

**MINUTES**  
**Knoxville-Knox County Planning Commission**  
**Agenda Review Meeting**  
**Tuesday, October 6, 2020**

The Knoxville-Knox County Planning Commission convened on Tuesday, October, 2020, at 11:30 o'clock a.m. via remote tele-conferencing (Zoom), for the monthly agenda review meeting.

Attending the meeting were Planning Commissioners, Patrick Phillips, Chair of the Commission, Tim Hill, Elizabeth Eason, Richard Graf, Jacqueline Dent, Mike Crowder, Jeff Roth, Scott Smith, Karyn Adams, Sandra Korbelik, Lou Browning, and Gayle Bustin.

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

The meeting was called to order by Mr. Phillips 11:30 o'clock a.m.

Upon Motion of Commissioner Smith, seconded by Commissioner Korbelik, the Committee unanimously affirmed the need to conduct the meeting by electronic means to protect the public health, safety and welfare of the citizenry, in light of the ongoing COVID pandemic.

Ms. Brooks then provided the Interim Executive Director's Interim Monthly Report, which included the following:

1. The Transportation Planning Staff has engaged an outside consultant to help with preparation of a Regional Pavement Management Plan. It is anticipated that the product will be presented to the Commission by the first of the year.

Commissioner Chris Ooten joined the meeting at this time.

2. A study of Northshore Drive from Lyons Bend Drive to Choto Road is now underway. Completion should take from 6 to 8 months.
3. A School Enrollment Study, made in concert with the Knox County School System is underway, with a final product expected by early 2021.
4. Staff released the Senior Population Technical Report last week, with a copy being provided to the Commissioners via email.
5. Staff and representatives from Knox County Engineering have met with various members of the development community to initiate discussions about potential revisions to the Planned Residential Zone. A tentative schedule has been

developed and shared with the developers, and Staff is preparing an online survey for the community. A Community Advisory Board will be established to vet the process, and further details will be discussed at the Commission's December Workshop.

6. The Commission's FY 2020/2021 Work Plan has now been approved by the Executive Committee, and it will be on the Commission's Thursday Agenda.

Ms. Brooks then introduced Alex Zendel of Staff, who provided a brief but fascinating training session on the Planning Case Map Viewer. Mr. Zendel first explained the organization of KGIS, and its participants/constituents.

Commissioner Tamara Boyer joined the meeting at this time.

Mr. Zendel then demonstrated, via a dazzling Screen Sharing presentation, various manners and methods to access the enormous amount of data available on the KGIS webpage that is material to the Commission's agenda items, identifying all the neat places to click. Mr. Zendel responded to questions from Commissioners, explaining the ridiculously precise data made available on topographic maps through the magic of LIDAR, whatever that is.

Michelle Portier of Staff then explained the Staff recommendation for Item 7 on the Commission's October Agenda, and responded to questions from Commission. Steve Elliott of County Engineering weighed in on the business expansion that resulted in the application, and the applicant's migration from the commercially zoned parcel into the agriculture zone property.

Ms. Brooks then advised that Agenda Item 9 has been requested for withdrawal.

Ms. Portier then explained the Staff recommendation for Agenda Item 10.

Ms. Portier then explained the Staff recommendation for Agenda Item 13, and responded to questions regarding earlier rezoning requests for the parcel, and the apparent desires of the surrounding neighborhood for the use of the parcel. Steve Elliott weighed in on how the County Codes Enforcement distinguishes restaurants from bars. Aaron Fritts of County Engineering weighed in on the availability of driveway access near a roundabout. A lively discussion ensued.

Ms. Portier then explained the Staff recommendation for Agenda Item 21, first describing the four types of industrial zones available in the City, and the implications of such zone restrictions on the applicant's proposed use. Ms. Portier responded to several questions from the Commission, and a lively and diverse discussion ensued.

Liz Albertson of Staff then explained the Staff recommendation for Agenda Item 8, and responded to questions about the anticipated use of the property if a rezoning is secured. Steve Elliott once again weighed in, this time providing more details about the

applicant's proposed use. A diverse but rather sedate discussion ensued.

Ms. Albertson of Staff then explained the Staff recommendation for Agenda Item 14, and responded to questions. Discussion ensued, and continued haltingly for a little while and then for a little while longer. Ms. Albertson described the public notice that was provided for the application, and responded to additional questions.

Ms Albertson then explained the Staff recommendation for Agenda Item 18.

Michael ("Mike") Reynolds of Staff then explained the Staff recommendation for Agenda Item 37.

Mr. Phillips then advised the Commissioners of potential revision to the Bylaws to permit the hearing of Consent matters without the need for a preliminary motion.

Commissioner Eason inquired whether Agenda Item 38 will be on consent, and whether the proposed plants in the landscape buffer are invasive. Staff advised that the suitability of specific plants would be addressed in the permitting process.

There being no further business to come before the Commission, the meeting was duly adjourned

Interim Recording Secretary