



# Public Stakeholder Advisory Committee Minutes

*Date | time* 10/24/2018 10:30 AM | *Location* Main Assembly Room, City-County Building

Goals: provide an overview of the third draft zoning code, presentation of public meeting schedule, and identification of next steps.

Expected attendees: Committee members; City and MPC staff; MPC Commissioners; City Council members; and members of the public.

## \*Present

1. \*Rick Blackburn—President, Knox Heritage Board of Directors
2. \*Terrence Carter—Director of Economic & Business Development, Knoxville Area Urban League
3. \*Dr. Caroline Cooley—President, Bike Walk Knoxville
4. \*Mary English—Land Use & Environmental Director, League of Women Voters of Knoxville-Knox County
5. \*Chris Folden, Representative, Home Builders' Association of Greater Knoxville
6. Duane Grieve—Vice Mayor's Selection from City Council
7. \*Don Horton—Chair, U.S. Green Building Council, East TN Chapter
8. \*Amy Nolan—Vice President of Public Policy, Knoxville Chamber of Commerce
9. \*Joe Petre—President, Conversion Properties, Inc.
10. \*Jennifer Roche—Government Affairs Director, Knoxville Area Association of Realtors
11. \*John Sanders—Member, The American Institute of Architects, East TN Chapter
12. \*Matt Sterling—Knoxville Entrepreneur Center
13. \*Stephanie Welch—Vice-President, Great Schools Partnership

MPC Staff: Gerald Green, Amy Brooks, Laura Edmonds

City Staff: Peter Ahrens

# Agenda Items

Topic	Presenter
<input type="checkbox"/> <b>Welcome</b>	Gerald Green
<input type="checkbox"/> <b>Meeting Overview</b> <ul style="list-style-type: none"> <li>· Guiding Principles</li> <li>· Major Comments on Draft 2</li> <li>· Draft 3 Major Revisions</li> <li>· Draft Zoning Map 2 Overview</li> <li>· Direction on Key Issues</li> <li>· Schedule &amp; Next Steps</li> <li>· Questions and Discussion</li> </ul>	Gerald Green
<input type="checkbox"/> <b>Review of Guiding Principles</b> <ul style="list-style-type: none"> <li>➤ <u>Create</u> Investment, <u>Protect</u> Things Uniquely Knoxville &amp; <u>Connect</u> our Community</li> <li>➤ Community Outreach To-date:               <ul style="list-style-type: none"> <li>· 14 press releases</li> <li>· 2 KUB billing inserts (July 2017 and July 2018)</li> <li>· 13 newsletters</li> <li>· 22 articles/media coverage</li> <li>· 2 community surveys</li> <li>· 9 Public Stakeholder Committee meetings</li> <li>· 3 City Council Workshops (<i>including this one!</i>)</li> <li>· Stakeholder interviews</li> <li>· Over 55 community/neighborhood meetings</li> <li>· Thousands of website views</li> </ul> </li> </ul>	Gerald Green Power Point Presentation (On Recode web site)
<input type="checkbox"/> <b>Major Revisions on Draft 2 Ordinance</b> <ul style="list-style-type: none"> <li>· Accessory Dwelling Units (ADUs)</li> <li>· RN-1 and RN-2</li> <li>· Non-Conformities</li> <li>· Sidewalks</li> <li>· Height Along Corridors</li> <li>· In-fill Housing Standards</li> <li>· Landscape Standards</li> <li>· Bring Back the Orange</li> <li>· Preserve Neighborhood Character</li> <li>· Bring Back the Orange: Existing R-2, Duplexes as Special Use, RN-3, Revised RN-4, Corridors and Nodes, Existing Uses</li> </ul>	Gerald Green

<input type="checkbox"/>	<p><b>Major Revisions on Draft 3 Ordinance</b></p> <ul style="list-style-type: none"> <li>· Downtown Edge Sub district</li> <li>· In-fill Housing Standards</li> <li>· Single Family Residential Design Standards</li> <li>· Rules for Non-Conformities</li> <li>· Use Standards</li> <li>· Hillside Protection Overlay</li> <li>· RN-4 (Small scale multi-family development)</li> </ul>	<p>Gerald Green</p>
<input type="checkbox"/>	<p><b>Map 2 Overview</b></p> <ul style="list-style-type: none"> <li>· Accessory Dwelling Units</li> <li>· Duplexes as Special Use in RN-1 and RN-2</li> <li>· Opportunities for Residential Development</li> <li>· Use Standards</li> <li>· Building Height along Corridors</li> </ul>	<p>Gerald Green</p>
<input type="checkbox"/>	<p><b>Discussion on Key Issues</b></p> <ul style="list-style-type: none"> <li>○ Mixed Uses in RN-2, RN-3, and RN-4, what is allowed and how is it being relayed to the public?</li> <li>○ Necessary to highlight the positives of Multi-family homes/units</li> <li>○ Landscaping needs on a zero lot line, site planning</li> <li>○ The origin of Hillside Maps, Hillside Overlay, and the distinction between slope and elevation on maps.</li> <li>○ Distinction between the term “Condo” and “Townhome” and ownership type versus building type</li> <li>○ Special purpose districts, specifically South Waterfront District, form-based code</li> <li>○ Accessory Dwelling Units- setbacks, parking, special uses, infrastructure support, expansion of diversity, over-occupancy, research and data support on ADU</li> <li>○ Affordable housing, provisions/regulations needed, one owner occupied, property values</li> <li>○ Short term rentals- owner must occupy the property for 6 month and 1 day to be considered an owner occupant to meet the standard for having a short term rental in a residential district</li> <li>○ Expansion affecting school districts, goal is to have more children in inner-city schools</li> <li>○ Expand diversity of housing options</li> <li>○ It was recommended that the term “substantial” can be better defined to determine when a structure has undergone “substantial improvement”.</li> <li>○ Flexibility of parking regulations to accommodate redevelopment</li> <li>○ Most city lots are not large enough to build duplexes</li> <li>○ Clarification needed on Industrial Mixed-use (Industrial) zoning</li> <li>○ Have TDOT access standards been taken into consideration, particularly in Bearden?</li> <li>○ Maps beneficial for the public to see what will specifically be changing in Recode</li> <li>○ Will developing under Recode be easier or more difficult?</li> <li>○ Changes from Draft 1, 2 and 3 appear to be minimal</li> <li>○ How are the comments submitted being addressed? How is it determined whether or not they are included in the next draft?</li> </ul>	<p>All</p>

	<ul style="list-style-type: none"> <li>○ The Community Stakeholder Committee requested more meeting and workshops to develop better understanding of one another's positions and ideas</li> <li>○ Clarification on ex-parte and informal discussion requested from City Attorney</li> <li>○ Doodle Poll requested to arrange a 2 full day workshop for the Community Stakeholder Committee</li> <li>○ Request to organize workshops by sections</li> </ul>	
<ul style="list-style-type: none"> <li><input type="checkbox"/></li> <li><input type="checkbox"/></li> </ul>	<p><b>Next Steps</b></p> <ul style="list-style-type: none"> <li>· Draft 3 code and draft 2 map</li> <li>· Community Meetings October 22<sup>nd</sup> – October 30<sup>th</sup></li> <li>· October 24<sup>th</sup> – Stakeholder Advisory Committee</li> <li>· October 31 – Planning Commission Work Session</li> <li>· November 8<sup>th</sup> – Planning Commission</li> <li>· December – City Council?</li> <li>· Adoption</li> </ul> <p><b>Public Forum</b></p> <ul style="list-style-type: none"> <li>➤ <b>Sandra Korbelik, East Knoxville</b> <ul style="list-style-type: none"> <li>- Request the Committee adds Process to the Discussion of Key Issues</li> <li>- Number of Procedural Changes in Draft 3</li> <li>- Important to have good neighborhood and public participation</li> </ul> </li> <li>➤ <b>Bob Whetsel, 1015 Luttrell Street, &amp; Gordon Coccoru, 1000 Eleanor, on behalf of Fourth and Gill Neighborhood Organization</b> <ul style="list-style-type: none"> <li>- More positives than negatives with Recode Knoxville</li> <li>- Thank MPC staff for their hard work throughout the entire process</li> <li>- Recent draft on map was eye-opening for the Fourth and Gill Neighborhood</li> <li>- 1<sup>st</sup> Draft was zoned to be RN-2, which was compatible with current R1-A zoning while the most recent Draft 3 recommend RN-4 which allows several more uses such a multi-family which are not currently permitted in our neighborhood.</li> <li>- Neighborhood Board of Directors reacted quickly to this as the plan was to go before the MPC on November 8, 2018. The Board of Directors opposed the zoning in Draft 3 and instead request that we go back to RN-2.</li> <li>- Comments received from neighbors, and in the 1980's downtown was considered the slum with blighted properties and shortly after the neighborhood met with MPC to move from R-2 to R-1A to accommodate development that has occurred within the last 30 years. The fear is that downtown will go backwards with the addition of multi-family and chopped housing again.</li> <li>- Question: How did this recommendation of zoning come about? Why the drastic change? Why wasn't the neighborhood consulted?</li> <li>- The neighborhood hopes to find a compromise before moving forward.</li> </ul> </li> </ul>	

	<p>➤ <b>Larry Silverstein, Community Forum</b></p> <ul style="list-style-type: none"> <li>- Organization sent two very extensive responses in regards to Recode: addressed 25 different topics, over 50 pages of material, and some have been addressed while others have not.</li> <li>- Major concern is that public participation must be allowed at all workshops in the future</li> <li>- Be a part of the discussion, not constricted to only speak at the end of the discussion for a couple of minutes</li> <li>- Other groups have submitted comments as well and worried that the Stakeholder Committee has not even seen them</li> <li>- Plan Development is a major change</li> <li>- Interested in attending the Planning Commission Workshop, October 31, 2018</li> <li>- Does not feel that Recode should go before Planning Commission in November as an action item</li> </ul>	
<input type="checkbox"/>	<b>Adjourn</b>	

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## Notes

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