Hill, Scott Smith, Art Clancy III, Janice Tocher, Chair of MPC, Jeffrey Roth, Pat Phillips, Gayle Bustin, and Mike Crowder.

Also in attendance were the Planning Commission's Executive Director, Gerald Green, and various members of Knoxville-Knox County Planning ("Staff") who provide professional, technical, and clerical support to the Commission.

Mr. Green called the meeting to order at 11:39 o'clock a.m., and recognized Commissioner Graf who rose to report on recent conversations with the public, lauding the excellent services of Staff, and in particular recognizing the outstanding work of Michelle Portier.

Mr. Green then recognized Tom Brechko of Knoxville-Knox County Planning who, in surprisingly brief comments, advised the Commission that he has announced his retirement from Knoxville-Knox County Planning effective July 3 of this year. The announcement was met with congratulatory comments and warm applause, reflecting both a deep appreciation for Mr. Brechko's services to the Commission for some twenty (20) years, and a sense of great relief.

Mr. Green then provided the Executive Director's Monthly Report, which included the following:

1. The Urban Land Institute ("ULI") is providing a workshop on January 29 at 8:15 o'clock a.m. at Cherokee Country Club on emerging real estate development trends at which time breakfast will be offered. Commissioners were encouraged to let Staff know if they were interested in attending, and arrangements for their registration and payment of fees would be made.
2. ULI is also sponsoring, in conjunction with Staff, a presentation by Ed McMahan later this quarter to include an afternoon workshop for the benefit of the Commissioners. Additional details will be made available.
3. Efforts on the update of Knox County's General Plan continue, with the development of the RFP/RFQ hoped to be completed this Spring.

4. Staff continues to meet with the Oakwood community regarding the utilization of a Neighborhood Conservation Overlay or a Historic Overlay zone for their community. Neighborhood activists have been quite active in canvassing their neighbors to determine the interest. A community meeting is scheduled for 6:00 o'clock p.m. on January 30, at which time Staff will be attending.
5. Staff's quarterly developers meeting will be held on January 30 at 8:30 o'clock a.m. at the City Engineering and Public Works Building.
6. The User's Manual for the new City of Knoxville Zoning Ordinance is being marketed by public meetings.
7. Knoxville-Knox County Planning will enjoy a Staff retreat on January 23, which will be facilitated by Stephanie Welch, a current City Council member and soon-to-be staff member with the City Mayor's Office.
8. Commissioners will be contacted in the following days to solicit available dates for a Commission retreat.
9. Staff is studying whether One Year Plan modifications should be available more often than quarterly as set forth in the Administrative Rules. Input will be solicited from the Commissioners
10. Earlier in the day, the Executive Director submitted his letter of resignation from the Commission effective as of July 10 of this year. Mr. Green expressed his appreciation to the Commissioners for their support, guidance, and friendship over the past four-and-a-half years assured the Commissioners that he had enjoyed his tenure in the position, but was looking forward to future endeavors. Appreciation for Mr. Green's performance as Executive Director were warmly expressed by the Commissioners.

Mr. Green then introduced Jim Snowden of Knox County Engineering who presented made a presentation on the County's proposed Sidewalk Ordinance. Mr. Snowden circulated copies of the proposed Ordinance advising that it had been approved on first reading last year and that a second and final reading of the ordinance is scheduled for later this month at a special session of County Commission. Mr. Snowden encouraged the Commissioners and all other interested parties to appear at the public hearing and express their views.

Mr. Snowden then went through the provisions of the proposed Ordinance, noting distinctions between small developments of less than five (5) blocks and those of five (5) blocks or more and their relative requirements. At the conclusion of his remarks, Mr. Snowden responded to a myriad of questions regarding the proposed Ordinance which induced a healthy discussion from the Commissioners.

Amy Brooks of Knoxville-Knox County Planning then explained the Staff Recommendation for Item 33 on the January Agenda.

Mike Reynolds of Knoxville-Knox County Planning then explained the Staff Recommendation for Agenda Item 35.

Michelle Portier then explained the Staff Recommendation for Agenda Item 5.

Ms. Portier then explained the Staff Recommendation for Agenda Item 9 prompting a discussion about alternate paths for the applicant to secure development of the property.

Ms. Portier then explained the Staff Recommendation for Agenda Item 10 and responded to Commissioners' questions.

Continuing to dominate the meeting, Ms. Portier then explained the Staff Recommendation for Agenda Item 11.

Tom Brechko, who had very recently announced his pending retirement from Knoxville-Knox County Planning, then explained the Staff Recommendation for Agenda Item 18 and responded to questions. Discussion ensued. John King, a local lawyer of some repute representing the applicant, then rose to speak to the failure of the developer to install sidewalks as was required under the final plat approval. However, Mr. King was quite careful to take no ownership of the failure, noting more than once that he was not involved in the matter at the time the subdivision was built. Mr. King speculated about the reasons why his client failed to build the required sidewalks, which speculations provided no real insight. Mr. King did, however, offer that the proposed compromise reflected in the Staff Recommendation is in the best interest of the County, the community at large, and his client in particular.

Mr. Brechko, having recently announced his retirement from Knoxville-Knox County Planning, then spoke at great length in response to questions regarding requirements for sidewalks in general.

Mr. Brechko, who has advised that he will be retiring from Knoxville-Knox County Planning effective as of July 3, then explained the Staff Recommendation of Agenda Item 26.

Tarren Barrett of Knoxville-Knox County Planning then explained the Staff Recommendation for Agenda Item 19. Commissioner Graf raised several concerns about the breadth of the variance requests in the application. Discussion ensued, resulting in Mr. Brechko, having recently submitted his notice of retirement from Knoxville-Knox County Planning Commission effective July 3, then weighed in with his views on the issues, based upon his twenty (20) years of experience.

Mike Reynolds of Knoxville-Knox County Planning then explained Staff Recommendation for Agenda Item 21 and discussion ensued.

Mr. Reynolds then explained Staff Recommendation for Agenda Item 25. No discussion ensued.

Mr. Green then explained the Staff Recommendation for Agenda Item 32.

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

This 7th day of January, 2020.

Recording Secretary