

MINUTES
Knoxville-Knox County Planning Commission
Agenda Review Meeting
Tuesday, February 11, 2020
City – County Building

Upon being dispossessed from its regular meeting space in the Small Assembly Room of the City-County Building by the ever-powerful Election Commission, the Knoxville-Knox County Planning Commission convened on Tuesday, February 11, 2020, at 11:30 o'clock a.m. in the Large Assembly Room of the City-County Building for the monthly Agenda Review Meeting.

In attendance were Planning Commissioners, Lou Browning, Tamara Boyer, Tim Hill, Scott Smith, Art Clancy III, 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 expressed his gratitude to the Commissioners for their dedication and hard work.

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

1. The Urban Land Institute ("ULI") is sponsoring a workshop with Ed McMahan (not of Tonight Show fame) on March 19, focusing on creating urban centers.
2. Staff has begun work on Mobility Plan 2045, which will address transportation needs for the Metropolitan Statistical Area
3. Staff is receiving requests from constituent bodies for various Corridor Plans and Small Area Plans, including Alcoa Highway, Western Avenue-Oak Ridge Highway, Scenic John Sevier Highway, and the Summit Hill area
4. A Staff/Developer meeting was held on January 30.
5. The pending General Plan Update is now in limbo due to the failure of the Town of Farragut to approve changes to the Growth Policy Plan as endorsed by the County Mayor.
6. A Staff retreat was held on January 23, and a good time was had by all.
7. Staff is planning a Commission retreat to be scheduled at the end of April.

Mr. Green then introduced Alex Zendel, a Staff GIS Analyst, for a presentation on the prevalence of parking lots in Knox County, entitled "*Parking Has Eaten American Cities*". Mr. Zendel initially explained the methodology used in the collection of the data.

Commissioner Elizabeth Eason joined the meeting at this time.

Assisted by a dazzling, if hard-to-read, PowerPoint presentation, Mr. Zendel provided a detailed comparison of parking lot prevalence in Knox County with several other well-known American cities, noting that dedicated parking constitutes 86 total acres in the county, constituting about 1% of the total land areas, and that quasi-parking constitutes about 1400 acres.

Commissioner Richard Graf joined the meeting at this time.

Continuing with the presentation, Mr. Zendel sliced and diced the data in a multitude of ways, sharing that the data base will be available for any number of uses, and for addition dicing and slicing, in the future. He responded to Commissioner's questions and a lively and interesting discussion ensued.

Michelle Portier of Staff then explained the Staff Recommendation for Item 10 on the Commission's February Agenda, and responded to questions about road width. Discussion ensued.

Ms. Portier then explained the Staff Recommendation for Agenda Item 12, and responded to questions. Discussion ensued.

Liz Albertson of Staff then explained the Staff recommendation for Agenda Item 15, and responded to questions.

Tom Brechko of Staff then explained the Staff recommendation for Agenda Item 17. There were no questions nor discussion. Breaking the awkward silence in the room, Mr. Brechko took the opportunity to remind the Commissioners that there were only 143 shopping days left before his retirement from Staff.

Mike Reynolds of Staff then explained at great length the Staff Recommendation for Agenda Items 18 and 19.

Mr. Brechko then explained Staff Recommendation for Agenda Item 22 and discussion ensued.

Mr. Green then explained Staff Recommendation for Agenda Item 23.

Mr. Reynolds then explained the Staff Recommendation for Agenda Item 24, and responded to questions. Discussion ensued.

Mr. Brechko then spoke at great length and with great detail on what was described

in the written Staff Recommendation for Agenda Item 29 as: “minor amendments” to the Subdivision Regulations. Sheesh.

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

This 11th day of February, 2020.

Recording Secretary