



# Public Stakeholder Advisory Committee Minutes

*Date | time* 3/21/2018 2:00 PM | *Location* Small Assembly Room, City-County Building

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

Expected attendees: Committee members; City and MPC staff; Arista Strungys and Chris Jennette, Camiros; MPC Commissions; City Council members; and members of the public.

## Agenda Items

Topic	Presenter
<input type="checkbox"/> Welcome (Vote on Minutes)	Gerald Green
<input type="checkbox"/> Project Status Update	Gerald Green
Draft available on MPC web site.	
Contracting with KAUL and SEED for outreach in the community	
March 22 at 1:00 Knoxville Chamber, March 22 community meeting at 5:30 at Public Building Works	
Amy Midas arranged community meetings on Monday, April 2, O'Connor Senior Center, Tuesday, April 3, Woodlawn Christian Church, Thursday, April 19, Cumberland Estates Recreation Center, Thursday, April 26, Deane Hill Recreation Center all at 6:00 pm.	
April 7 League of Women Voters from 10-12.	
East Tennessee Institute of Architects, April 24 at Foundry	
Week of May 14 series of open houses on the zoning ordinance update early morning to evening for all citizens to have opportunity to provide comments and ask questions about the code.	
Expect draft II in late June early summer, sometime in fall third draft.	

Urge City Council to vote on this in late 2018.

Input is critical to making this process work.

□ Draft Zoning Code w/ Q & A

Arista & Chris

Arista presented background on preparing update to the zoning code.

Power Point  
Presentation (On  
ReCode web site)

Uses simplified as generic and tailored to districts and placed in a table for ease of searching.

New uses, service uses, food truck park, craft industrial, neighborhood nonresidential reuse,

Temporary uses and use permits.

Chris presented the district structures and design standards.

Residential districts combined some and added 2 new districts RN-3 and RN-4 and RN-7 with design standards.

Commercial districts are office, neighborhood commercial, general commercial, Highway Commercial and a new C-R Regional Commercial district. Split into multiple levels based on intensity of use. Downtown Knoxville Boulevard, Downtown Knoxville Grid, Downtown Knoxville Historic Core, Downtown Knoxville Warehouse subdistricts.

Form based districts are incorporated into draft where should be.

Industrial Districts are Industrial Office Park, Industrial Mixed-Use, Research & Development, General Industrial, and Heavy Industrial.

Special Purpose and Overlay Districts are Special Purpose and Overlay Districts.

Accessory Structures & Uses are regulated with standards, general structures, general uses, exterior lighting, and sustainability.

Permitted encroachment table clarifying placement in yard vs. setback.

Parking Ordinance is maintained with new supplemental provisions.

Landscape Requirements with installation and maintenance standards and required landscaping.

Zoning Administration with Ordinance Administrators. Downtown Design Review Board and Infill Housing Design Review Committee have been removed integrating elsewhere.

Application process in a table. New applications are Special Use which replaces Use on Review and Administrative Modifications of no more than 10%.

Zoning approvals of new applications. Site Plan Review with an administrative review committee or zoning administrator. New Planned Development process eliminates types and treated as a type of approval process, not a district. Existing planned develops remain as they are.

Nonconformities such as nonconforming use, nonconforming structure and nonconforming lot with key policy changes.

Q&A

Asked about density bonuses and not currently included.

Home occupation definitions defined or the criteria of feels like a home.

Short term rentals not included in ordinances because usually dealt with in the City code.

Asked how a citizen would know what they would be rezoned to if approved. Map will not be created until at least the second draft. Be ready to comment on map.

Asked about the figures used in standards. Things like transparency or 50% pretty much standards worked with many years based on best practices.

Comments are to be turned in by email to Gerald Green or email on ReCode site. Call or schedule or put in writing comments to General Green. Comments from Stakeholders due by the May 7 before the open houses second draft on May 14.

Open houses where the same presentation made as here a couple of times a day where people can talk to use and will also bring in more comments.

Asked if the comments could be made public to all the stakeholders and general public.

Manual provided at the end of the process which is a population summary tool in lay language and where to find things.

Brought up shared parking and if and how it was included and landscaping.

Asked about overlay district and which remain and which included.

Commercial areas are urban with a suburban code visions. Office lower intense in areas where residential uses are. Mapping look toward future long term plans.

Asked about meshing sector plans and new zoning. All plans given to consultant to use as foundation for ordinance. City staff have reviewed for adherence to plans and neighborhood comments. Transit and other policy plans are woven into ordinance. Zoning has to be in compliance with General Plan.

Upcoming Public Meetings & Next Committee Meeting

Gerald

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## Notes

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