



# Public Stakeholder Advisory Committee Minutes

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*Date | time* 11/19/2018 9:00 AM | *Location* Public Works Complex, 3131 Morris Avenue

Goals: Discuss Commercial and Industrial districts and provide comments

Expected attendees: Public Stakeholder Committee Members; City Council, City and MPC staff; 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

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# 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>○ Goals of Proposed Office, Commercial, and Industrial Districts</li> <li>○ Overview of Office Districts</li> <li>○ Overview of Commercial Districts</li> <li>○ Commercial District Standards</li> <li>○ Downtown</li> <li>○ Other Commercial Districts</li> <li>○ Overview of Industrial Districts</li> <li>○ Discussion</li> <li>○ Questions</li> </ul>	Gerald Green
<input type="checkbox"/> <b>Status Report</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>Overview of Commercial and Industrial Districts</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"/> <b>Discussion</b> <ul style="list-style-type: none"> <li>○ Downtown Edge Sub district</li> <li>○ In-fill Housing Standards</li> </ul>	Gerald Green

<ul style="list-style-type: none"> <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>□ <b>Next Steps</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>□ <b>Discussion on Key Issues</b></p> <ul style="list-style-type: none"> <li>○ Draft 4- Retail Establishments, eating and drinking establishments will not be allowed in the office districts, better serve as a transitional area</li> <li>○ Will Recode be voted upon as a whole? Or by sections? How will this body's recommendation be forwarded to MPC and City Council?</li> <li>○ ADU's will be permitted in all residential districts under the condition that all properties be owner occupied.</li> <li>○ Why isn't dental and medical allowed in Commercial Districts?</li> <li>○ The City is in the process of doing a Pedestrian Plan. There is already a proposed Ordinance in place requiring new developments to construct sidewalks, which is common in other cities.</li> <li>○ Costs rising for developers- bonding requirements, sidewalks, off-street parking, tax credits.</li> <li>○ Imbalance between zoning issues and planning requirements</li> <li>○ You have to start somewhere with sidewalks. If you require them with each project, 20 years down the road they will all connect and look nice.</li> <li>○ Downtown Knoxville is a true mixed-use district</li> <li>○ Turkey Creek is a good example of mixing small and larger businesses</li> <li>○ MPC Policy and Rebranding "Knoxville- Knox County Planning"</li> <li>○ There will be no application fee for rezonings where we've made an error in intensity. The process will remain the same, only relief of fee.</li> <li>○ Build-2 concerns with building directly to the street is not having enough patio space. A majority of downtown construction is pedestrian friendly.</li> <li>○ For purpose of Recode, do we need to visit an 85 ft maximum height? (DDRDB can wave those guidelines.) When you have a small footprint there is only one way to go, and that's up.</li> <li>○ Page 5:2 Section 5 and 5B, Pedestrian Scale features. Pedestrian access, awnings, storefront windows. Jennifer Roche has a problem with the front building. Mary English, in Bearden area, the Build2 Only applies to CG and CG2, is there a talk of reducing the number? 70% and 50%? GG/Auto-oriented template on Kingston Pike. Design Center shall look at these lots near Bearden and Kingston, Highway Commercial. Cater to those people coming in from other areas and making it more pedestrian friendly environment.</li> </ul>	<p>Gerald Green</p> <p>All</p>	
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Topic		Presenter
	<ul style="list-style-type: none"> <li>○ Neighborhood Associations and Businesses envision Kingston Pike a more walk-able and pedestrian friendly area.</li> <li>○ Both Residential and Commercial Districts should work with together to cater to all needs of the community. Having one District dominant over another is not beneficial.</li> <li>○ Population/Demographics is the key drive, parking is the big problem</li> <li>○ Millennials, renting or purchasing? Downtown vs. Rural?</li> <li>○ All Commercial allows Residential development</li> <li>○ Build-2 Zoning in the CG and CG-2 is to give a more bike/pedestrian friendly feel to the streets. Is this something that should be enabled or required?</li> <li>○ Do we have the infrastructure along this corridor for a high intensity development? KUB says they have the water/sewer, however, the biggest challenge would be accommodating automobiles.</li> <li>○ If more energy and water efficient, can the existing structure carry a whole lot more capacity?</li> <li>○ City Engineering explained that a lot of Cumberland construction that has right-in and right-out has had a lot of complaints, A) existing easements and B) safety purposes and gaining access to roads in case of an emergency. While we are moving towards being pedestrian friendly, we still very much use automobiles.</li> <li>○ Corner lots are extremely hard to lease due to shared parking</li> <li>○ Catering more towards empty nesters than millennials</li> <li>○ More intensity of use based on design standards</li> <li>○ Start with CG-1 zoning for now, and when more projects come, we can go to CG-2 and allow more stories.</li> <li>○ Questions from Bearden and Bell Morris, made a comment to be addressed in the next draft, is scaling feet from districts. So one district is not 40 feet back and the next is drastically to 7 feet.</li> <li>○ We are not going to do things “as we’ve always done them” and instead makes us push ourselves further in the future and how to accommodate our growth</li> <li>○ Has there been push-back on a 75 foot height vs. the 40 foot height? That is immediately moved to residential. (As your setback increases, the height increases.)</li> <li>○ CG-1 does not need to go higher than 45 feet.</li> <li>○ Knoxville highly relies on Commercial. For sales tax and housing tax, so it’s worried we are scaring away what is most beneficial for Knoxville and all the amenities we expect Knoxville to provide.</li> <li>○ Retailers prefer parking in the front for visibility and the desire to be pedestrian friendly</li> <li>○ We are making accommodations for the few instead of the majority, which in this case pedestrians are the few. Others chimed in stating that we are planning for up to 50 years from now. The future.</li> <li>○ Developer’s will need to be creative with their design standards.</li> <li>○ What’s the difference between “stories” and “height?” Why concern ourselves with stories instead of main mass of a building?</li> <li>○ (Industrial Mixed Use) I-MU, Research and Development District (I-RD)</li> <li>○ Mary English, combination of R-2 and Industrial/Design Standards</li> </ul>	

	<ul style="list-style-type: none"> <li>○ When the Industrial District do what to change, or the vision changes then the design standards help create tools and regulations. Designations can be requested. We are not set in stone and cannot be changed as the vision changes.</li> <li>○ IM-U is lower intensity use and one you can away the I, it is gone. You cannot get it back. Another industrial spot may have been there way before the neighborhoods.</li> <li>○ IMU adds a lot of value, people no longer use 10,000 square foot facilities, maybe 1,000-2,000 feet and then if you add housing nearby that can assist in labor.</li> <li>○ Office Districts?</li> <li>○ No offices besides Office Park</li> <li>○ CG to C-3, C-6 and SC's. We have a comparable chart that we can share in city zoning</li> <li>○ Downtown Design Review Process, acknowledge needs for parking, 20% reduction from what it is on-street parking</li> <li>○ Zero lot line, they couldn't</li> <li>○ ADU Multi=family, density RN-3 and RN-4</li> <li>○ The City and Legal Department review of Recode, getting rid of Administrative Modifications. Clarify and reduce the scope of reviews performed by the Administrative Review Committee, City Staff, MPC, KUB. Mainly internal, only discuss Cumberland and South Waterfront. You either meet the standards or you don't. Page 15-9 will be cleaned up a lot. Delete 15-4 essentially. It's hard to articulate a hardship when it just makes sense for the development.</li> <li>○ Public Stakeholder Committee Meeting Doodle Poll will be sent out asap with proposed meeting dates for the 1<sup>st</sup> week in December</li> </ul>	
<input type="checkbox"/>	<p><b>Public Forum – None</b></p>	
<input type="checkbox"/>	<p><b>Adjourn</b></p>	

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Notes

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