

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Planner II *MAB*
Date: March 1, 2006
File #: 3-A-06-OYP
Subject: Knoxville One Year Plan 2006 Update

Staff Recommendation:

APPROVE the 2006 One Year Plan update.

Comments:

The Knoxville City Charter requires that a One Year Plan be developed to tie the City of Knoxville's zoning districts to the Comprehensive Plan for the community. The Charter also requires the development of 15 year (Sector Plans) and 5 year (CIP) plans for policy and midrange guidance for the One Year Plan. The One Year Plan is used as the basis for rezoning decisions and short term public improvements within the City of Knoxville.

Staff mailed out about 200 postcards to various members of the community, inviting them to participate in the annual update. Four public meetings were held throughout the City during February to present and discuss this year's update. Approximately 50 people in total attended the meetings.

Pursuant to the requirements of the City Charter, the staff has completed the annual update of the One Year Plan, which is included separately with your agenda package. Highlights of the 2006 update include the following:

- The staff is recommending thirteen general plan amendments. The Central City sector has the most with six proposals. These recommendations are shown by sector on maps located in Chapter 4 and are labeled as 'Staff Amendments.' These changes will bring the proposed areas of the One Year Plan into conformity with the Sector Plan, as called for by the City Charter. These recommended changes also led to the need for five new General Rezoning, listed in Chapter 5. The new 2006 General Rezoning are denoted at the end of the listings for each sector.

- Appropriate land use designations are recommended for each of the ten properties annexed by the City of Knoxville since the adoption of the 2005 Update. These recommendations are shown by sector on maps in Chapter 4 and labeled as 'Annexation Plan Amendments.'
- Appendix B lists thirty individual quarterly plan amendments that were requested during the last twelve months since the last Update.
- Throughout the course of the next year, staff will be making general amendments to the One Year Plan maps to appropriately identify all parks and other relevant greenspaces as OS (Open Space) and identify all state right of ways within Knoxville under a new transportation designation. Staff may also consider adding new plan designations specifically for TND-1 and TC-1 zones.
- Staff has deleted the maps of the H-1 and NC-1 districts that were previously located in Appendices C and D from the One Year Plan document, as they are not related. These maps will be moved into the 'Status of Preservation' report to the Mayor, another MPC document that is updated annually. This report is specifically related to historic preservation and is a more appropriate document to contain these maps.

Please let me know if you have any questions about specific plan recommendations, this year's update process or any other issues.

DRAFT

The City of Knoxville, Tennessee

One Year Plan UPDATE

2006

Prepared by the Knoxville Knox County
Metropolitan Planning Commission

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Chapter 1

INTRODUCTION

On November 2, 1982, Knoxville voters approved by referendum a revision of the City Charter which strengthened the relationship between planning and zoning. The Charter—Article VIII, Section 801—requires that future zoning in the city conform to the community’s comprehensive development plans. Previously, plans were guides for zoning, but conformance to the plans was not legally required.

The Charter requires the annual preparation and adoption of a one year comprehensive development plan covering the entire city. Fifteen-and five-year development plans (sector plans) are prepared to provide policy guidance on long and mid-range development issues and as a guide to development of the One Year Plan. The One Year Plan is specifically designed to be the basis for land use regulations and short-term public improvements.

ONE YEAR DEVELOPMENT PLAN

The One Year Plan is a land use and zoning plan.

The Charter states:

“...the Metropolitan Planning Commission (shall) prepare a one year development plan which delineates the City’s proposed land use development pattern for a succeeding twelve-month period...The one year development plan shall provide the basis for zoning of all properties within the City Limits...Following the annual update and adoption of the City’s development plans, the Council shall amend the City’s zoning ordinance to conform it to the updated development plans in accordance with procedures prescribed by general law.”

This text and the accompanying maps comprise the One Year Plan required by the Charter. The land use and zoning plan cover all of Knoxville; however, for the sake of convenience, each plan has been divided into six parts roughly corresponding to the six city planning sectors (see Map A). The One Year Plan maps illustrate the city’s proposed land use pattern by designating property into one of sixteen land use classes. The text describes the intent of each class. In addition, the text identifies an appropriate range of zoning districts within the city’s zoning ordinance which would be in conformance to the plan. (See Chapters II-V.)

The One Year Plan, by law and practice, is developed with a high level of community involvement. The required updates keep the plan a current and accurate guide for community growth, preservation, and enhancement. The structured amendment process allows the entire community to participate in the consideration of changes to the plan and provides more complete information on which to base decisions.

ONE YEAR PLAN FORMULATION

The One Year Plan is based on all existing, adopted plans for the city, and the extensive data base maintained by MPC. Listed below are the plans used in preparing the One Year Plan.

GENERAL PLAN 2033:

The comprehensive, long-range plan for Knoxville and Knox County, adopted by City Council 5/12/2003.

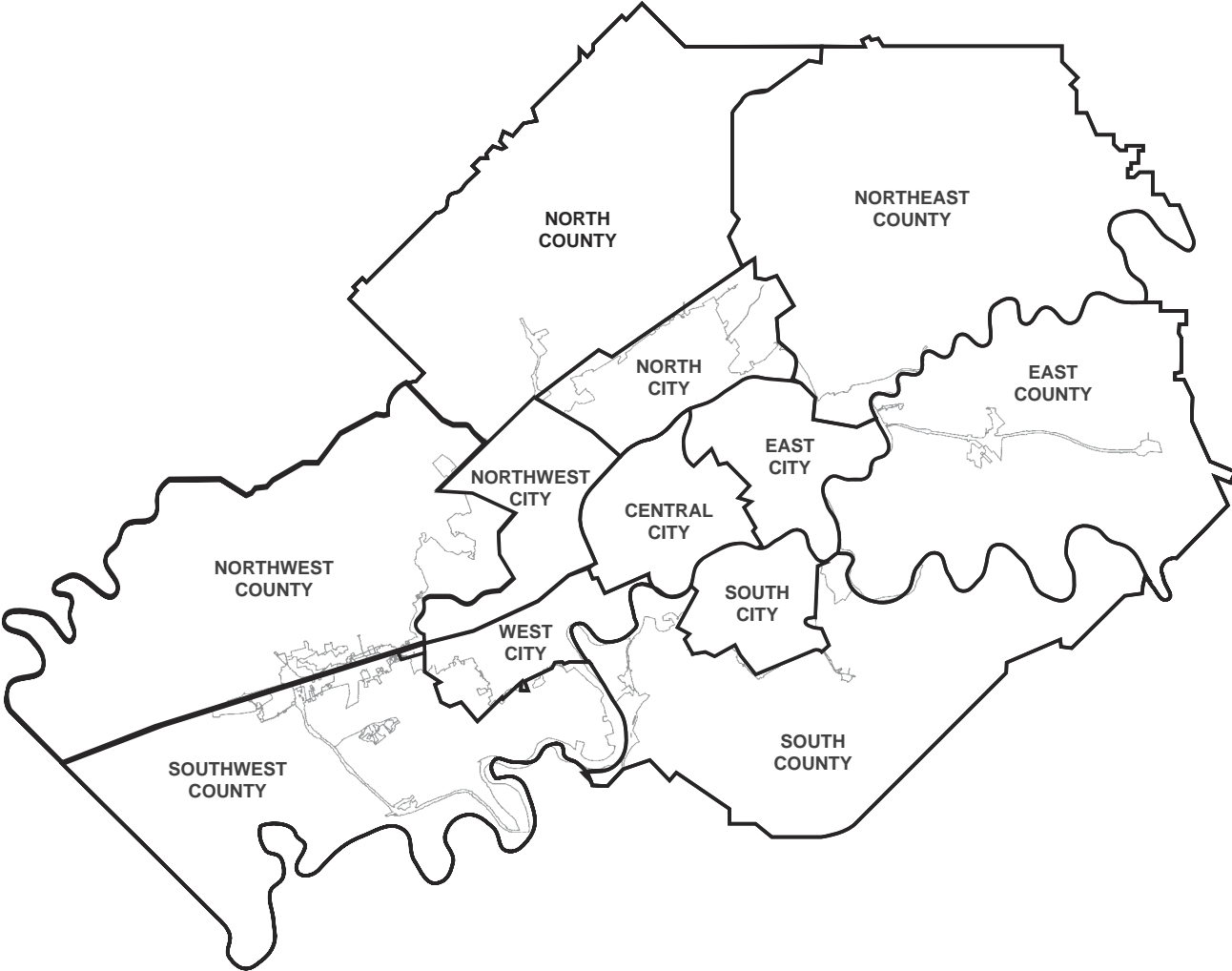
SECTOR PLANS:

A series of plans which provide policies and recommendations on land use, transportation, and public facilities for the twelve geographic sectors of Knoxville and Knox County, for planning periods of five and fifteen years. The Sector Plans are elements of the General Plan. The following sector plans were used in preparing the One Year Plan:

- Central City Sector, adopted by City Council - 7/8/03
- East City Sector, adopted by City Council - 2/5/02
- North City Sector, adopted by City Council - 6/30/98
- Northwest City Sector, adopted by City Council - 1/6/04
- South City Sector, adopted by City Council - 1/8/02
- West City Sector, adopted by City Council - 11/5/96

- East County Sector, adopted by City Council - 1/9/01
- North County Sector, adopted by City Council - 11/3/98
- Northeast County Sector, adopted by City Council - 9/16/03
- Northwest County Sector, adopted by City Council - 9/16/03
- South County Sector, adopted by City Council - 2/5/02
- Southwest County Sector, adopted by City Council - 11/8/05

PLANNING SECTOR BOUNDARIES



OTHER PLANS AND STUDIES

- Bearden Village Opportunities Plan, 2001
- Callahan Drive/Schaad Road Corridor Study, 2001
- Cultural Resources Plan, 1994
- Downtown Knoxville Plan, 1987
- Five Points Comprehensive Redevelopment Plan, 2000
- Fort Sanders Neighborhood Plan, 2000
- Fox Road Corridor Study, 2001
- James White Parkway Extension Recommendation, 2005
- Knox County Greenways Plan, 1994
- Knox County Parks and Recreation Facility Plan, 1997
- Knoxville Greenways and Community Trails Commission Report, 1992
- Knoxville-Knox County General Plan 2033, 2003
- Knoxville Regional Bicycle Plan, 2002
- Knoxville Regional Long Range Transportation Plan 2005-
- Lonsdale Redevelopment and Urban Renewal Paln, 2005
- Major Road Plan for Knoxville and Knox County, 2004
- Market Square Redevelopment Plan, 2001
- Middlebrook Pike Corridor Study, 2000
- Old City Master Plan, 1997
- Tennessee Technology Corridor Plan, 1992
- 2004-2006 Transportation Improvement Plan, 2004
- Vestal: Bicentennial Neighborhood Plan, 1997
- Walker Springs/Mars Hill Corridor Study, 2002

The One Year Plan implements the listed long-range plans in an evolutionary manner. It balances the goals and objectives of long-range plans against the realities of existing land uses and zoning. In some cases, MPC staff had to use its judgement in developing the boundaries for each land use class shown on the One Year Plan maps. Over time, through annual updates and plan amendments, the One Year Plan will more closely conform to the goals, objectives, and development policies of the General Plan and Sector plans.

EFFECT ON EXISTING ZONING

The One Year Plan is the basis for all zoning within the city. Future zoning changes must conform to the plan. In addition, the plan may propose amendments to the zoning ordinance text and zoning map to bring them into conformance.

Since the plan's beginning, a group of properties have been proposed for "general rezonings" each year to eventually bring all zoning into conformance with the plan. To date, hundreds of pieces of property have been rezoned, but many more remain. MPC considers these general rezonings throughout the year and using the following process:

- Identification of needed "general rezonings" to bring existing zoning into conformance with the adopted One Year Plan (included in this text, see Chapter IV);
- Land use survey and staff analysis of proposed "general rezonings", including identification of non-conforming uses that would be created;
- Community notification to obtain citizens' views and make them aware of recommended changes;
- Processing of the general zonings by city sectors and as requested by property owners within the defined "general rezoning" areas.

PLAN UPDATES

The Charter specifies that the sector and one-year plans be updated and re-adopted. New conditions and changing community goals will gradually change the community's desired land use pattern. The schedule and process for plan updates progresses from the most general plans, the General Plan and sector plans, to the most specific, the One Year Plan. Through this process, citizens can see how long-range policies and goals relate to the specific recommendations of the One Year Plan.

PLAN AMENDMENTS

The Charter states:

“Amendments to a Comprehensive Development Plan may be made at any time during the year following the submission to and action thereon by the Metropolitan Planning Commission. These amendments shall become effective when adopted by a majority vote of the membership of Council.”

Due to the short-term nature of the One Year Plan and the widespread community involvement in its preparation, the need for plan amendments should be rare. The annual update is, in fact, the built-in mechanism best suited for amending the plan. Amendments to the plan between updates should be kept to a minimum and warranted only under the following circumstances:

1. An error in the plan.
2. A significant change in the development pattern, or the completion of a public improvement (road, park, sewer), which changes the basis on which the plan was developed for an area.
3. A change in public policy, unanticipated by the plan.
4. New information (including new plans and studies produced by MPC) becoming available, which reveals the need for a plan amendment.

Plan amendment studies will be conducted when authorized by either MPC or City Council. Individual requests for plan amendments may be made by filing a One Year Plan amendment request and paying the appropriate fees at the MPC office. **MPC will consider One Year Plan amendment requests at its April, July, October, and January monthly MPC meetings.** The MPC staff will conduct a study of the area and the land use issues involved. All amendment studies will involve the following steps:

1. **PUBLIC NOTICE:** Citizens will be notified of amendment studies by one or more of the following methods: (a) posting signs in the study area; (b) publishing a public notice in the newspaper; or (c) other means considered appropriate by MPC. The minimum period for public notice will be 12 days before the date of MPC consideration of the amendment study.
2. **STUDY OF CONDITIONS:** The MPC staff will evaluate the conditions and issues within the study area.
3. **FORMULATION AND EVALUATION OF PLAN ALTERNATIVES:** An evaluation will be made of all possible alternative plan designations for the area, including a “no change” alternative.

4. **PRESENTATION TO MPC:** The plan amendment request and staff recommendation will be presented to MPC for their review and action. If MPC recommends to amend the plan or if the study was prepared at Council's request, the report and MPC's action will be sent to City Council for consideration.
5. **PRESENTATION TO CITY COUNCIL:** The plan amendment study and the recommendation of MPC will be presented to City Council. Council may vote to approve or not approve an amendment.
6. **AMENDED PROPOSALS FOR PLAN AMENDMENTS OR GENERAL REZONINGS WILL NOT BE ACTED UPON AT THE FINAL ADOPTION STAGE OF THE PROCESS:** This will avoid the Planning Commission or City Council's acting on last minute requests without complete information. Amended proposals will be postponed until adequate public notice is posted and the staff has had time to review the proposal and develop a recommendation.

This policy does not preclude the Planning Commission or City Council from altering any plan amendment or general rezoning that is recommended by the staff as part of a One Year Plan update being considered for adoption.

7. **RIGHT OF APPEAL OF MPC'S ACTION:** Any person who feels grieved by the action of MPC regarding a request for a plan amendment study has the right to file an appeal within fifteen days after MPC action. This appeal will be heard by City Council.
8. **DENIAL OF A REQUEST FOR A PLAN AMENDMENT STUDY OR DENIAL OF A PLAN AMENDMENT STUDY:** A new application for the same proposal shall not be accepted for a period of one year after the date of denial of such a proposal. During the annual update process, requests for plan amendment studies from the previous 12 months may be reconsidered. If MPC approval is overturned by the legislative body, the one year rule shall apply. However, where denial is appealed and the proposal is referred back to the Commission by the City Council with a request for further study, such proposal may be reconsidered.

TYPES OF AMENDMENTS PROPOSED

Proposed amendments fall into five major groups. These groups of changes have been established to provide a comprehensive approach to the process. The five groups represent changes which are intended:

1. To match existing development and zoning and which are compatible with the character of the surrounding area;
2. To accommodate appropriate, compatible mixed use and transition areas;
3. To implement the land use pattern envisioned in the sector plans;
4. To deal with miscellaneous situations, including: (a) recognition of historic properties; (b) public property; (c) errors which have been identified; and (d) annexed properties; and
5. To accommodate changes to the Knoxville Zoning Ordinance.

Chapter 2

LAND USE CATEGORIES

The following table describes the sixteen general land use categories and lists the zoning classes that conform with the intent of each of these categories. The zones are described in more detail in the Knoxville Zoning Ordinance and are summarized in Appendix A.

Under each of the sixteen general land use categories is a range of permitted zoning districts. The Planning Commission and City Council have the option to further limit these ranges for particular properties.

While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property. MPC and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area.

ONE-YEAR PLAN LAND USE CATEGORIES

CATEGORY	DESCRIPTION	ZONES PERMITTED
Low Density Residential (LDR)	This development is primarily residential in character at densities of less than six dwelling units per acre.	R-1E, R-1, and RP-1 at less than 6 du/ac, R-1A*, OS-1, A-1
Medium Density Residential (MDR)	This development is primarily residential in character at densities from six to twenty-four dwelling units per acre.	R-2, RP-1 at 6-24 du/ac, and R-1A*, OS-1, A-1
High Density Residential (HDR)	This development is primarily residential in character at densities greater than twenty-four dwelling units per acre.	R-2, R-3, R-4, RP-2, RP-3
Neighborhood Commercial (NC)	This development generally involves retail and service commercial activities, intended to provide convenience goods and services to residential areas within a one-half mile radius.	C-1 and O-3
General Commercial (GC)	This development generally involves retail and service commercial and a limited range of wholesale and warehousing activities, intended to provide a full range of goods and services at the community or regional scale.	C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, O-1, O-3, BP-1, TC-1
Central Business District (CBD)	This development provides for a wide range of land uses, from retailing, commercial services, and business, professional, and government offices, to entertainment facilities and residential uses. The Central Business District is the major employment center of the city.	C-3, C-2, O-2, RP-3, and R-3, TC-1
Office (O)	This development is primarily intended for business and professional offices, office parks, and public institutional uses. In some cases, areas suitable for office development may also be deemed suitable for medium density residential uses.	O-1, O-2, O-3
Light Industrial (LI)	This development is primarily intended for the manufacturing, assembling, fabrication, and warehousing of goods. Through use restrictions and design standards, adverse off-site impacts should be minimal.	C-6, PC-2, I-1, I-2, I-3, BP-1
Heavy Industrial (HI)	This development is primarily intended for the manufacturing, assembling, fabrication, and warehousing of goods. Due to the nature of permitted uses allowed under this classification, adverse impacts to surrounding properties may be expected.	I-3, I-4
Open Space (O)	These are areas that are determined to possess either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or as conservation and recreation areas. Development within open space areas should not consume more than five percent of the land.	A-1, OS-1, RP-1 (>1 du/ac)

* R-1A may allow multi-family residential development on arterial and collector streets.

ONE-YEAR PLAN LAND USE CATEGORIES (continued)

CATEGORY	DESCRIPTON	ZONES PERMITTED
Mixed Use (MU)	<p>These are areas where a single land use category does not adequately address specific conditions. In these cases:</p> <ul style="list-style-type: none"> • a very specific, compatible mixture of land uses is considered appropriate; or • land use is changing from one predominant type to another similar or compatible type; or • property is primarily vacant and the plan recommends that market forces be allowed to guide development, within a specified range of similar or compatible land uses. 	<p>See plan map for specific permitted land use classifications and/or zones. Refer to Sector Plan maps and texts for recommendations and design criteria applying to specific locations.</p> <p>TND-1 (at least 10 acres), TC-1 (at least 2 acres)</p>
Historic (H)	<p>These are areas where historically-, archaeologically-significant properties exist, and may warrant public protection through application of the H-1 overlay district and/or placement on the National Register of Historic Places.</p>	<p>Any appropriate zone, plus H-1 overlay</p>
Floodways (F)	<p>These are areas designated to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.</p>	<p>F-1</p>
Public Institution (P)	<p>Various zonings are appropriate, depending on what district is needed to permit the use. If any of these properties are to be developed for private purposes, any rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.</p>	<p>Varies from site to site</p>
Technology Corridor (TO)	<p>It is an area along the Pellissippi Parkway, north of Interstate 40/75. This area is designated for highly technical businesses seeking a park-like setting.</p>	<p>BP-1, TO-1, and other zones deemed appropriate by the Tennessee Technology Corridor Development Authority</p>
Neighborhood Conservation Overlay (NCO)	<p>These are older Knoxville neighborhoods that should be conserved for their cultural, historic and housing values. New construction should be in harmony with the scale and physical character of the original buildings of the neighborhood through the use of design guidelines.</p>	<p>Appropriate zone, with NC-1 overlay</p>

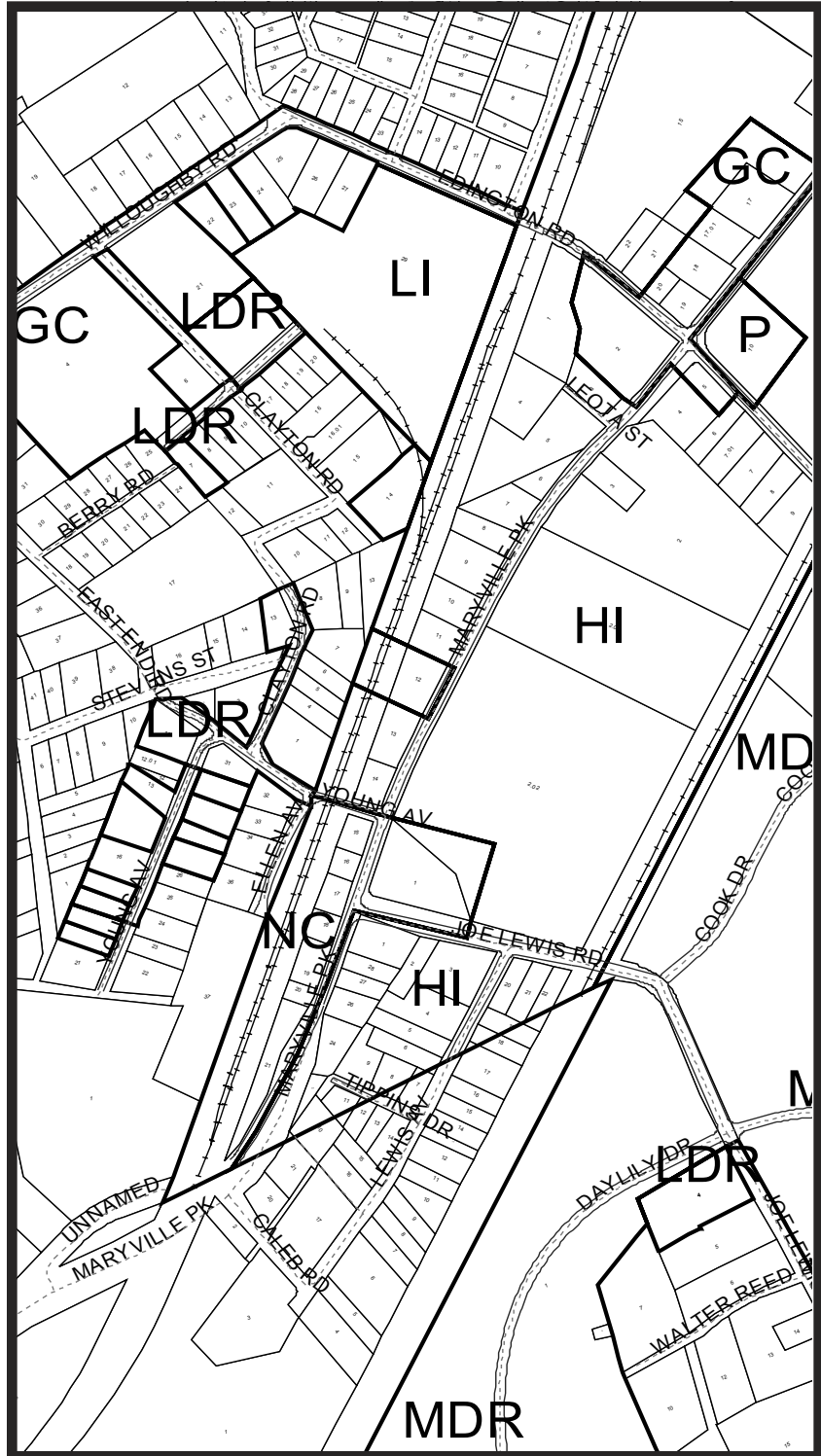
SPECIAL DISTRICTS		
South Waterfront Mixed Use District	<p>The district is intended to be an area of diverse uses allowing a range of development intensities and forms.</p>	<p>TND-1, TC-1, RP-1, RP-2, RP-3, SC-1, SC-2, SC-3, PC-1</p>

SAMPLE MAP

The One Year Plan Map graphically depicts the appropriate general use of each parcel of land within the city, using sixteen land use categories. With this information, the user can consult the One Year Plan text and the Knoxville Zoning Ordinance for specific development regulations and policies.

Land Use Classifications

- LDR** **Low Density Residential**
R-E1, R-1, RP-1@1-5du/ac, R-1A
- MDR** **Medium Density Residential**
R-2, RP1@6-24du/ac, R-1A
- HDR** **High Density Residential**
R-2, R-3, R-4, RP-2, RP-3
- NC** **Neighborhood Commercial**
C-1, O-3
- GC** **General Commercial**
C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, O-1, O-3, BP-1
- CBD** **Central Business District**
C-3, C-2, RP-3, R-3
- O** **Office**
O-1, O-2, O-3
- LI** **Light Industrial**
C-6, PC-2, I-1, I-2, I-3, BP-1
- HI** **Heavy Industrial**
I-3, I-4
- OS** **Open Space**
A-1, OS-1, RP-1@1du/ac
- MU** **Mixed Use**
See One Year Plan text
- H** **Historic**
H-1
- F** **Floodways**
F-1
- P** **Public Institution**
varies
- TO** **Technology Corridor**
BP-1
- NCO** **Neighborhood Conservation Overlay**
NC-1



Chapter 3

DEVELOPMENT POLICY

A major purpose of the One Year Plan is defining the city's land use pattern for a twelve month period following the plan's adoption. This section states the intent, policies, and zoning districts which should be used within each of the sixteen land use categories.

RESIDENTIAL CLASSIFICATIONS

LOW DENSITY RESIDENTIAL (LDR), MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR)

Intent:

Provide all persons the opportunity to reside in decent, safe, and sanitary housing in a suitable living environment.

- Provide a variety of housing types including single-family, multi-family, high rise, group quarters, institutional, and mobile homes.
- Ensure sufficient zoned land for development, and encourage a diversity of housing types.
- Control the location and density of housing based on service availability, proximity to activity areas, access, and natural limitations of the land.

A. LOW DENSITY RESIDENTIAL (LDR): Low Density residential is defined as development that is primarily residential in character at a density of less than 6 dwelling units per acre. Major land uses within this class include single-family residences, duplexes, and low density planned residential developments.

1. Low Density residential development should be located where urban services can be provided and where it will not be impacted by more intense development or through traffic.
2. The primary residential pattern within the city should be neighborhoods.
 - a. The main neighborhood form should be single-family residential development that is of sufficient size and design to promote neighborhood formation and land use stability.
 - i. Single-family development should be protected from through-traffic and buffered from incompatible land uses.
 - ii. Single-family development should not have direct access to major collectors or arterials.
 - b. Duplexes may be permitted in low density areas where their development will not significantly affect the service demands or aesthetics of the area. Within areas designated for low density residential use, duplexes should be allowed where one or more of the following conditions exist:

- i. The proposed site is located on a collector street.
 - ii. Development of the duplex would provide a desirable buffer between residential and non-residential areas.
 - iii. The site is in an area having a gross density exceeding 5 dwelling units per acre.
 - iv. The site is in an area which has experienced a significant loss of housing but is still desirable for residential use.
 - v. The site is a part of a planned residential development.
- c. Conversion of a single-family structure into a duplex should be permitted where the structure meets the location criteria listed above and does not require significant variances from the provisions of the zoning ordinance.
 - d. Home occupations should be strictly controlled with only those uses permitted that do not detract from the aesthetic quality or general function of residential uses.
3. Areas designated for Low Density Residential use should be zoned R-1E, R-1, RP-1 at less than 6 du/ac, or R-1A as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

B. MEDIUM DENSITY RESIDENTIAL (MDR): Medium Density residential is defined as development primarily residential in character having a density from 6-24 dwelling units per acre. Major land uses within this class include duplexes and multi-family dwellings.

1. Locate medium density residential development within the Urban Area on collector and arterial roads. Provision of on-site recreation and open space should be required. A variety of terrain is suitable, but, generally, the grade should not exceed 15%. The location should be convenient to shopping.
 - a. Locate the highest concentrations of medium density housing within or near the inner city.
 - b. Medium Density housing should also be encouraged within development corridors and near development centers.
 - c. Permit the reuse of single-family houses for multi-family residential uses only where the structure is on a collector or arterial street, does not negatively impact adjacent property, and adequate community facilities are available.
2. Planned residential development should be required where sites possess unusual features (e.g., size, shape, topography, adjacent land use) that present special development opportunities or limitations. Planned residential development under the existing zoning ordinance may incorporate limited commercial space to serve the resident population. (See policy for Neighborhood Commercial Class.)
3. Duplexes should be encouraged in areas designated as appropriate for medium density housing.
4. Within the city, mobile homes should be permitted in mobile home parks only. Mobile home parks should be considered a large scale, medium density, multi-family residential use. The location and design of individual parks should depend on the purpose(s) to be served.

- a. Locate parks designed for long-term occupancy in multi-family areas near or on major arterials. Emphasis should be placed on site planning, recreation and open space, and facilities to accommodate residents' needs.
 - b. Locate mobile home parks designed for short-term or transient occupancy convenient to facilities meeting the needs of a traveling public (e.g., motels, restaurants, filling stations). Site design should allow for ease of ingress and egress.
 - c. Commercial sales areas in conjunction with a medium density housing should be clearly separated from the residential portion of the development and should be in conformance with commercial locational policies.
5. Locate group quarters (e.g., rooming and boarding houses and congregate housing) principally within the inner city. In general, their location should meet the same policies as medium density housing and should be within close proximity to shopping and transit service.
 6. Medium Density housing and duplexes may be used in some instances as buffers between single-family areas and more intense non-residential uses.
 7. Areas designated for Medium Density Residential use should be zoned R-1A, R-2 or RP-1 at 6-24 du/ac as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)
- C. HIGH DENSITY RESIDENTIAL (HDR):** High Density Residential is defined as development primarily residential in character having a density greater than 24 dwelling units per acre. The primary land uses included in this class are medium and high rise multi-family housing.
1. Locate high density development on major collectors and arterials adjacent to employment centers and major retail shopping districts. There should be an emphasis on aesthetics, open space, and recreation in planning such developments. Locations should be convenient to interstate highways, CBD, or other major activity centers.
 2. Areas designated for High Density Residential use should be zoned R-2, R-3, R-4, RP-2, and RP-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

COMMERCIAL, OFFICE, AND INDUSTRIAL CLASSIFICATIONS

NEIGHBORHOOD COMMERCIAL (NC), GENERAL COMMERCIAL (GC), CENTRAL BUSINESS DISTRICT (CBD), OFFICE (O), LIGHT INDUSTRIAL (LI), HEAVY INDUSTRIAL (HI)

Intent:

- Ensure an adequate supply of suitable land for present and future economic development needs.
- Provide for efficient and harmonious distribution of industrial and commercial development.
- Develop a variety of commercial areas to meet local and regional needs.
- Locate commercial activities on sites which are physically suited, accessible, adequately served by utilities, and will result in compatible land use relationships.
- Locate commercial areas based on their composition, scale, and intensity.
- Where possible, concentrate new commercial activities in planned development centers to provide maximum benefit to users and to minimize adverse effects on land use patterns and transportation systems.
- The Central Business District (CBD) should be the center of the Knoxville region and the primary development center.

A. NEIGHBORHOOD COMMERCIAL (NC): This class provides locations for a narrow range of convenience retail, service, and office uses that are intended to serve the needs of residential areas within a 1/2 mile radius.

1. Locate neighborhood commercial development on arterial and collector streets on sites that result in minimal negative impact on adjacent properties.
 - a. Limit the size of neighborhood commercial areas to 5 acres or less, depending on site characteristics.
 - b. New neighborhood commercial should not be developed within 1/2 mile of existing commercial development.
 - c. Ideally, convenience stores should be located in association with other neighborhood serving uses to form neighborhood centers. Convenience stores may be allowed to locate as isolated commercial uses in low density urban areas on collector or arterial streets.
 - i. Design standards should be developed to ensure that isolated commercial uses complement the surrounding environment.
2. Areas designated for Neighborhood Commercial (NC) use should be zoned C-1 or O-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

B. GENERAL COMMERCIAL (GC): This class provides locations for retail, service commercial, and a limited range of wholesale and warehousing activities and is generally intended to provide a full range of goods and services at the community or regional scale.

1. Commercial sites should be relatively flat, regular in shape, and of sufficient size.
2. Locate commercial activities on arterial and collector streets; however, their placement should not significantly reduce the proper functioning of the transportation system.
3. Commercial sites should be easily served by utilities and other support services.
4. Commercial sites should be compatible with adjacent land uses.
5. Develop community-serving commercial areas providing a wide range of goods and services to accommodate the majority of consumer needs within major geographic sectors of the community.
 - a. Locate community-serving commercial development on major collector and arterial streets, on sites which allow for the clustering of activities and result in minimal negative impacts on adjacent properties or the transportation system.
 - b. Control the formation of new community-serving commercial areas to ensure the balanced distribution of commercial services throughout the metropolitan area.
6. Develop region-serving commercial areas providing a full range of goods and services designed to accommodate regional markets.
 - a. Locate region-serving commercial development on arterials in locations which are easily accessible to the interstate system. Development sites should be sufficient in size to permit future expansion.
 - b. Regional commercial development should be limited and carefully located to avoid market over saturation and conflict with the CBD.
7. Control linear commercial development to prevent traffic congestion and commercial encroachment into residential areas.
 - a. New linear development should be permitted only on arterials where it is compatible with road design and adjacent land use.
 - b. Redesign existing linear development to improve its functioning, especially in coordination with street improvements.
 - c. Only commercial uses requiring high accessibility or otherwise unsuited to “cluster” type development should be allowed to locate in a linear fashion.
8. Areas designated for general commercial (GC) use should be zoned C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, TC-1, 0-1, or 0-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary Appendix A.)

C. CENTRAL BUSINESS DISTRICT (CBD): The CBD is intended to be an intensely developed and diversified area. Primary activities in the CBD should include business, professional, and government offices, and financial and institutional uses, motel/hotels, retail, service commercial, recreational and entertainment, high density housing, and convention and cultural facilities.

1. The CBD is defined as west of the Business Loop, east of 11th Street, south of I-40/75 and north of Baptist Hospital complex and Fort Loudon Lake.
2. Redevelop and revitalize declining and under-utilized areas within the CBD.
 - a. Buildings of historical and architectural significance should be preserved, and adaptive reuse of these structures should be encouraged to ensure their economic vitality.
3. Encourage both day and night use of the CBD.
4. Open space areas should be developed to provide opportunities for outdoor public activities.
5. Areas designated for central business district (CBD) use should be zoned C-2, C-3, TC-1, O-2, RP-3, or R-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

D. OFFICE (O): This class is primarily intended for business and professional offices, office parks, and public institutional uses. In some cases, areas suitable for office development may also be deemed suitable for medium density residential uses.

1. The majority of office needs outside the inner city should be accommodated in office parks along major thoroughfares and as transitional uses between residential and more intensive land uses.
 - a. Locate office parks on major collector and arterial streets adjacent to or in close proximity to development centers.
2. Integrate office uses with commercial uses in the design of major development centers.
3. Low intensity office uses may be permitted as a transitional use adjacent to community and Neighborhood Commercial areas.
4. Locate high intensity office complexes within the Central Business District.
5. Areas designated for office (O) use should be zoned O-1, O-2, or O-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

E. LIGHT AND HEAVY INDUSTRIAL (LI AND HI): These classes are intended for the manufacturing, assembling, fabrication, and warehousing of goods. Light and heavy industrial classes are distinguished by the range of permitted uses and their potential for resulting in adverse off-site impacts.

1. Locate industrial development on sites which are:

- a. relatively flat and require minimal physical alteration;
- b. large enough to accommodate buildings, building setbacks, and parking lots;
- c. regular in shape and sufficiently large for the proposed activity;
- d. accessible to the arterial roads and, where appropriate, to rail lines;
- e. not accessible by residential streets;
- f. served or can be served adequately by utilities;
- g. developable in a manner compatible with adjacent existing or proposed land uses; and
- h. served by power, water, and waste disposal facilities.

2. Locate new industrial development primarily in industrial parks or other suitably planned industrial settings of ten acres or greater.

3. New industrial development outside of industrial parks or planned settings should occur only within existing zoning or adjacent to existing industrial areas.

4. Industries having minimal off-site impacts may be permitted in non-retail commercial centers.

5. Promote the development of small scale planned industrial parks in the city.

- a. Locate industrial parks where there will be no significant adverse impacts on areas designated for residential use.
- b. Encourage occupancy by firms which expand employment opportunities for low- and moderate-income persons.

6. Provide incentives for the redevelopment and rehabilitation of existing industrial buildings and areas within the city.

7. Areas designated for Light Industrial use (LI) should be zoned C-6, PC-2, I-1, I-2, or I-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

8. Areas designated for Heavy Industrial use (HI) should be zoned I-3 or I-4 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

PUBLIC INSTITUTION CLASSIFICATIONS

Only publicly-owned properties are designated as Public Institutions (P) on the One Year Plan Map. Existing privately-owned institutional uses (such as private schools, health and social services, churches, private recreation facilities, and cultural centers) are shown on the plan map within the land use class which most closely describes the nature of their use or would be the most appropriate use of the property if the current use ceased.

For Public and Institutional land uses, various zonings are appropriate, depending on what district is needed to permit the use. If any of these properties are to be developed for private purposes, any rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.

The policies listed below should be followed in making decisions concerning the expansion, relocation and development of new publicly - or privately-owned institutional uses.

Intent:

- Identify public sites which may affect or be affected by other land uses in the vicinity.
- Ensure consideration is given to public sites for proposed change to the adopted plan for areas.
- Protect the public investment in the site from encroachment of incompatible activities.

A. EDUCATION

1. Provide educational facilities at locations convenient to areas of need.

a. Locate nursery schools within or adjacent to residential areas and on sites which are easily and safely accessible to through traffic.

- i. Sites should be within or adjacent to residential areas, but at locations that will not adversely affect surrounding properties.
- ii. Sites should be on collector streets.

b. Locate elementary/primary schools within or adjacent to residential areas and at locations which are easily and safely accessible to local pedestrian and vehicular traffic.

- i. Locations should be within walking distance of residential areas (3/4 mile or less, depending on density of development).
- ii. Sites should be located within or adjacent to residential areas, but at locations that will not adversely impact surrounding properties.

- c. Locate junior high/middle schools central to the residential neighborhoods being served and near district and community activity centers. Locations should also be easily and safely accessible to local and through traffic.
 - i. Locations should be within a 1 1/2 mile radius of the area served, including the service areas of one or more elementary/ primary schools.
 - ii. Sites should be located in close proximity to neighborhood and community activity centers and should serve as community activity centers themselves. Locations should not significantly impact or be impacted by adjacent land uses.
 - iii. Sites should be directly accessible to arterial or collector streets.

- d. Locate high schools near districts and community activity centers and at locations which are easily and safely accessible.
 - i. Locations should be within a 2 mile radius of the area being served, including the service areas of one or more junior high/middle schools.
 - ii. Sites should be in close proximity to district and community activity centers and may be located near neighborhood, commercial, and office uses. Facilities should be situated at locations which will not adversely impact or be impacted by adjacent land uses.
 - iii. Sites should be directly accessible to arterial or collector streets.

- 2. Locate vocational, special, and adult educational facilities on sites which are readily accessible to the areas being served as well as major activity centers.
 - a. Locations should be on arterial or collector streets with ease of access to arterial streets.
 - b. Sites should be located near district and community activity centers and may be located adjacent to Neighborhood Commercial and office uses. Facilities should not adversely impact or be impacted by adjacent land uses.

- 3. Locate public junior colleges, colleges, universities, and similar institutions of higher education near major activity centers and on sites that are easily and safely accessible to through traffic.
 - a. Sites should have direct access to arterial streets and incorporate an internal circulation system which minimizes impacts on surrounding land uses and traffic patterns. Consideration should also be given to facility expansion at the time of site acquisition.

B. GENERAL GOVERNMENT

- 1. Public administration buildings should be located within the Central Business District in order to be convenient and supportive of CBD development.

C. HEALTH AND SOCIAL SERVICES

- 1. Provide medical and dental facilities and services at convenient locations for all Knoxville residents.**
 - a. Locate new hospitals and similar major medical facilities on sites which are convenient to the surrounding area, easily and safely accessible to through traffic, and not adversely affected by more intense development.**
 - i. Locations should be on either arterial or major collector streets. Accessibility to interstate highways should be considered.**
 - ii. Hospitals should be developed on sites which will allow for adequate facility expansion.**
 - iii. More intense development, including heavy commercial and industrial uses, should not be permitted to develop on sites in close proximity to hospitals and major health facilities.**
 - b. Permit expansion of existing hospitals and major health facilities in a manner which will not adversely affect the surrounding existing land use pattern.**
 - i. Hospitals should not be permitted to expand into existing stable residential neighborhoods.**
 - ii. Consider the impact of hospital expansion on the surrounding area's circulation pattern.**
 - iii. Permit similar office uses, including medical and dental offices, and related commercial uses to develop in close proximity to hospitals and major health facilities.**
 - c. Locate specialized health facilities on sites based on the land use requirements of the facility.**
 - i. Sanitoriums, mental health institutions, and similar facilities may require campus-like settings and should be located in the Urban Area where acreage requirements can be satisfied and where easy and safe access can be provided to other parts of the community.**
 - ii. Locate nursing and convalescent homes in close proximity to residential areas, but developed in a manner which will not adversely affect adjacent, less intense uses. Locations on arterial and collector streets should be considered.**
 - d. Locate branch facilities of the Knox County Health Department and similar community health centers relative to areas of need, on sites which are easily and safely accessible to through traffic, and in a manner which will not adversely affect surrounding properties.**
 - i. Locations should be on either arterial or collector streets.**
 - ii. Situate sites for community health centers adjacent to or in close proximity to institutional, office, or light commercial uses.**

- e. Locate civil defense shelters and similar facilities in close proximity to areas of high population densities and arterial or interstate highway access.

D. RECREATION

1. Develop and maintain park and recreational open space at convenient locations throughout Knoxville.
 - a. Develop and maintain park and recreation facilities in the community at a scale which reflects their location in either a rural or urban setting.
 - i. Parks and recreation facilities should accommodate a wide range of activities and be developed at locations which can adequately serve varying levels of development intensity.
 - b. Develop mini-parks in areas of Knoxville that are characterized by a medium to high population density.
 - i. Mini-parks should include specialized facilities that serve a concentrated or limited population, or specific group, such as small children, or senior citizens.
 - ii. Mini-parks should be located in apartment or townhouse developments, development centers, or dense, inner city areas. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
 - c. Locate neighborhood parks either near or within major residential areas which may be characterized by a variety of densities.
 - i. Neighborhood parks should be areas of intense recreational activity, with facilities designated for field and court games, hobbies and crafts, and free play.
 - ii. Locations should be near elementary schools and on collector streets. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
 - iii. Area serviced should be within 3/4 mile of the park.
 - iv. The physical characteristics of each site should be suited to the intensity of development.
 - d. Locate community parks in close proximity to several residential areas which may be characterized by a variety of housing types and densities.
 - i. Community parks should be areas of intense recreational activity, with facilities designated for field and court games, indoor activities, swimming, and possibly neighborhood activities.
 - ii. Locations should be in close proximity to junior and senior high schools and other public facilities, and on collector streets with easy access to arterials. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.

- iii. Area served should be within a 1/2 to 3 mile radius.
 - iv. Sites should be suited to intense development.
- e. Locate district parks to serve several residential areas on sites that are characterized by some unique or interesting natural feature such as a lake or scenic vista.
- i. Parks should include an area of natural or ornamental quality for passive and active outdoor recreational activities, such as walking, hiking, horseback riding, picnicking, field and court games, and possibly camping.
 - ii. Locations should be where natural resources are available and in close proximity to several communities.
 - iii. Area served should be within a 1/4 hour driving time from the facility.
 - iv. Sites should include some physiographic feature of natural interest.
 - v. Sites should be located on either arterials or major collectors.
 - vi. Recreational activities should be compatible with the natural resources, conserving their unique qualities.
- f. Locate regional parks to serve all of the residents of Knoxville through their participation in passive and active nature-oriented outdoor recreational activities.
- i. Parks should include an area of natural quality for such activities as viewing and studying nature, wildlife habitats, and conservation. Other activities include swimming, camping, hiking, fishing, and horseback riding.
 - ii. Locations should be where unique or interesting natural resources are present, particularly water (e.g., woodlands, scenic vistas).
 - iii. Area served should be countywide.
 - iv. Sites should be characterized by natural settings, contiguous to water, where possible.
 - v. Sites should be located on arterials.
 - vi. Recreational activities should be compatible with the natural resources, conserving their unique qualities.

E. CULTURAL FACILITIES

1. Locate cultural facilities, both public and private, throughout the community at locations accessible to the public.
 - a. Develop theaters and assembly halls within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.
 - b. Develop libraries within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.

- i. Locations should be on arterials and collectors.
 - ii. Sites should be selected which will not adversely affect any adjacent, less intensive uses. Consideration should be given to sites adjacent to or developed with other institutional uses and compatible office and light commercial uses.
- c. Develop museums within or in close proximity to development centers in locations which are easily and safely accessible to through traffic.
- i. Locations should be on arterial streets.
 - ii. Sites should be selected which will not adversely affect any surrounding, less intensive land uses. Consideration should be given to sites adjacent to other institutional uses and compatible office and light commercial uses.

F. CHURCHES

1. Locate churches throughout the community in close proximity to major residential areas. Consider sites which afford safe and convenient access to both local and through traffic.
 - a. Churches should be located on arterial and collector streets.
 - b. Sites which are located to serve one or more residential areas should be selected. Development of selected sites should be done in a manner which will not adversely affect any adjacent, less intensive land uses.

MIXED-USE CLASSIFICATION (MU)

Intent:

- There the range of potentially acceptable land uses exceeds the ranges defined for any one of the general land use classes in this plan.
- Designate areas where a mixture of land uses may be appropriate, and where specific policies and regulations to achieve a harmonious land use pattern are required.
- Designate areas where a significant transition in land use is expected, which requires specific policy guidance to ensure an orderly and efficient change of use.
- Designate areas requiring specific site design criteria, to ensure proper development in relation to adjacent properties.
- Many areas designated on the One Year Plan as Mixed-Use (MU) were drawn directly from adopted small area studies and sector plans. The plan map shows the recommended zoning for each area. Refer to the Five Year (CIP) or Fifteen Year (Sector) Plan for further recommendations (available at MPC offices).

OPEN SPACE AND FLOODWAY CLASSIFICATIONS

Open Space (OS), Floodway (F)

Intent:

- Develop an open space network which will serve conservation, recreation, and buffering purposes.
- Protect all sensitive or unique natural resources and processes (e.g., wildlife habitats, aquifer recharge areas, floodplains, steep slope). Designate open space areas in the city to provide visual relief to the built environment (e.g. cemeteries, golf courses, and rights-of-way).

A. **OPEN SPACE (OS):** This category defines areas possessing either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or conservation and recreation areas.

1. Identify Recreational Open Space Areas to maximize opportunities for outdoor recreation and educational activities.
 - a. Identify and designate through sector plans open space intended for recreational purposes.
 - b. Encourage acquisition of historically or archaeologically significant sites by public or private organizations.
 - c. Provide opportunities for passive and active recreational activities (e.g., walking, picnicking, bicycling, running).
 - d. Encourage active use of water resources and watercourses for only those recreational activities that will not damage surface or groundwater quality.
 - e. Include natural features of unique beauty or character in the Recreation Open Space Network.
2. Identify Buffer Open Space Areas or activities to achieve a sense of natural environment and identity while separating conflicting land uses.
 - a. Encourage use of buffers to separate conflicting land uses.
 - b. Preserve open spaces which link various communities.
 - c. Protect fragile or unique natural resources from incompatible land uses or development (e.g., urban streams, sinkholes, steep ridges).
 - d. Provide buffering open space in the inner city and CBD to provide relief from urban density and pace (e.g. cemeteries, public and private golf courses, and some public rights-of-way).
 - e. Encourage use of buffer zones for recreational purposes, but only for those activities which are compatible with the buffering function.
 - f. Encourage use of buffers to shape development by providing edges and linkages.

3. Identify Conservation Open Space Areas to protect environmentally sensitive or unique natural resources.
 - a. Identify and designate open space areas intended to protect environmentally sensitive and unique areas.
 - b. Develop guidelines to be used by developers and other decision makers which will preserve areas designated as Conservation Open Space.
 - c. Conduct environmental reviews of development proposals which include designated open space, to ensure protection of the environment.
 - d. Encourage the rezoning of open space to floodway or planned zones, to:
 - i. Ensure public control of development density and design; and
 - ii. Ensure protection of environmentally sensitive areas.
 - e. Secure a compatible relationship between biological communities and land development.
 - i. Identify and protect unique or endangered flora and fauna (e.g., marshes, bird sanctuaries, mature hardwood stands).
 - ii. Promote the conservation of mature trees and stream corridors through subdivision, zoning, and other development regulations.
4. Areas designated as Open Space should be zoned A-1, OS-1, RP-1 at 1 du/ac as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

B. FLOODWAY (F): This class defines areas required to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.

1. Generally, no structures or uses should be permitted within the floodway that would alter a stream's character and ability to carry floodwaters. All proposed uses and structures are subject to the approval of the City Engineering Department
2. All areas designated as Floodway should be zoned F-1 as provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)

HISTORIC CLASSIFICATION (H)

The Historic classification is an overlay classification used to designate properties which are considered to be historically, archaeologically, and architecturally significant. These properties may warrant public protection through placement on the National Register of Historic Places and/or inclusion in the H-1 Historic Overlay District.

- Properties designated as Historic on the plan map should be evaluated to further determine their eligibility for the National Register or H-1 zoning in accordance with the provisions of the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary, Appendix A.)
- Individual structures and sites to be zoned H-1 should meet the eligibility requirements for listing on the National Register.
- Within districts proposed for H-1 zoning, at least 60% of the structures should have historical or architectural significance.

TECHNOLOGY CORRIDOR OVERLAY (TO)

Established along the Pellissippi Parkway north of Interstate 40/75 is an area designated for highly technical and related businesses seeking a park-like setting. Areas of the city within areas designated Technology Overlay should be zoned TO-1, BP-1 and other zones deemed appropriate by the Technology Corridor Development Authority and the adopted Technology Corridor Plan.

NEIGHBORHOOD CONSERVATION OVERLAY (NCO)

The Neighborhood Conservation Overlay District is used for older Knoxville neighborhoods that need to be conserved for their cultural, historic and housing values. The Neighborhood Conservation Overlay District is intended to foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood through the use of design guidelines. Design guidelines promote development that conforms to the size, orientation and setting of the buildings of the neighborhood; avoids the need for zoning variances for building setbacks, lot dimensions and related physical characteristics; and regulates demolition.

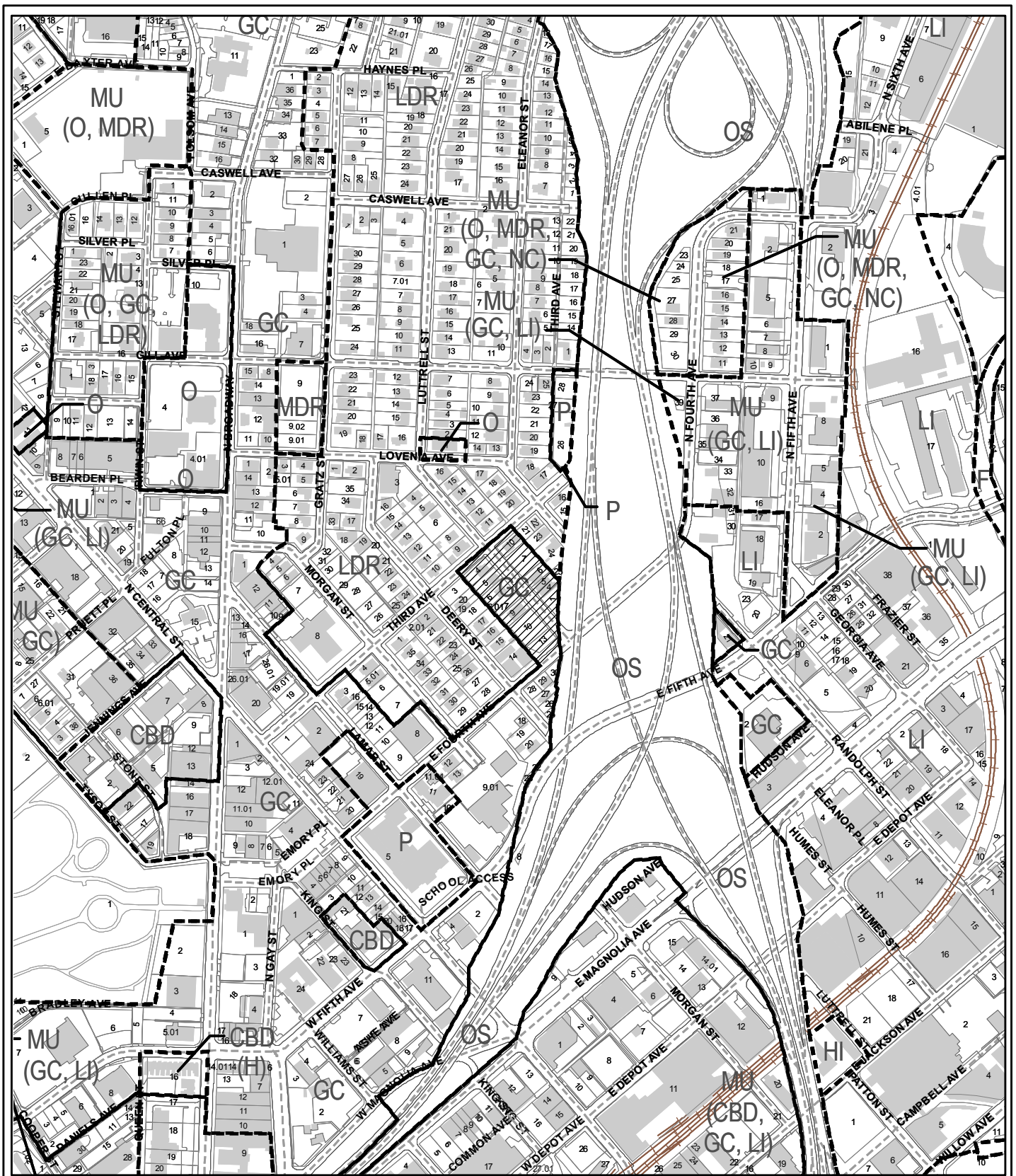
Chapter 4

2006 PROPOSED PLAN AMENDMENTS

There are 15 map changes shown on the following pages for the 2005 One Year Plan Update.

- Ten of these changes result from annexations that have occurred since last year's update.
- Twelve land use designation changes are recommended by staff, to bring portions of the One Year Plan into conformity with the Sector Plans, or existing land use.
- In addition, Appendix B includes descriptions of 30 individual quarterly amendments that were requested during the past 12 months.

2006 Proposed Plan Amendments CENTRAL CITY SECTOR



KNOXVILLE'S
ONE
YEAR
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2006

CENTRAL CITY SECTOR
STAFF AMENDMENT 1

CLT: 94

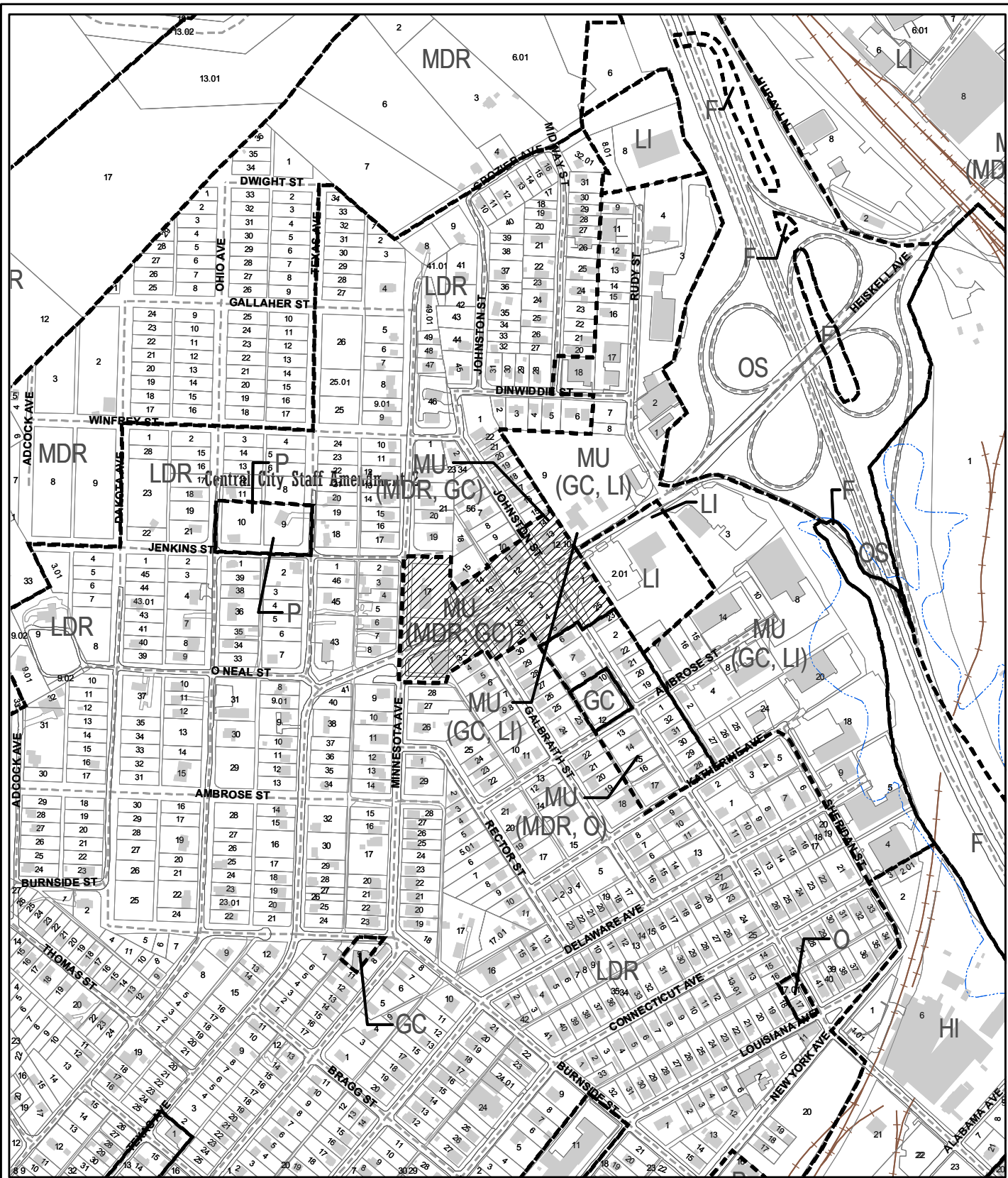


FROM: General Commercial (GC)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
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Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

CENTRAL CITY SECTOR
STAFF AMENDMENT 2

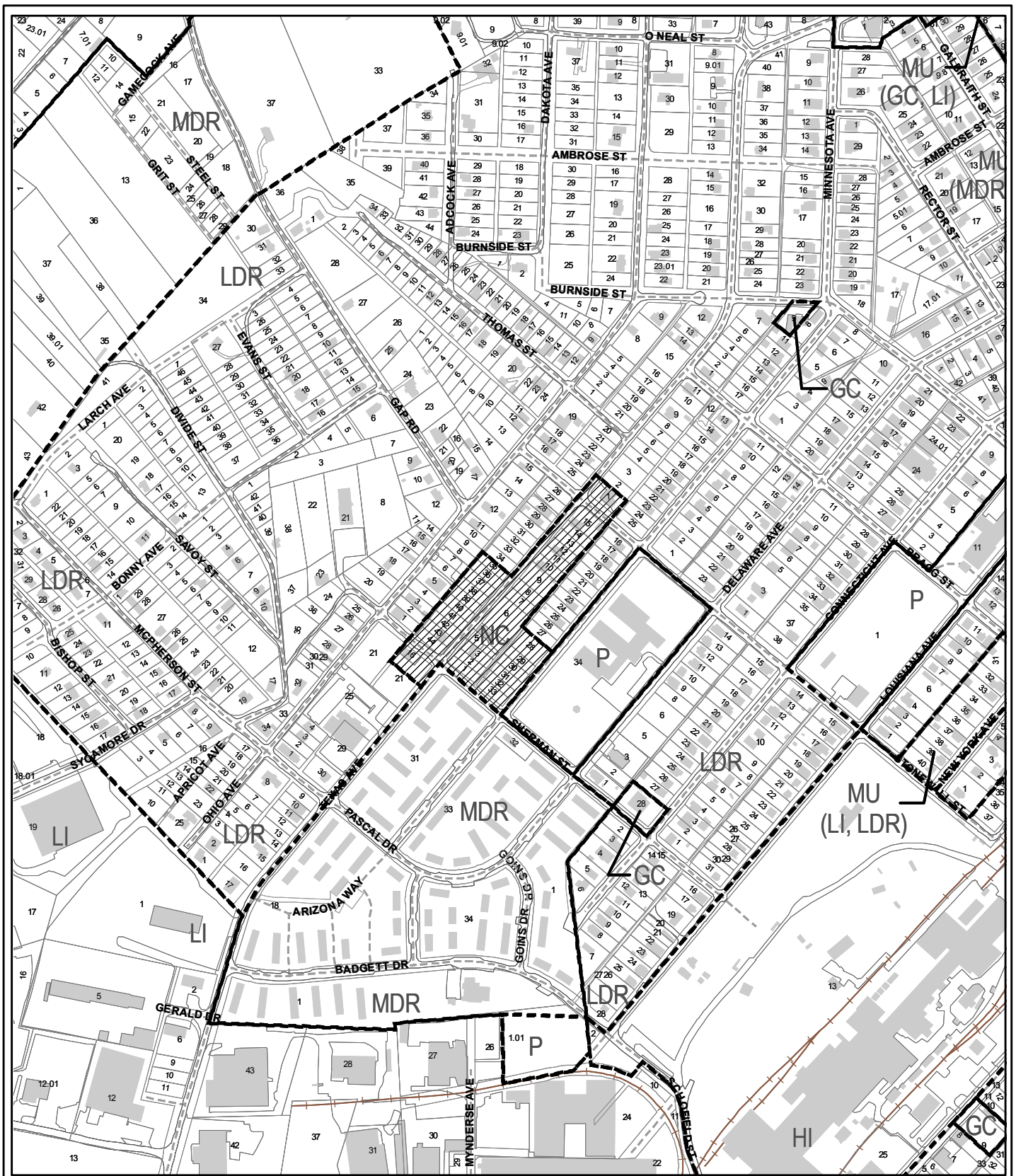
CLT: 81

FROM: Mixed Use (MDR, GC)
 TO: Mixed Use (LDR, MDR, NC)

1 inch equals 500 feet
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 Feet



Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

CENTRAL CITY SECTOR
STAFF AMENDMENT 3

CLT: 81

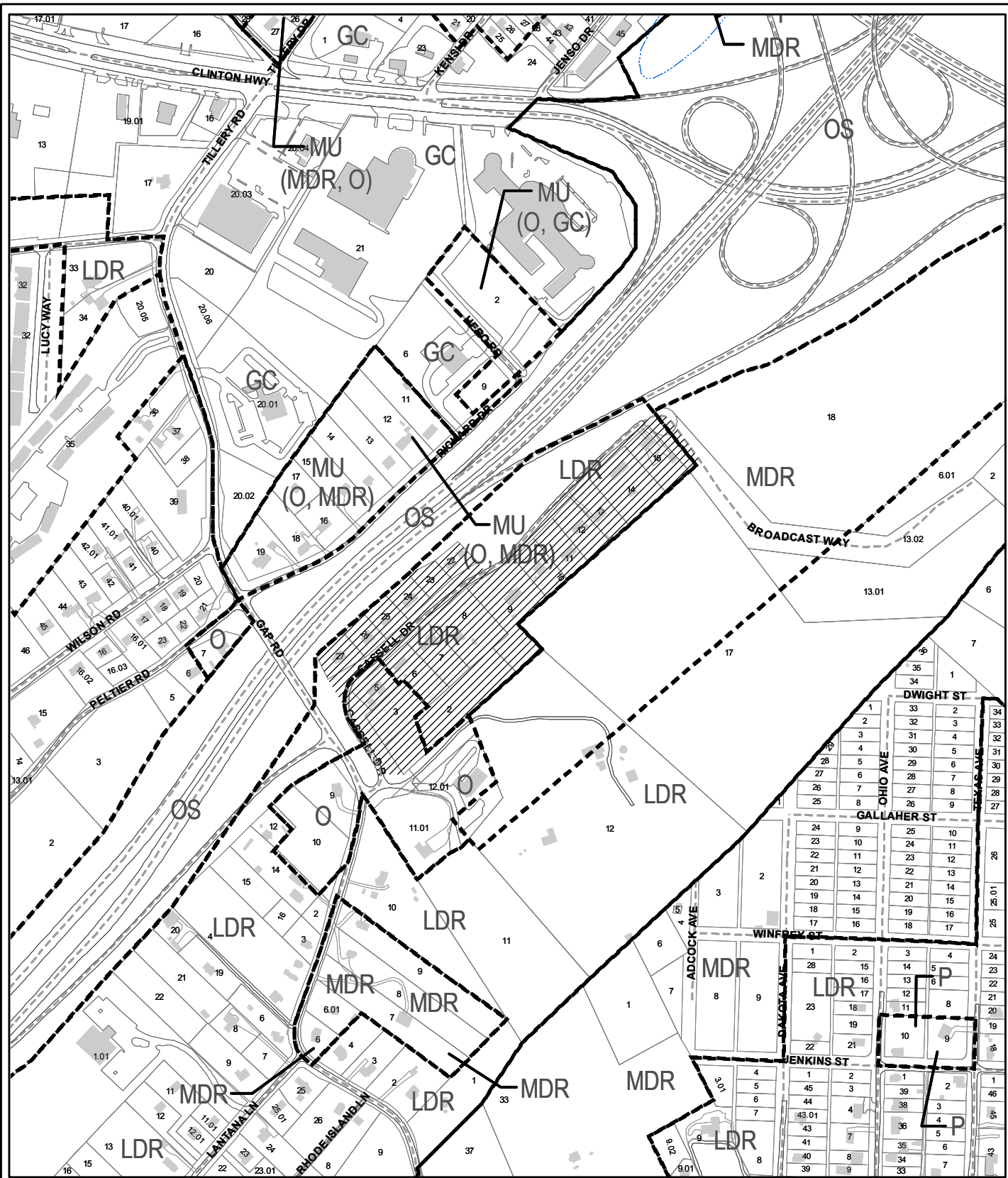


FROM: Neighborhood Commercial (NC)
 TO: Mixed Use (LDR, MDR, NC)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

CENTRAL CITY SECTOR
STAFF AMENDMENT 4

CLT: 81

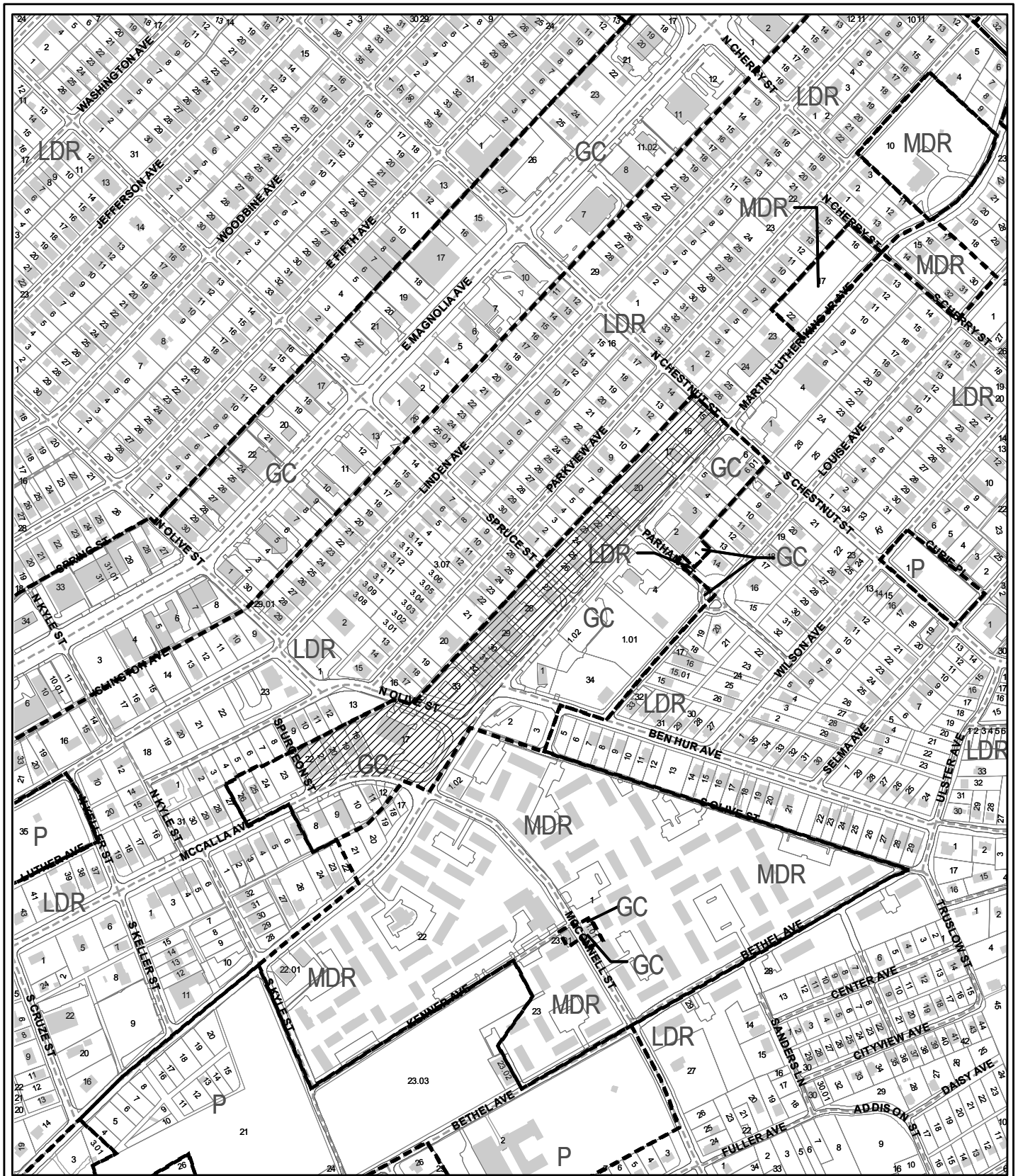


FROM: Office (O) & Low Density Residential (LDR)
 TO: Mixed Use (MDR, O)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



**KNOXVILLE'S
ONE
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PLAN
2006**

**CENTRAL CITY SECTOR
STAFF AMENDMENT 5**

CLT: 82



FROM: General Commercial
TO: Mixed Use (LDR, MDR, O, GC)

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Print Date: 2/26/2006



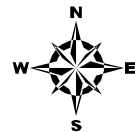
**KNOXVILLE'S
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PLAN
2006**

**CENTRAL CITY SECTOR
STAFF AMENDMENT 6**

CLT: 81

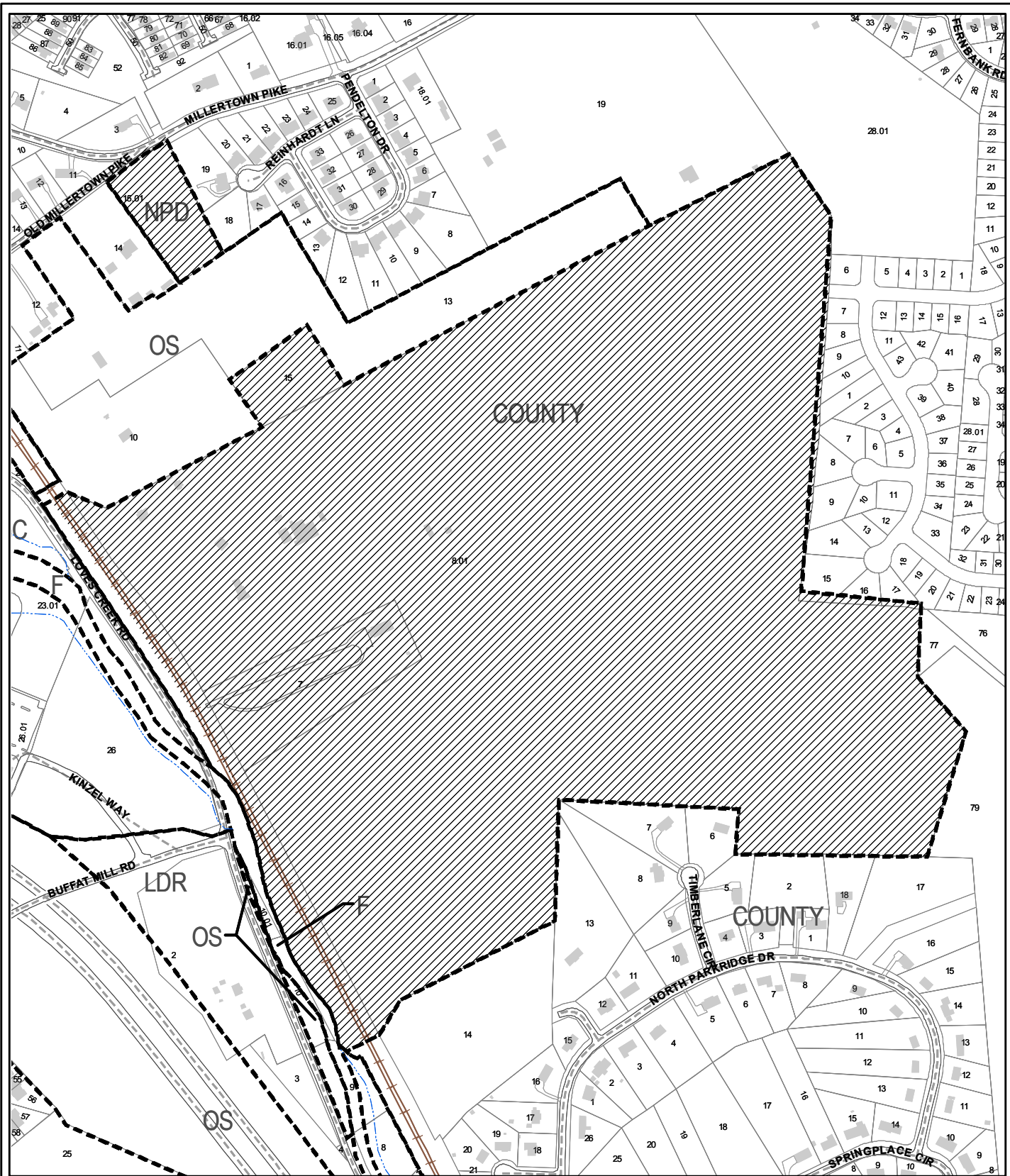
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TO: Medium Density Residential (MDR)

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0 500
Feet



Print Date: 2/26/2006

2006 Proposed Plan Amendments EAST CITY SECTOR



KNOXVILLE'S
ONE
YEAR
PLAN
2006

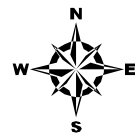
EAST CITY SECTOR
ANNEXATION PLAN AMENDMENT 1

CLT: 60

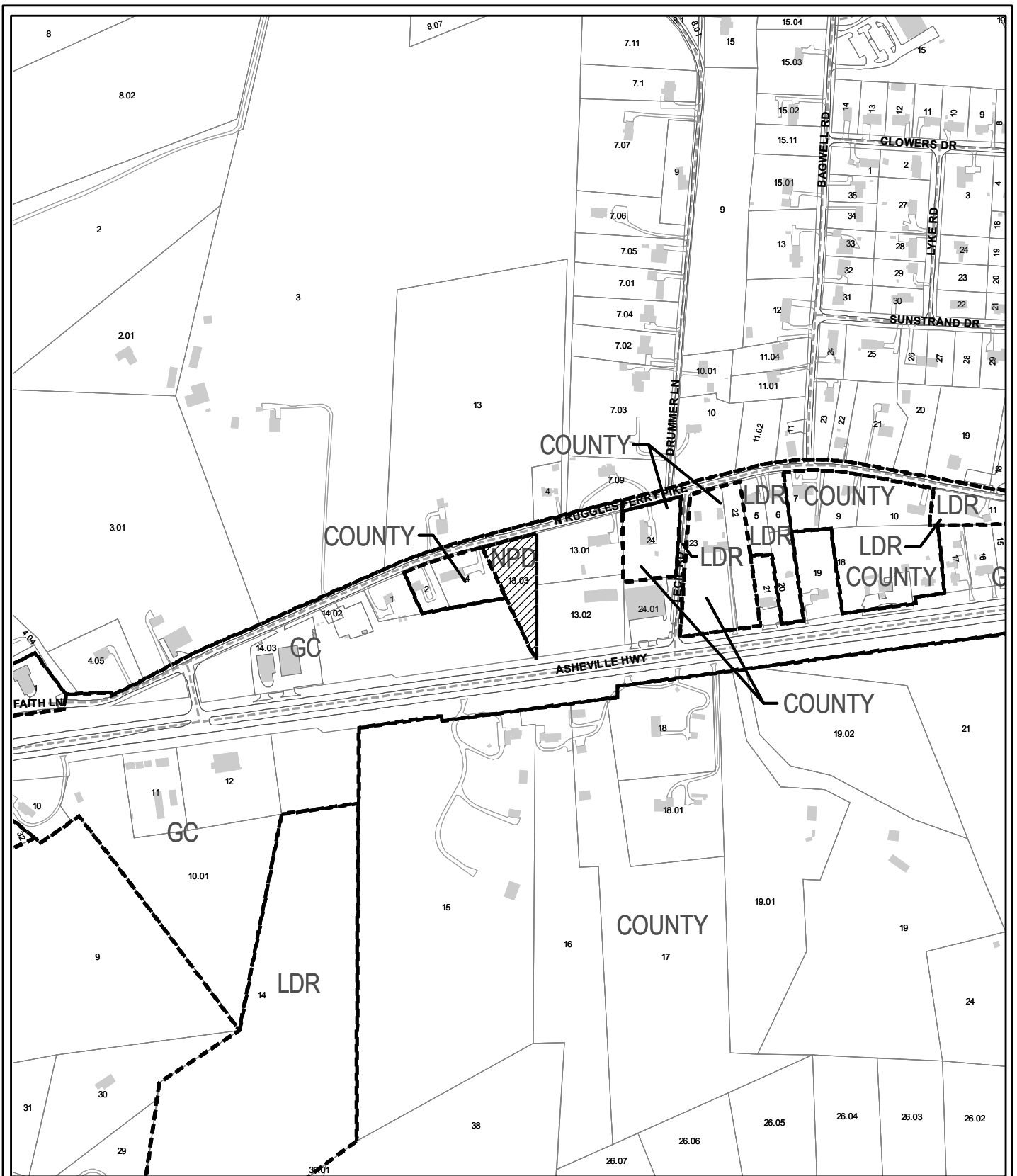


FROM: No Plan Designation (NPD)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



**KNOXVILLE'S
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2006**

**EAST CITY SECTOR
STAFF AMENDMENT 1**

CLT: 72

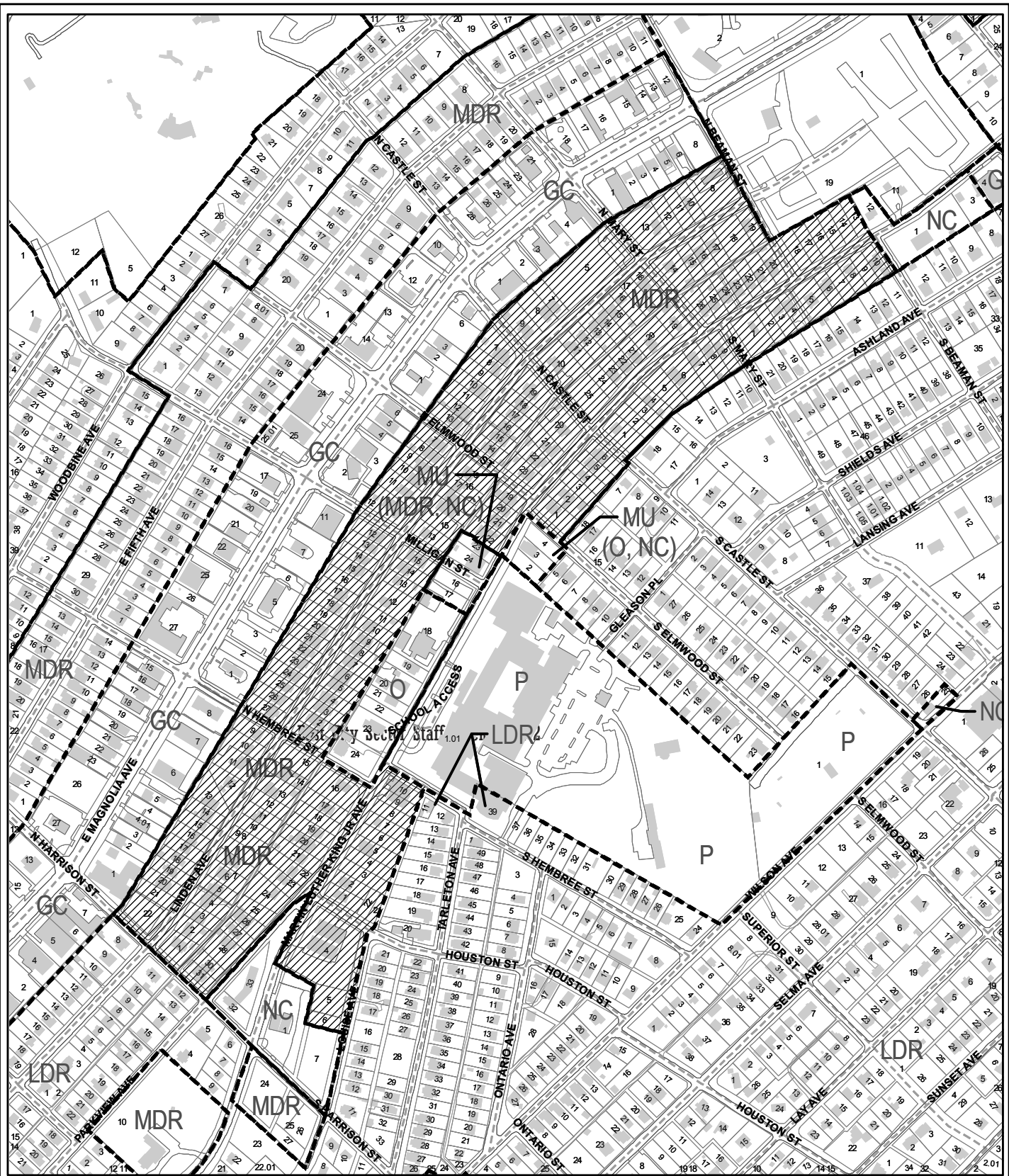


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TO: General Commercial (GC)

1 inch equals 500 feet
0 500 Feet



Print Date: 2/26/2006



KNOXVILLE'S
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YEAR
PLAN
2006

EAST CITY SECTOR
STAFF AMENDMENT 2

CLT: 82



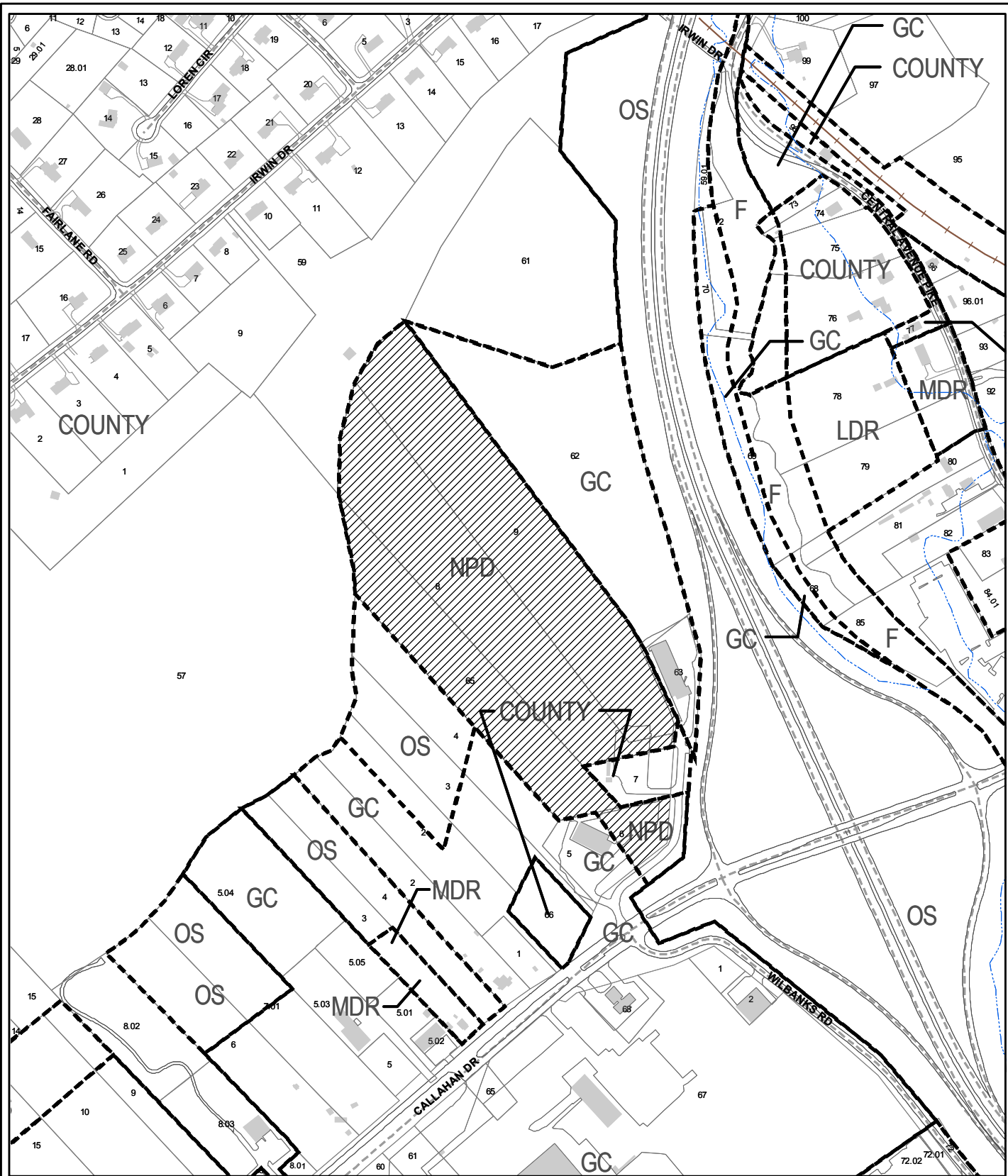
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 TO: Low Density Residential (LDR)

1 inch equals 500 feet
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 Feet



Print Date: 2/26/2006

2006 Proposed Plan Amendments NORTH CITY SECTOR



KNOXVILLE'S
ONE
YEAR
PLAN
2006

NORTH CITY SECTOR
ANNEXATION PLAN AMENDMENT 1

CLT: 57

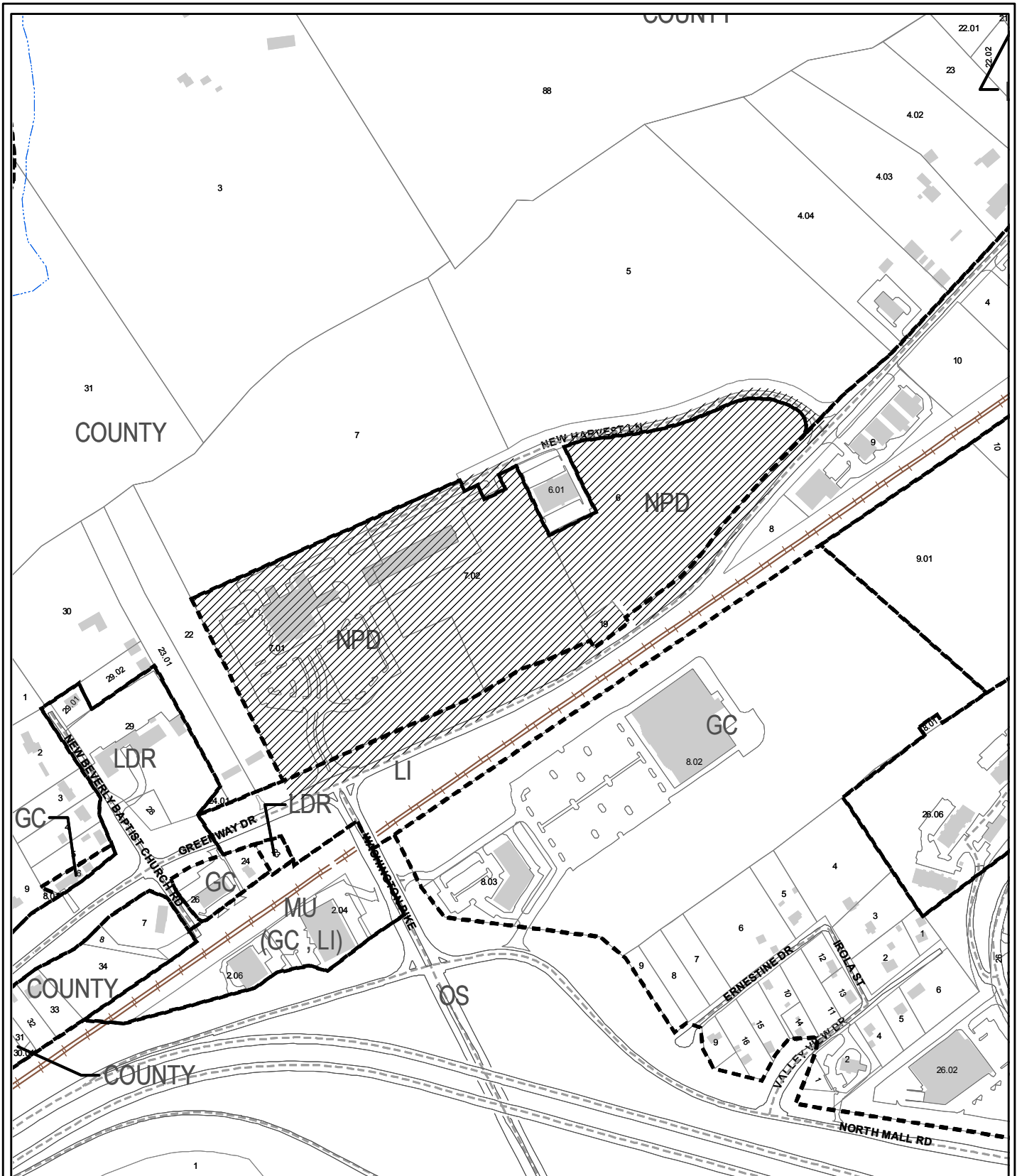


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 TO: Mixed Use (GC, LDR)

1 inch equals 500 feet
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 Feet



Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

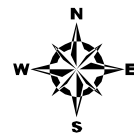
NORTH CITY SECTOR
ANNEXATION PLAN AMENDMENT 2

CLT: 59



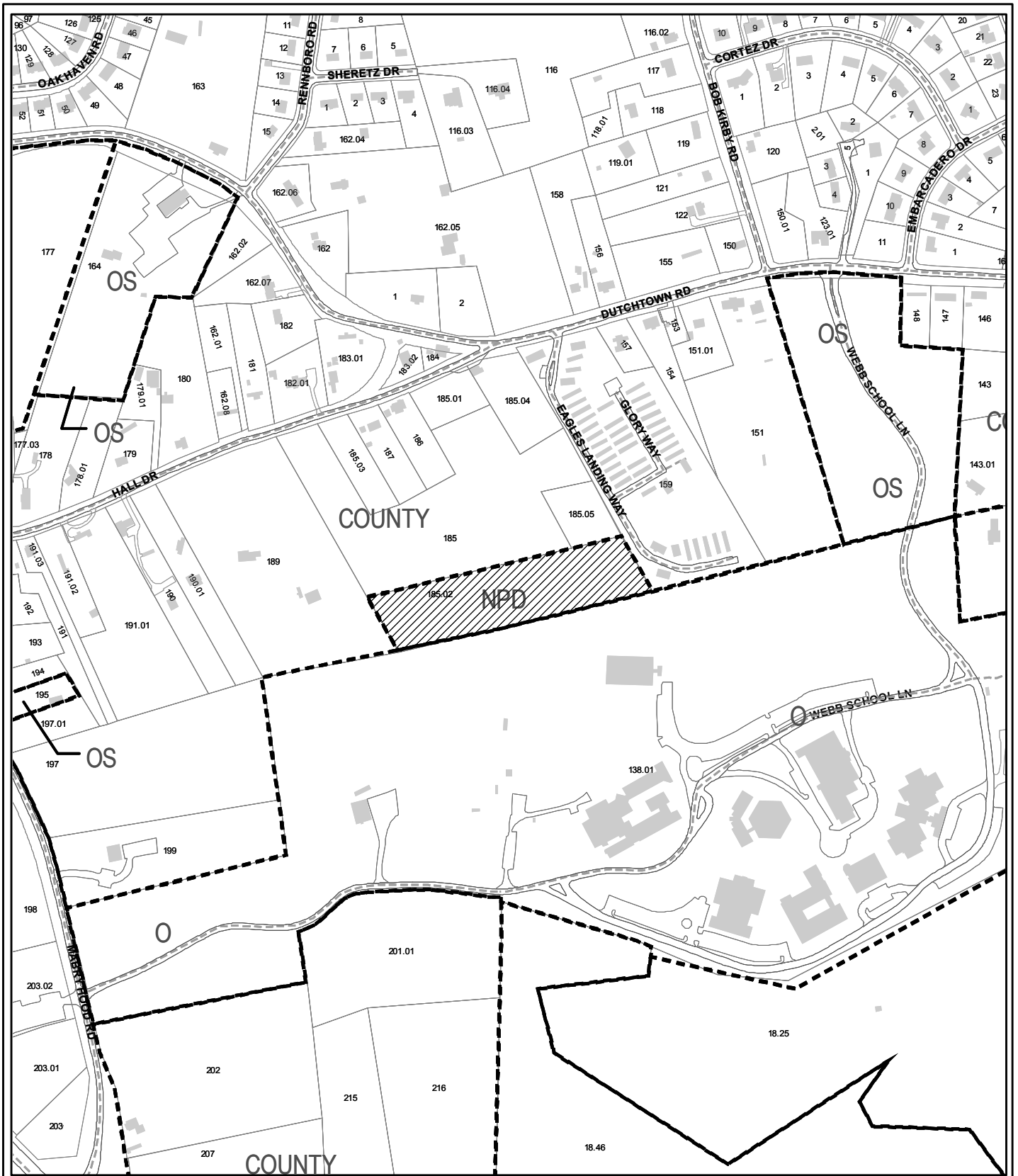
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Print Date: 2/26/2006


2006 Proposed Plan Amendments NORTHWEST CITY SECTOR



KNOXVILLE'S
ONE
YEAR
PLAN
2006

NORTHWEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 1

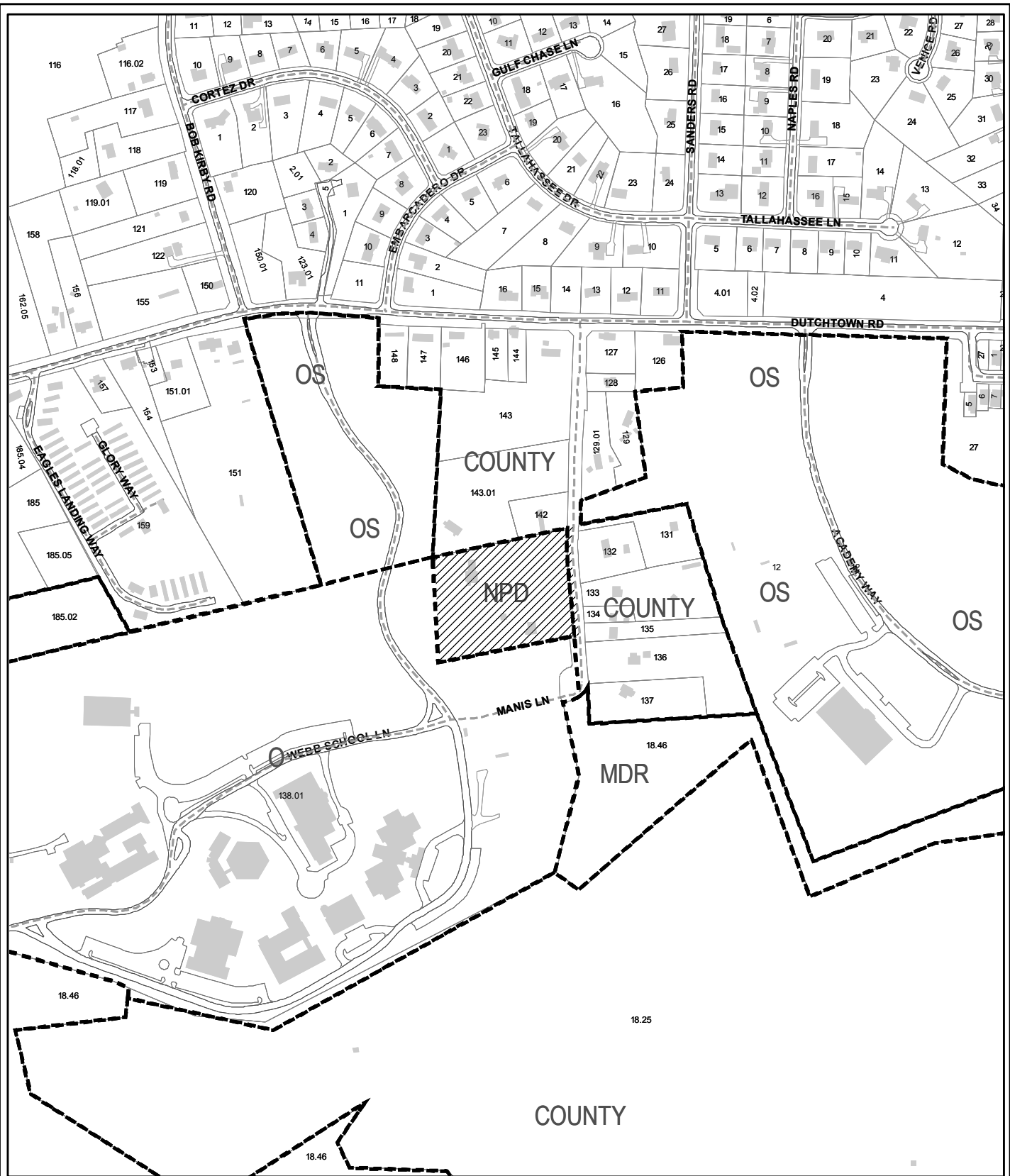
CLT: 118

 FROM: No Plan Designation (NPD)
 TO: Mixed Use (O, OS)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



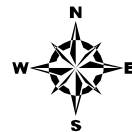
KNOXVILLE'S
ONE
YEAR
PLAN
2006

NORTHWEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 2

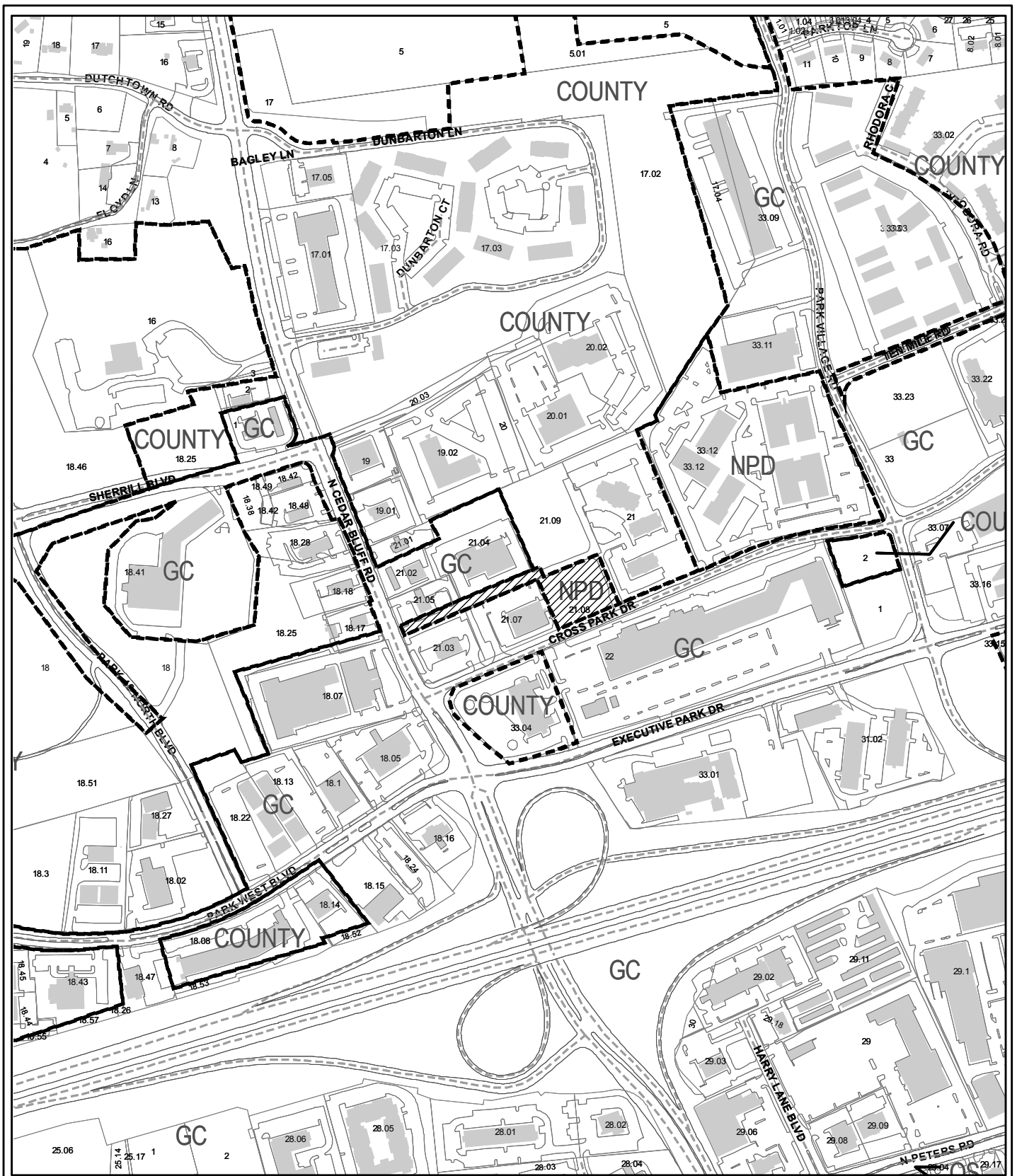
CLT: 118

 FROM: No Plan Designation (NPD)
 TO: Mixed Use (O, OS)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/26/2006



KNOXVILLE'S
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YEAR
PLAN
2006

NORTHWEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 3

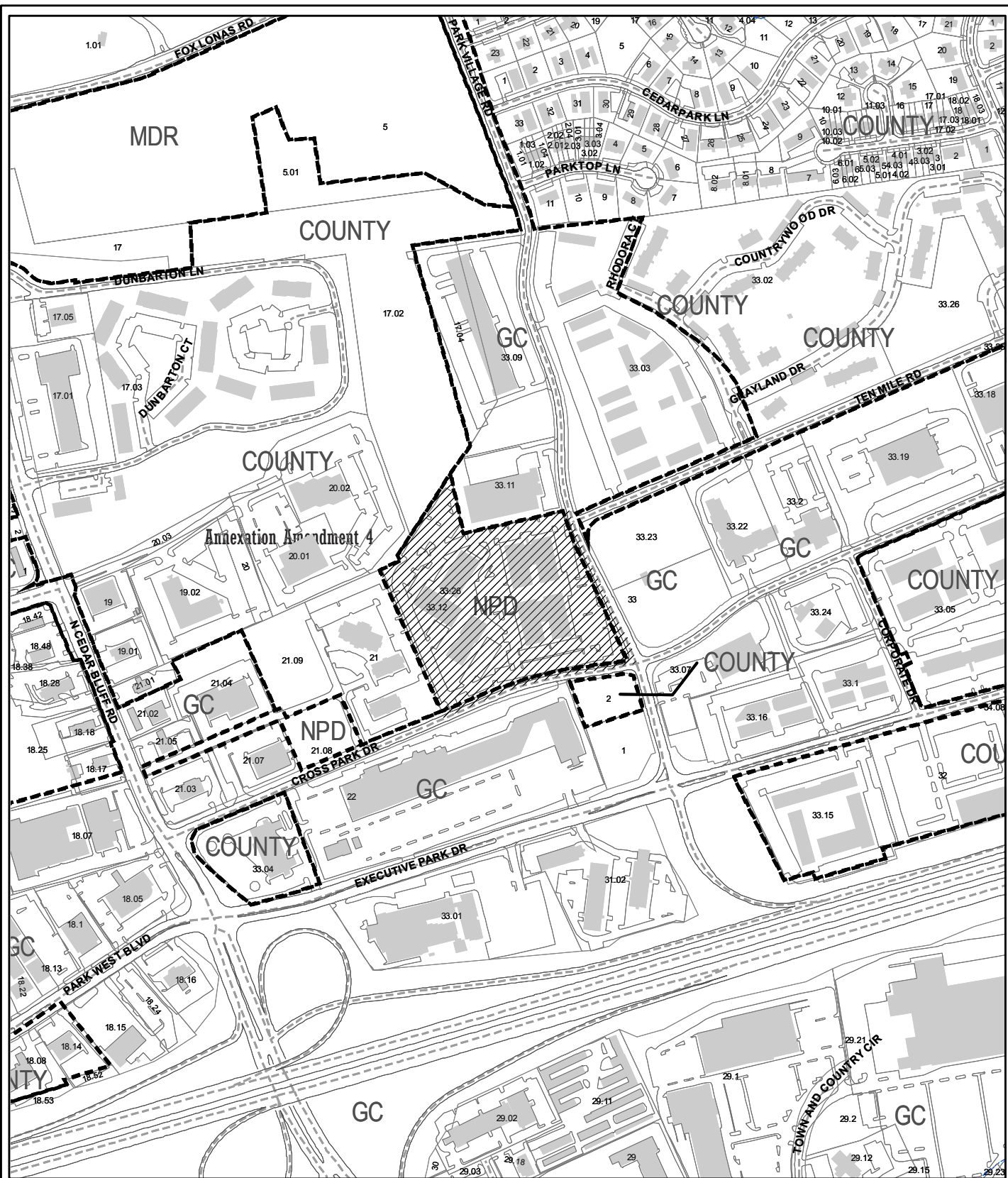
CLT: 119

 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/26/2006



KNOXVILLE'S
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2006

NORTHWEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 4

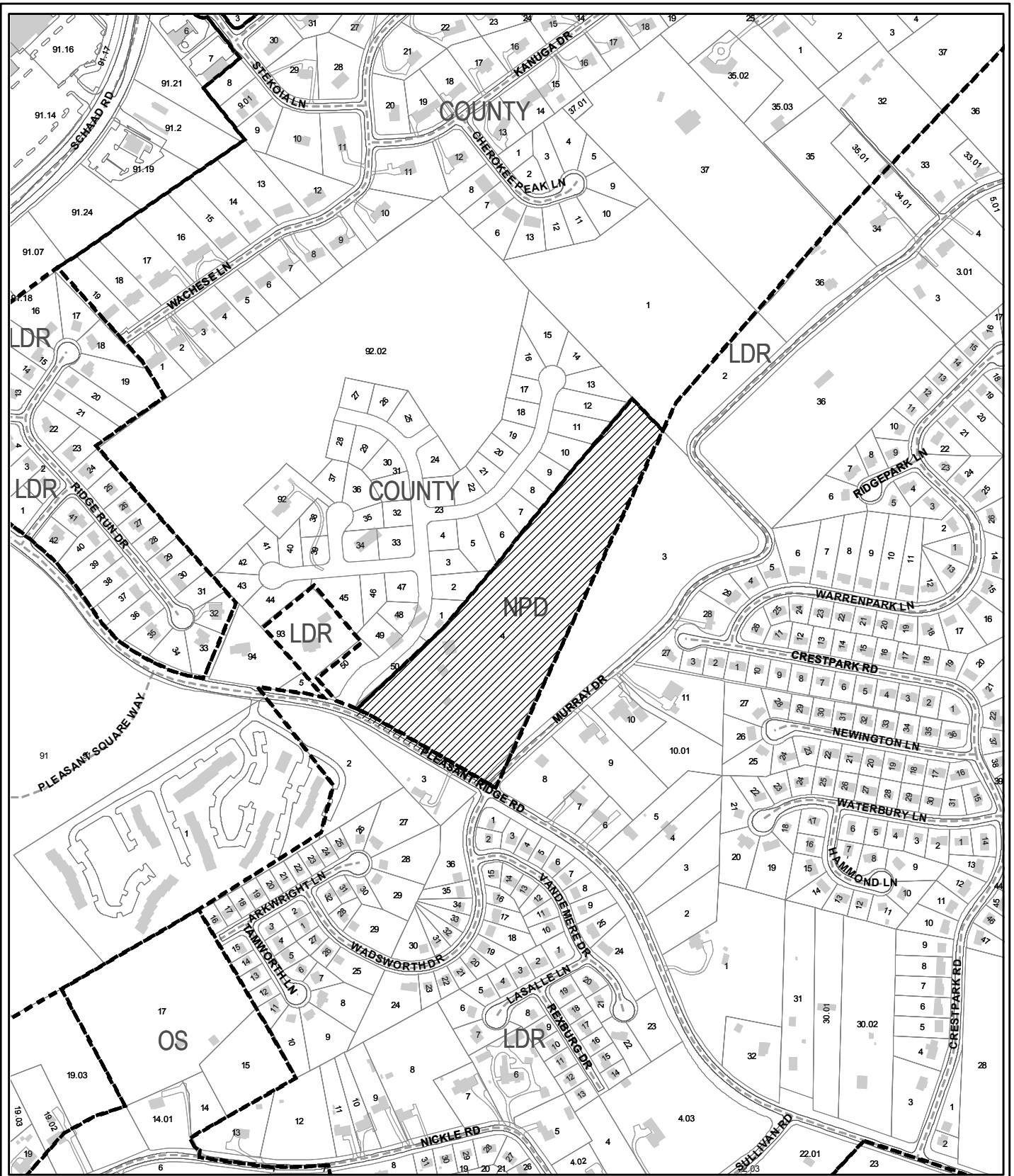
CLT: 119

 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



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2006

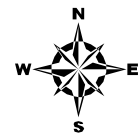
NORTHWEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 5

CLT: 79

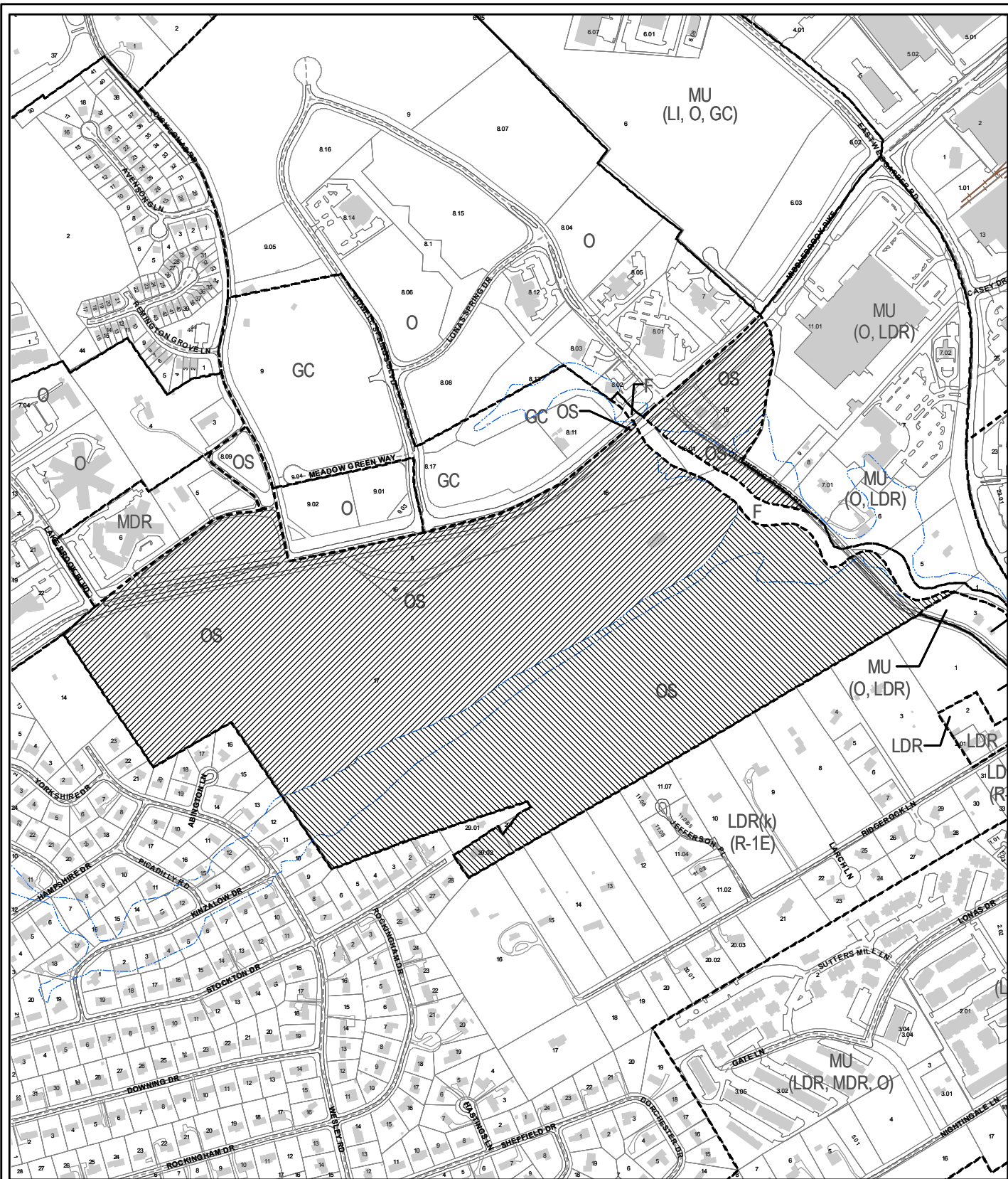


FROM: No Plan Designation (NPD)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



KNOXVILLE'S
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2006

NORTHWEST CITY SECTOR
STAFF AMENDMENT 1

- CLT: 106
- FROM: Open Space
TO: Mixed Use (LDR, MDR, O)
- FROM: Open Space
TO: Low Density Residential (LDR)

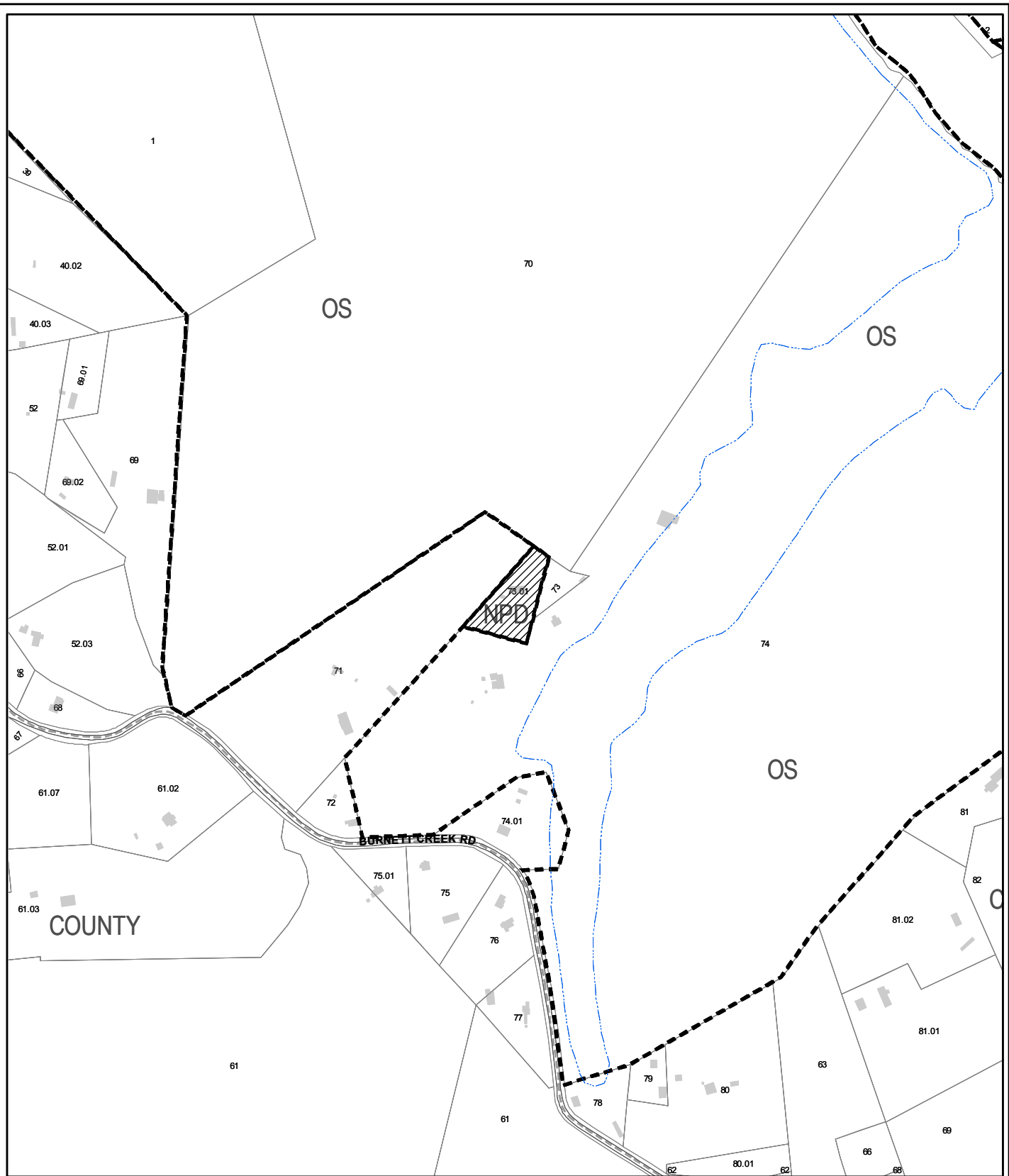
1 inch equals 700 feet
 0 700
 Feet



Print Date: 2/26/2006

2006 Proposed Plan Amendments

SOUTH CITY SECTOR



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ONE
YEAR
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2006

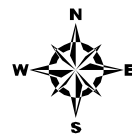
SOUTH CITY SECTOR
ANNEXATION PLAN AMENDMENT 1

CLT: 110

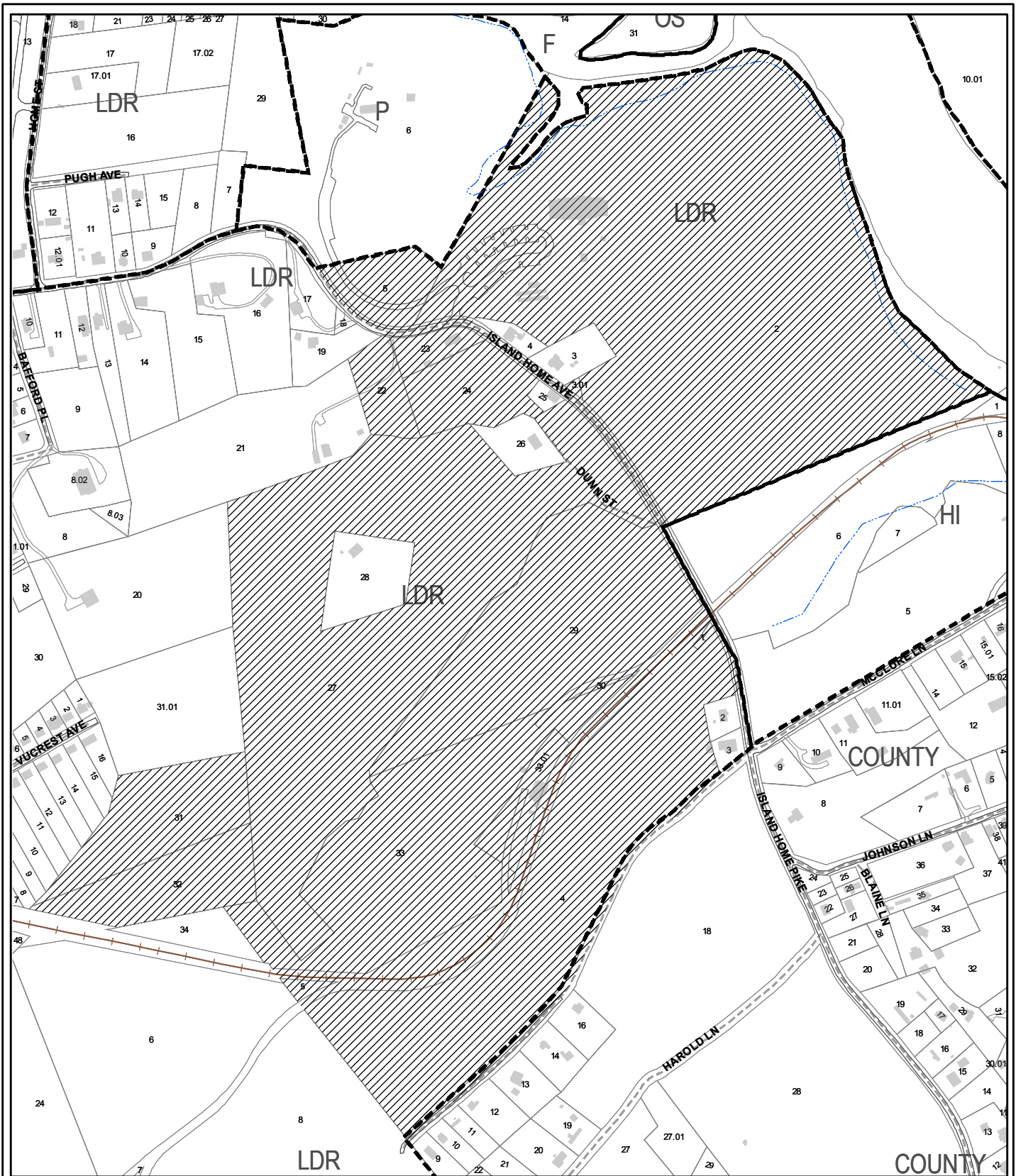


FROM: No Plan Designation (NPD)
 TO: Open Space (O)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



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2006

SOUTH CITY SECTOR
STAFF AMENDMENT 1

CLT: 110



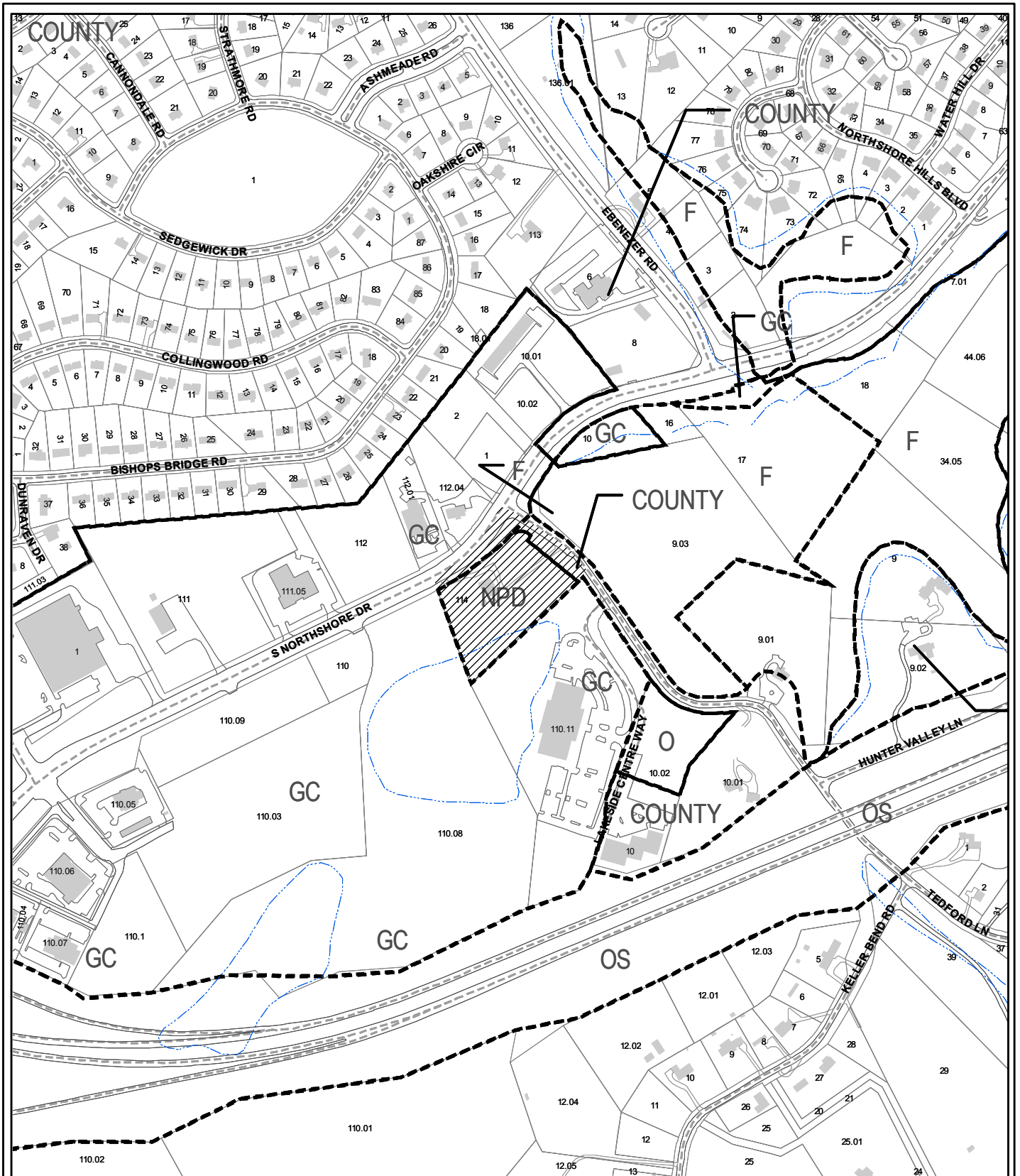
FROM: Low Density Residential (LDR)
 TO: Public (P)

1 inch equals 500 feet
 0 500 Feet



Print Date: 2/26/2006

2006 Proposed Plan Amendments WEST CITY SECTOR



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YEAR
PLAN
2006

WEST CITY SECTOR
ANNEXATION PLAN AMENDMENT 1

CLT: 154

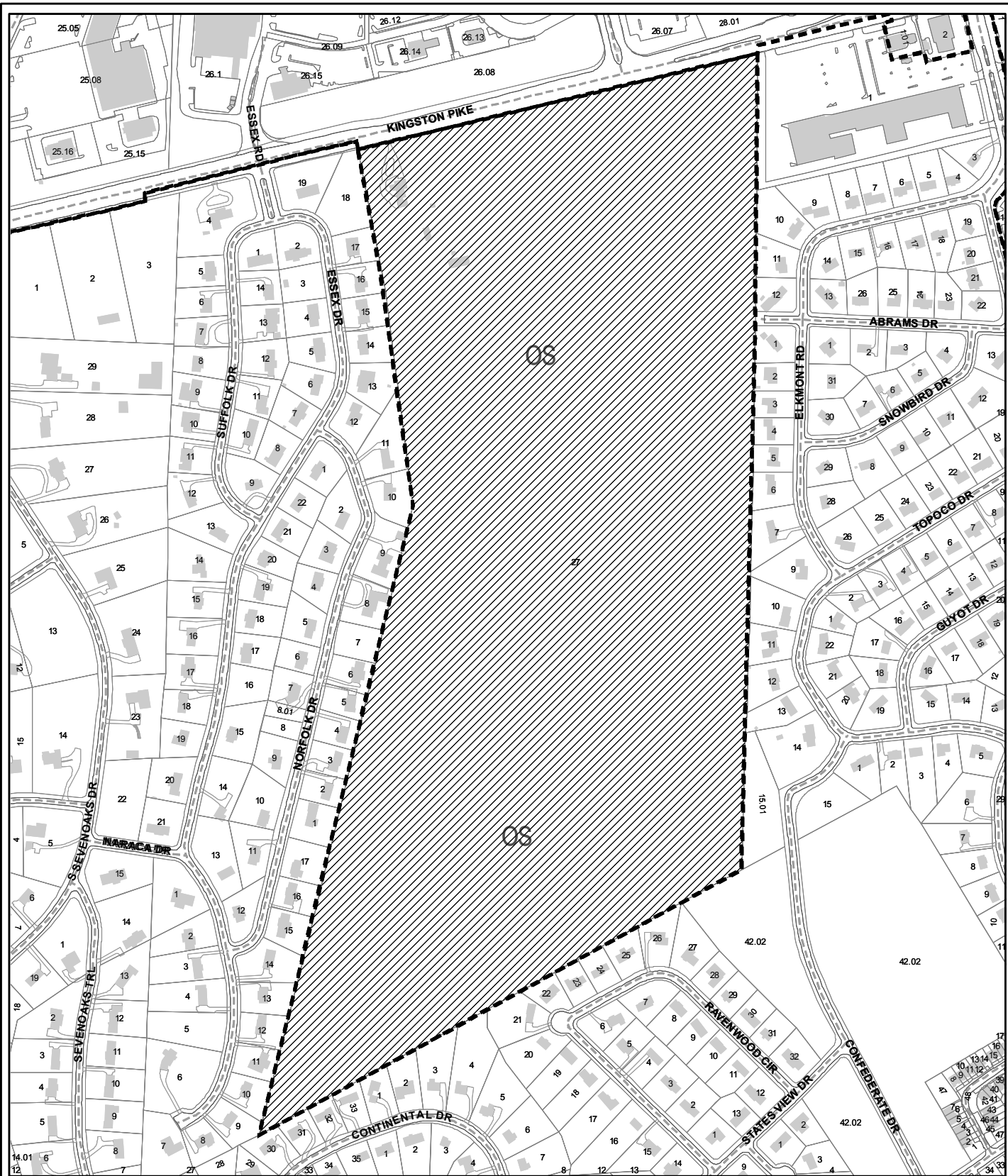


FROM: No Plan Designation (NPD)
 TO: Mixed Use (LDR, O, GC)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006



KNOXVILLE'S

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2006**

**WEST CITY SECTOR
STAFF AMENDMENT 1**

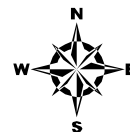
CLT: 132

FROM: Open Space
TO: Mixed Use (MU)

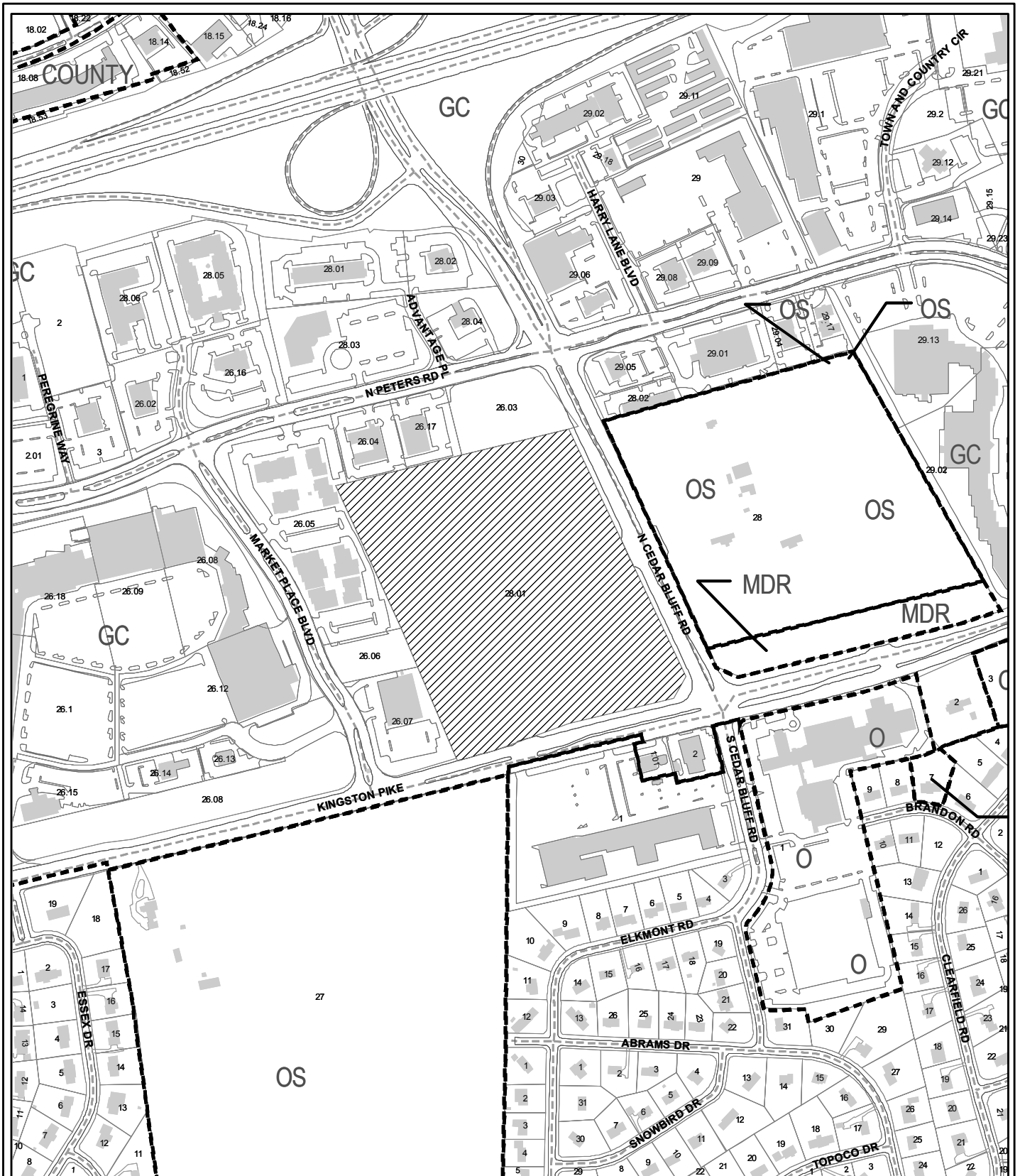


1 inch equals 500 feet

0 500
Feet




Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

WEST CITY SECTOR
STAFF AMENDMENT 2

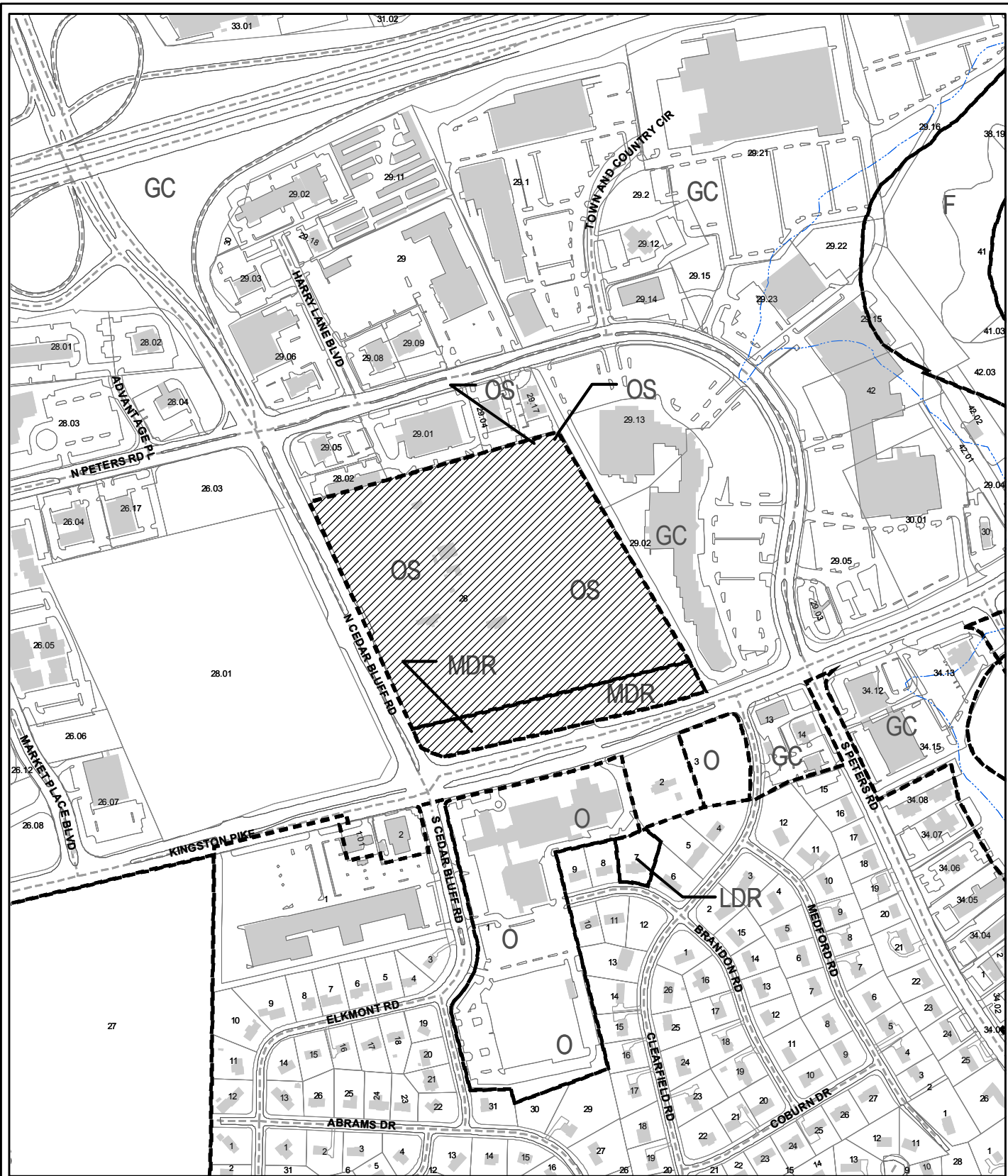
CLT: 132

 FROM: General Commercial (GC)
 TO: Mixed Use (MDR, O, GC)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/26/2006



KNOXVILLE'S
ONE
YEAR
PLAN
2006

WEST CITY SECTOR
STAFF AMENDMENT 3

- CLT: 132
-  FROM: Open Space (OS) & Medium Density Residential (MDR)
- TO: Mixed Use (MDR, O, GC)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/26/2006

Chapter 5

PROPOSED GENERAL REZONINGS

General Rezoning proposals are generated by comparing the One Year Plan land use designations to the existing zoning of the property. Where a zoning change is required to bring it into conformity with the plan, a general rezoning is proposed. All the General rezoning proposals identified in this chapter will not be completed during the next 12 months. Those that are completed will be undertaken by sector and as requested by affected property owners, City Council, or the Planning Commission. It is expected that several general rezonings will be placed on the MPC agenda periodically.

The proposed general rezonings are identified by planning sector to aid in their location. Each one has a unique number within each sector. Maps that show the location of each of the general rezonings are available at the MPC offices.

(Please Note: Missing numbered items have been either withdrawn or completed.)

Proposed General Rezoning CENTRAL CITY SECTOR

GR-3. General Commercial (GC)
Atlantic Avenue, just west of Broadway
(2 Lots) (Map 81)

From: R-4
To: O-1

GR-4. Low Density Residential (LDR)
Oakwood/Lincoln Park neighborhood
(residential property) (Map 69, 81)

From: R-2
To: R-1

GR-5. Low Density Residential (LDR)
St. Mary's neighborhood
(residential property) (Map 81)

From: R-2
To: R-1

GR-6. Office (O)
on the east side of Central Street,
between Columbia and Oglewood
Avenues (4 lots) (Map 81)

From: R-2
To: O-1

GR-7. Neighborhood Commercial (NC)
intersection of Coker and Whittle
Springs Road (1 Lot) (Map 82)

From: R-1A
To: C-1

GR-8. Light and Heavy Industrial (LI)
(west of Cherry Street and north side of
Hoitt Avenue (1 Lot) (Map 82)

From: R-1A
To: I-3

GR-11. Mixed Use (GC, LI)
on west side of Rudy Street, north of
Dinwiddie, just northwest of Heiskell
Avenue/I-275 Interchange (Map 81)

From: R-1A
To: C-3

GR-13. Medium Density Residential (MDR)
west side of Wilson Road, just south of
I-640 (Map 80)

From: R-1
To: R-1A

GR-15. Low Density Residential (LDR)
east and west side of Gap Road, north
side of Sharp's Ridge (Map 80, 81)

From: R-2
To: R-1

GR-17. Low Density Residential (LDR)
south side of Louisiana Avenue east of
Burnside Street (Map 81)

From: I-2
To: R-1A

GR-19. Mixed Use (MDR, NC)
McSpadden Street, north of W. Oldham
Avenue (2 Lots) (Map 81)

From: R-1A
To: R-2

GR-20. Office (O)
Sidebrook Avenue, adjacent northwest
side of Baxter Avenue/I-275 Interchange
(4 Lots) (Map 94)

From: R-1A
To: O-1

GR-21. General Commercial (GC)
between Belle Aire and West Scott
Avenues, west of I-275 (1 Lot) (Map 94)

From: R-1A
To: O-1

GR-23. Low Density Residential (LDR)
on East Fifth Avenue from Cruze Street
to Olive Street (Map 82)

From: R-2
To: R-1A

GR-24. General Commercial (GC)
on north side of Martin Luther King, Jr.
Avenue, just west of McConnell Street
(4 Lots) (Map 82)

From: R-2
To: O-1

GR-26. General Commercial (GC)
west and south of Western Avenue at
Tennessee Avenue (Map 94)

From: I-3
To: C-3
From: R-1A
To: C-3

GR-27. Neighborhood Commercial (NC)
on north and south side of Beaumont
Avenue at south side Baxter, west of
I-275 and Baxter exit (7 Lots). (Map 94)

From: R-1A To: C-1
From: R-2 To: C-1

GR-29. Open Space (OS)
north of Norfolk/Southern RR, west of
Broadway, south of Central Street
(Map 94)

From: C-3/O-2/H-1
To: OS-1/H-1

GR-31. General Commercial (GC)
the northeast corner of Middlebrook Pike
and Keith Avenue (1 Lot) (Map 93)

From: R-2
To: C-3

GR-33. Office (O)
north and south sides Middlebrook Pike,
just north of I-640/I-40 Interchange
(10 Lots) (Map 93)

From: R-2
To: O-1

GR-35. Low Density Residential (LDR)
south of Beardsley Junior High School
(Map 94)

From: R-2
To: R-1A

GR-36. Low Density Residential (LDR)
south of Beardsley Jr. and Sr. High School
(Map 94)

From: R-2
To: R-1A

GR-37. Low Density Residential (LDR)
lots fronting south side Glenwood Avenue
and north side Jefferson Avenue, between
Winona and Bertrand Streets
(2 Locations) (Map 82)

From: R-2
To: R-1A

GR-38. Low Density Residential (LDR)
south of Sutherland Drive on Tobler Lane
(Map 107)

From: R-2
To: R-1A

GR-39. Medium Density Residential (MDR)
north of Kingston Pike, west of Concord
Street (Map 108)

From: R-1
To: R-2

GR-40. General Commercial (GC)
south of I-40 on Dale Avenue, west of
17th Street (3 Parcels) (Map 94)

From: I-4
To: C-3

GR-41. Medium Density Residential (MDR)
in Fort Sanders, west of 17th Street on
Highland Avenue (2 Lots) (Map 94)

From: R-4
To: R-2

GR-42. Low Density Residential (LDR)
northeast of Western Avenue and University
Avenue intersection on College Street and
Buffalo Avenue (2 Locations) (Map 94)

From: C-3
To: R-1A

GR-43. High Density Residential (HDR) on the
southeast corner of University Avenue
and Callaway Avenue (2 Lots) (Map 94)

From: C-1
To: R-1A

GR-44. Medium Density Residential (MDR)
south side I-640, west of Gap Road,
north of Lantana Lane (Map 80)

From: R-1
To: RP-1

GR-45. Office (O)
east side Gap Road, north and south
sides of Cassell Drive (Map 80)

From: R-1
To: O-1 or R-2

GR-46. Open Space (OS)
Business Loop Right-of-Way, east of
Central Avenue (Map 95)

From: O-1
To: OS-1

GR-47. Light Industrial (LI)
northwest dead end Harvey Street,
north of Morelia Avenue (Map 81)

From: R-2
To: I-2

GR-48. Low Density Residential (LDR)
southwest side Kenyon Street, northwest
side Emerald Avenue (1 Lot) (Map 81)

From: R-2
To: R-1A

GR-49. Office (O)
east side Glenwood Avenue, south side
Atlantic Street (2 Lots) (Map 81)

From: R-2
To: O-1

GR-50. Low Density Residential (LDR)
southwest side Gap Street, northwest
side Larch Avenue (4 Lots) (Map 81)

From: R-2
To: R-1A

GR-51. Low Density Residential (LDR)
neighborhood bounded by Burnside Street,
Dakota, Ohio, and Texas Avenues &
Dinwiddie Street (Map 81)

From: R-2
To: R-1A

GR-52. Office (O)
north side Lovenia Avenue, east side
Luttrell Street (1 Lot) (Map 81)

From: R-4
To: O-1

GR-53. Mixed Use (MU, O, LI, GC)
area west of N. Fifth Avenue, south of
Caswell Avenue (9 lots, 2 locations)
(Map 81, 82)

From: I-2
To: C-3 & O-1

GR-54. Open Space (OS)
Tyson Park, east and west sides of
Concord Street (Map 108, 94)

From: O-1 & I-2
To: OS-1

GR-55. Low Density Residential (LDR)
area south side Tennessee Avenue, east
side Stonewall Street, west side Burnside
Street (17 Lots) (Map 81, 94)

From: I-2
To: R-1A

GR-56. Neighborhood Commercial (NC)
north side Middlebrook Pike, east side
Lorraine Street (1 Lot) (Map 94)

From: R-2
To: C-1

GR-57. General Commercial (GC)
southwest side Johnston St., northwest
side Ambrose Avenue (1 lot) (Map 81)

From: R-1A
To: C-3

GR-58. General Commercial (GC)
south side Nichols Ave., west side
Lemon Street (Map 82)

From: R-1A
To: O-1

GR-59. Light Industrial (LI)
north side Fort Loudoun Lake, south side
Riverside Dr., west side South Knoxville
Bridge right-of-way (Map 95)

From: I-4
To: I-3

GR-60. Mixed Use (MDR, O)
north side Forest Ave., south side alley,
east of 20th St.: south side Forest Ave.,
north side alley, west of 20th St.
(2 locations) (Map 94)

From: I-2
To: R-2

GR-61. Low Density Residential (LDR)
northwest side Clark St., southeast side
Arthur St., southwest side McGhee Ave.,
northeast side alley (Map 94)

From: O-1
To: R-1A

GR-62. Office (O)
southwest side I-275, north of McGhee
Ave., west side Clark St. (3 lots) (Map 94)

From: C-3
To: O-1

GR-64. Light Industrial (LI)
area between two lines of the Norfolk-
Southern Railway at Metroplex Court
(Map 81)

From: I-4
To: I-3

GR-67. General Commercial (GC)
west side of Elm Street, north of Fourth
Avenue (Map 94)

From: I-2
To: C-3

GR-68. Low Density Residential (LDR)
east side Cherry St., west side Kyle St.,
north and south side Linden and Parkview
Avenues (Map 82)

From: R-2
To: R-1

GR-69. Low Density Residential (LDR)
west side Spurgeon St., north side Martin
Luther King, Jr. Ave. (4 lots) (Map 82)

From: C-3
To: R-1

GR-70. Low Density Residential (LDR)
east side Chestnut, north side Martin
Luther King, Jr. Ave. (Map 82)

From: C-3
To: R-1

GR-71. Medium Density Residential (MDR)
north side Martin Luther King Jr. Ave.,
west side Cherry St (Map 82)

From: C-3
To: R-2

GR-72. Medium Density Residential (MDR)
north side Bethel Ave., southwest of
McConnell Street (Map 95)

From: R-1
To: R-2

GR-73. Medium Density Residential (MDR)
south side Martin Luther King Jr. Ave.,
east side Kyle St. (Map 95)

From: O-1
To: R-2

2006 Proposed General Rezonings

GR-74. Low Density Residential (LDR)
northeast & southwest sides Luttrell St.,
southeast of Third Avenue (Map 94)

From: C-3/H-1
To: R-1A/H-1 or R-1/H-1

General Rezoning

EAST CITY SECTOR

GR-1. Medium Density Residential (MDR)
northwest corner of the I-640/I-40
junction (Map 71)

From: I-3
To: R-2

GR-2. Office (O)
on north side of Asheville Highway at
corner of Macedonia (1 Lot) (Map 71)

From: R-1A
To: O-1

GR-4. Medium Density Residential (MDR)
on south side of Holston Drive between
Dickson and Ault Streets (Maps 70, 71)

From: R-1
To: R-1A

GR-5. Office (O)
north of Asheville Highway on Linden
Street, west of Park Street (3 Lots)
(Map 70)

From: R-2
To: O-1

GR-6. Medium Density Residential (MDR)
on south side of Martin Luther King, Jr.
Avenue, between Bentley and Oakland
Streets (Map 82)

From: R-1
To: R-1A

GR-7. Office (O)
on the southwest corner of Martin
Luther King, Jr. Avenue and Elmwood
Street (1 Lot) (Map 82)

From: R-1
To: O-1

GR-8. MDR (Medium Density Residential)
south side Martin Luther King, Jr. Avenue,
west side Hembree Street, north of Louise
Avenue. (Map 82)

From: R-1
To: R-2

GR-9. Neighborhood Commercial (NC)
on south side of Riverside Drive at
Wilder Place (1 Lot) (Map 95)

From: R-1
To: C-1

GR-15. Low Density Residential (LDR)
north and south side Brooks Road,
north side Dandridge Avenue (Map 95)

From: C-3
To: R-1

GR-16. General Commercial (GC)
southeast side Walker Boulevard,
east of Broadway (Map 69)

From: R-2
To: C-3

GR-17. Mixed Use (O, MDR)
southwest side Washington Pike, north
and south sides Valley View Dr., north
and south sides Pinehurst Dr. (Map 59)

From: R-1
To: O-1

GR-18. Low Density Residential (LDR)
southeast side Asheville Hwy., west side
Chilhowee Ct. (2 lots) (Map 71)

From: O-1
To: R-1

2006 Proposed General Rezonings

GR-19. Office (O)
west side Whittle Springs Rd., north of
Edgewood Avenue (1 lot) (Map 70)

From: R-2

To: O-1

GR-20. Low Density Residential (LDR)
east side Cherry St., west side Harrison
St., north and south side of Linden Ave.,
north side Parkview Ave (Map 82)

From: R-2

To: R-1

GR-21. Medium Density Residential (MDR)
east side Cherry St., south side Martin
Luther King Jr. Ave. (Map 82)

From: O-1

To: R-2

GR-22. Low Density Residential (LDR)
west side Harrison St., north side
Martin Luther King Jr. Ave., south side
Parkview Ave. (Map 82)

From: C-1/R-2

To: R-1

GR-23. Low Density Residential (LDR)
east side Cherry St., south side Parkview
Avenue, north side Martin Luther King Jr.
Avenue (Map 82)

From: R-2

To: R-1

GR-24. Low Density Residential (LDR)
south side Martin Luther King Jr. Ave.,
east and west sides Chestnut St., north
side Wilson Ave. (Map 82)

From: C-3

To: R-1

GR-25. Low Density Residential (LDR)
northwest and southeast sides
Martin Luther King, Jr. Avenue,
between Harrison and Beaman Streets
(Map 82)

From: R-2

To: R-1A or R-1

Proposed General Rezonings

NORTH CITY SECTOR

GR-4. Low Density Residential (LDR)
the triangle of land in Harrill Heights
surrounded by Woodlake Drive, Nathaniel
Road, and Gaineswood Road (Map 58)

From: R-2
To: R-1A

GR-5. Office (O)
east of Broadway, on the northwest corner
of Stanton Road and Essary Drive (Map 58)

From: R-2
To: O-1

GR-7. Medium Density Residential (MDR)
on northeast corner of Jacksboro Pike and
Elmwood Drive (1 Lot) (Map 58)

From: R-1
To: R-1A

GR-8. Low Density Residential (LDR)
on north side of Elmwood Drive, third lot
east of Jacksboro Pike (1 Lot) (Map 58)

From: R-2
To: R-1

GR-9. Low Density Residential (LDR)
on east side of Jacksboro Pike, just north
of Smithwood Baptist Church
(1 Lot)(Map 58)

From: R-2
To: R-1

GR-12. Open Space (OS)
north side of Greenway Drive, east of
Broadway, the ridge and Greenwood
Cemetery (Maps 58, 59)

From: R-1
To: OS-1

GR-13. Low Density Residential (LDR)
south of Greenway Drive, north of I-640,
west side of Nora Road
(Maps 58, 59, 69, 70)

From: I-2
To: R-1A

GR-14. Office (O)
on the northeast corner of Broadway/
I-640 interchange on Addison Drive
(4 Lots) (Map 69)

From: R-1
To: O-1

GR-15. Open Space (OS) and
Low Density Residential (LDR)
east of Broadway, on north side of
Greenway Drive (Maps 58, 69)

From: R-2
To: RP-1

GR-16. Open Space (OS)
northeast corner of the intersection of
Broadway and Greenway Drive on the
ridge (Map 69, 58)

From: C-4
To: OS-1

GR-17. Office (O)
northeast corner of the intersection of
Broadway and Greenway Drive (Map 69)

From: C-4 & R-2
To: O-1

GR-18. General Commercial (GC) and Office (O)
west of Broadway, on Knox Road, east
of floodway (2 Lots) (Map 58)

From: R-2
To: O-1

GR-19. Open Space (OS)
Lynnhurst Cemetery, west of Broadway,
between Woodrow Drive and Dutch Valley
Drive (Maps 58, 69)

From: R-1
To: OS-1

GR-20. Light Industrial (LI)
south side of Dutch Valley Drive, between
Broadway and Holland Road (1 Lot)
(Map 69)

From: R-2
To: I-2

GR-21. Medium Density Residential (MDR)
on north side of Dutch Valley Drive,
directly south of Lynnhurst Cemetery
(2 Lots) (Map 69)

From: R-1
To: RP-1

GR-22. Mixed Use (O, MDR)
north side of Dutch Valley Road, east of
Plummer Road (Map 69)

From: R-1
To: R-2

GR-23. Mixed Use (C-1, C-3, O-3)
south side of Dutch Valley Drive, east of
Bruhin Road, north of I-640 (Map 69)

From: A-1
To: O-1

GR-24. General Commercial (GC)
on the southwest side of Central Avenue
Pike, southeast of Woodlawn Drive, east
of I-75 (1 Lot) (Map 69)

From: R-2
To: C-3

GR-26. Medium Density Residential (MDR)
north side of Inskip Drive, between
Fennel Road and Norfolk-Southern RR
(Map 69)

From: I-2
To: R-2

GR-27. Low Density Residential (LDR)
neighborhood bounded by Cedar Drive,
Inskip Road, Bruhin Road, and Central
Avenue Pike (Maps 68, 69, 58)

From: R-2
To: R-1A

GR-28. General Commercial (GC)
on north and south side of Pratt Road,
northwest of Cedar Drive (2 Lots)(Map 68)

From: R-1
To: O-1

GR-29. Low Density Residential (LDR)
on south side of Cedar Drive between
Heins and Inskip Road (3 Lots) (Map 58)

From: R-2
To: R-1A

GR-30. Office (O)
southeast side Shasta Dr., northeast side
Central Ave. Pike, northwest side Fennel
Road (Map 68)

From: R-2
To: O-1

GR-32. Light Industrial (LI)
south side of Greenway Drive, east of
Demarcus Lane (1 lot) (Map 59)

From: I-4
To: I-3

GR-33. Light Industrial (LI)
south side of Dutch Valley Drive, east of
Bruhin Road (1 lot) (Map 69)

From: O-1
To: I-3

Proposed General Rezoning NORTHWEST CITY SECTOR

GR-1. Mixed Use (O, MDR) north of I-640, east of Wilson Road, on Rickard Drive (Maps 80, 81)

From: R-1
To: O-1

GR-2. Office (O) north side Marguerite Road, generally between Merchant Drive and Bradshaw Garden Drive (2 Locations) (Map 68)

From: C-3
To: O-1

GR-3. General Commercial (GC) and Office (O) east side of Farris Drive, west side of Allen Drive, (3 lots) southwest of Clinton Highway (3 Lots) (Map 80)

From: C-4 & R-1
To: O-1

GR-7. General Commercial (GC) northeast corner of Merchant Drive and Pleasant Ridge Road (Map 80)

From: R-1
To: C-3

GR-8. Open Space (OS) southwest end of Pleasant Ridge, northeast of Pleasant Ridge Road (Map 80)

From: O-3
To: OS-1

GR-12. General Commercial (GC) eastern end of Ball Camp Pike near I-640/Western Avenue interchange (1 Lot)(Map 93)

From: R-1
To: C-3

GR-13. General Commercial (GC) along Third Creek Road, just south of intersection with Western Avenue (Map 93)

From: A-1
To: C-3

GR-14. Mixed Use (O, MDR) north of Western Avenue, west of Third Creek (2 Locations) (Map 93)

From: R-1
To: O-1

GR-15. Mixed Use (O, MDR) south side of Western Avenue, north of Ball Camp Pike, west of Third Creek (Map 93)

From: R-1
To: O-1

GR-16. General Commercial (GC) south of Western Avenue, north of Ball Camp Road, on both sides of McKamey Road (Map 92, 93)

From: R-1
To: O-1

GR-23. Medium Density Residential (MDR) on north side of Sunflower Drive, just south of Middlebrook Pike and east of Knott Road (Maps 93, 107)

From: R-1A
To: R-2

GR-24. Mixed Use (O-1 or RP-1) on the east side of Weisgarber Road, just south of Middlebrook Pike (2 Lots)(Map 106)

From: A-1
To: O-1

GR-25. Office (O)
on the east side of Weisgarber Road,
between Lonas Drive and Middlebrook
Pike (Map 106, 107)

From: A-1
To: O-1

GR-26. Low Density Residential (LDR) (R-1E)
on the north side of Corteland Drive, on
west side of Vanosdale Road (Map 106)

From: R-1
To: R-1E

GR-27. Mixed Use (GC, LI)
north side of Papermill Drive, 1/2 block
east of Hollywood Road (Church)(Map 107)

From: R-1
To: O-1

GR-28. Mixed Use (O-3, R-1, RP-1, R-1A)
on south side of Lonas Drive, directly north
of the Holiday Inn (2 Lots) (Map 107)

From: R-1
To: R-1A

GR-29. Office (O)
on east side of Weisgarber, north of
Lonas Drive (Map 107)

From: R-1
To: O-3

GR-30. Mixed Use (O-1, O-2, RP-1)
between Old Weisgarber and Weisgarber,
along the floodway (Map 107)

From: R-1
To: O-1

GR-31. Mixed Use (O-3, R-1A, RP-1)
directly north of Papermill/I-40
interchange (4 Lots) (Map 107)

From: R-1
To: RP-1

GR-32. Mixed Use (O-3, RP-1, R-1A)
on south side of Lonas Drive, east of
Weisgarber Road (2 Lots) (Map 107)

From: R-1
To: R-1A

GR-33. Medium Density Residential (MDR) north
of Nightingale Lane and I-40, just west
of Weisgarber Road (Maps 106, 120)

From: R-1A
To: R-2

GR-34. Light Industrial (LI)
on south side of L & N RR, west of
Jackson Road, north of Amherst Road
(1 Parcel) (Map 92)

From: A-1
To: I-3

GR-36. Low Density Residential (LDR) on north
side of Leahbun Drive, just east of
Weisgarber (4 Lots) (Map 107)

From: O-1
To: R-1

GR-37. General Commercial (GC)
between Jenso and Kensi Drives, just
west of I-640, I-75, and Clinton Highway
interchange (5 Lots) (Maps 69, 81)

From: R-2
To: O-1

GR-38. Office (O)
southeast side Peltier Rd., southwest side
Gap Rd., northwest side I-640
(1 lot)(Map 80)

From: R-1
To: O-1

GR-39. Low Density Residential (LDR)
north side Pleasant Ridge Rd., west of
Les Lane (1 lot) (Map 80)

From: RP-1 @ 12 du/ac
To: RP-1 @ under 6 du/ac

2006 Proposed General Rezonings

GR-40. Mixed Use (MU)
south side Middlebrook Pike,
west side old Weisgarber Road (Map 106)

From: A-1
To: O-1, R-1, R-1A, R-2

Proposed General Rezonings

SOUTH CITY SECTOR

- GR-1. Low Density Residential (LDR)
south of Norfolk Southern RR, on east side
of Gilbert Lane, south side of Aberdeen
Lane (Map 109)
- From: R-2
To: RP-1 @ under 6 du/ac
- GR-2. Low Density Residential (LDR)
on east and west sides of Redbud Drive,
at Panorama Drive (2 Locations)
(Map 109)
- From: R-2
To: RP-1 @ under 6 du/ac
- GR-3. Low Density Residential (LDR)
just north of Sevierville Pike and
Southside Road, at the city limits
(Map 109)
- From: I-4
To: R-1
- GR-4. Medium Density Residential (MDR)
on west side of Sevierville Pike, north of
Edwards Drive (Map 124)
- From: A-1
To: R-1A
- GR-6. General Commercial (GC)
on south side of Chapman Highway,
between Ford Valley Drive and Meridan
Road (2 Lots) (Map 124)
- From: R-1
To: O-1
- GR-7. Low Density Residential (LDR)
quarry north of Smokey Mountain RR,
south of Wise Hills Road (Map 123)
- From: I-4
To: RP-1 @ under 6 du/ac
- GR-8. Open Space (OS)
east of Woodlawn Pike, north of Chapman
Highway (Woodlawn Cemetery)
(Map 109, 123)
- From: R-1
To: OS-1
- GR-9. General Commercial (GC)
southeast corner of Edington Road and
Maryville Pike (1 Lot) (Map 122)
- From: I-3
To: C-1
- GR-10. Low Density Residential (LDR)
neighborhood east side Norfolk-Southern
RR, north side Sims Road, north side city
limits, north side Gayview Drive, west
side Smelser Drive, south sides Barrar
and Childress Streets (Maps 109, 122, 123)
- From: R-2
To: R-1A
- GR-11. General Commercial (GC)
on east side of Martin Mill Pike, across
from Flenniken School (Map 109)
- From: R-1A
To: O-1
- GR-12. General Commercial (GC)
on west side of Martin Mill Pike, 3 lots
north of Flenniken School (Map 109)
- From: R-1A
To: O-1
- GR-13. General Commercial (GC) and Office (O)
on the corner of Council Place and Sevier
Avenue (Maps 95, 109)
- From: R-3
To: O-1

GR-14. Medium Density Residential (MDR)
east of Chapman Highway, south of
Mimosa Avenue, north of Lippencott Street
(Map 109)

From: R-2 & R-3
To: RP-1

GR-15. Low Density Residential (LDR)
neighborhood bounded by Davenport,
South Haven Road, Norfolk Southern
RR, Genture Avenue, Reverse Curve,
Carmichael Avenue, and Sherrod Road
(Maps 95, 109)

From: R-2
To: R-1A

GR-16. Low Density Residential (LDR)
bounded by Lippencott Street, Davenport,
and South Knoxville Jr. & Sr. High
School (Map 109)

From: R-2
To: RP-1 @ under 6 du/ac

GR-17. General Commercial (GC)
corner Sevier Avenue and Hillwood Drive
(Maps 95, 109)

From: R-2
To: C-1

GR-19. Mixed Use (LI, GC, MDR)
west side Blount Ave., north side Clancy
St., east side Ft. Loudoun Lake
(Map 108)

From: I-4
To: I-3

GR-20. Medium Density Residential (MDR)
south side McCall Dr., east side Prospect
Rd., north side Sevierville Pk. (Map 124)

From: R-1
To: RP-1 @ 6-12 du/ac

GR-21. Medium Density Residential (MDR)
south side of Sevier Avenue, west of Jones
Street (Maps 95, 109)

From: R-3
To: RP-1

GR-22. Mixed Use (LDR & MDR)
southeast side Ft. Loudoun Lake, south
of Clancy Avenue (Map 108)

From: I-3
To: RP-1 @ 6-12 du/ac

GR-23. Low Density Residential (LDR)
east/west side Scottish Pike and Blount
Avenue, north/south side Clancy Rd
(Map 108)

From: I-3 & R-2
To: R-1

GR-24. Medium Density Residential (MDR)
east side Southern Railroad, west of Fort
Dickerson Road. (Map 108, 109)

From: H-1
To: RP-1 @ 6-12 du/ac

GR-25. Open Space (OS)
north side Wrinkle Avenue, east of Blount
Avenue (Map 109)

From: I-4
To: H-1/OS-1

GR-27. Open Space (OS)
southwest of Fort Dickerson Road
(Map 109)

From: O-1
To: H-1/OS-1

Proposed General Rezonings

WEST CITY SECTOR

GR-1. Low Density Residential (LDR)
between I-40 and Sutherland Avenue on
west side of Hollywood Road (Map 107)

From: R-2
To: R-1A

GR-2. Open Space (OS)
the cemetery between Sutherland Avenue
and I-40, just west of Forest Heights
Road (Map 107)

From: R-1
To: OS-1

GR-4. Office (O)
between Papermill Drive and Kingston
Pike, on Westfield Road (Map 120, 121)

From: R-1
To: O-1

GR-6. Open Space (OS)
the cemetery on the south side of
Northshore Drive, just west of Whitower
Drive (Map 133)

From: R-1
To: OS-1

GR-8. Office (O)
on the southwest corner of Morrell Road
and Gleason Drive (1 Lot) (Map 120)

From: R-1
To: O-3

GR-10. Mixed Use (O, MDR)
on the south side of Gleason Drive, on the
west side of the Country Day School at
the city limits (Map 120)

From: A-1
To: O-1

GR-12. Office (O)
on the west side of Gallaher View Road at
the city limits, just west of Bearden High
School (Map 120)

From: A-1
To: O-1

GR-13. Light Industrial (LI)
area south side Norfolk Southern RR,
east of Agnes Road, north side of Walden
Drive (Map 121)

From: R-2
To: I-3

GR-14. Office (O)
northeast side Northshore Dr., northwest
side Agnes Rd., southwest side Grace Ln.
(1 lot) (Map 121)

From: R-2
To: O-1

2006 Proposed General Rezonings

GR-15 Mixed Use (MU)
southside Kingston Pike,
west of S. Cedar Bluff Road (Map 132)

From: A-1
To: TC-1

GR-16 Mixed Use (MU) (MDR,O,GC)
North side Kingston Pike,
east side N. Cedar Bluff Road (Map 132)

From: A-1
To: TC-1, R-2, O-1, C-3

APPENDIX A

KNOXVILLE ZONING ORDINANCE SUMMARY

A-1 GENERAL AGRICULTURAL DISTRICT

This district is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent here is to permit lands best suited for agriculture to be used for agricultural purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.

Further, this district is intended to provide suitable locations on the fringes of the urban area for urbanization which will occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. Rather, this district should promote an organized, efficient pattern of urban development by providing conditions conducive to continued use of land for agricultural purposes in appropriate locations, thereby reducing economic pressures which would otherwise lead to a scattered, inefficient, inconvenient pattern of urban activities. The types of uses, area and intensity of use of land authorized in this district are designed to encourage and protect any agriculture uses until urbanization is warranted and the appropriate changes in districts can be made. **One Year Plan classification: OS, LDR**

OS-1 OPEN SPACE PRESERVATION DISTRICT

This open space preservation district is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails and fish and wildlife and their habitats. Property classified under this district shall meet the criteria set for in the Open Space Plan approved by the City of Knoxville, and only property zoned shall be considered as open space for the purposes of property assessment under the "Agricultural, Forest and Open Space Land Act of 1976" provided the other conditions for inclusion under the Act are satisfied.

One Year Plan classification: OS

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

This is the most restrictive residential district intended to be used for single-family residential areas with low population densities. Additional permitted uses, by review of the Planning Commission, include related non-commercial recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element. **Possible One Year Plan classification: LDR**

R-1A LOW DENSITY RESIDENTIAL DISTRICT

This is a residential district to provide for low and medium population density. The principal uses of land are single-family and duplex development. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Low Density multi-family apartments, recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the Planning Commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district. **One Year Plan classification: LDR, MDR**

R-1E SINGLE-FAMILY EXCLUSIVE RESIDENTIAL DISTRICT

This is a restrictive residential district intended to be used for established single-family residential subdivisions and areas immediately adjacent to such development intended for low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the single-family residential environment. **One Year Plan classification: LDR**

R-2 GENERAL RESIDENTIAL DISTRICT

This is a residential district to provide for medium population density. The principal uses of land may range from single-family to low density multiple-family apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the Planning Commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district. **One Year Plan classification: MDR, HDR**

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

This residential district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high density, multiple-family dwellings. One of the important purposes of this district is to create adequate standards of residential development in order to prevent a recurrence of the overcrowded and unhealthy housing conditions which have long been a major problem. The intensity of land use should not be so great as to cause congestion of building or traffic or to preclude the amenities of good housing. Densities should be limited to provide adequate daylight, sunlight, air, and usable open space for dwellings and adequate space for all related facilities. **One Year Plan classification: HDR, CBD**

RP-1
RP-2
RP-3

PLANNED RESIDENTIAL DISTRICTS

The regulations established in this section are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, a new RP-1, RP-2, RP-3 Planned Residential district may be created to be developed specifically as planned unit development. **One Year Plan classification: LDR, MDR, HDR, OS (>1 du/ac)**

District regulations shall be as outlined in this section and shall be the same for RP-1, RP-2 and RP-3 districts except for the overall population density permitted in each district.

Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the Planning Commission by review of development plans for the district.

Commercial uses may be permitted in a planned unit development which contains not less than twenty (20) acres.

R-4

RESIDENTIAL DISTRICT

The R-4 residential district is intended for medium population density areas of the City where preservation of existing structures is desirable. In addition, studios for the creative professions which are in keeping with the residential character of the area are permitted.

One Year Plan classification: HDR

O-1

OFFICE, MEDICAL, AND RELATED SERVICE DISTRICT

This district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is herein to provide centralized, compact locations for business offices, clinics, medical, and dental offices, as well as suburban locations near residential neighborhoods. **One Year Plan classification: GC, O**

O-2

CIVIC AND INSTITUTIONAL DISTRICT

This district is intended to be reserved primarily for federal, state, county and municipal governmental operations, the University of Tennessee, Knoxville College and other cultural and civic uses. In addition, residential uses are permitted, and, as special exceptions, certain types of professional and business office uses compatible with the character of the district.

One Year Plan classification: CBD, GC, O

0-3

OFFICE PARK DISTRICT

This district is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. It is intended to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible land uses. **One Year Plan classification: NC, GC, O**

C-1

NEIGHBORHOOD COMMERCIAL DISTRICT

This district is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood.

One Year Plan classification: NC, GC

Offices of non-profit organizations, private clubs and lodges are to be in accordance with the regulations in the O-1 District.

C-2

CENTRAL BUSINESS DISTRICT

This district, with complementary office, medical, civic, residential, and historical areas, forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. The intent here is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized. **One Year Plan classification: CBD**

C-3

GENERAL COMMERCIAL DISTRICT

This commercial district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

One Year Plan classification: GC, CBD

C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT

This highway and arterial commercial district is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. Typical uses offer accommodations and services to motorists, contain certain specialized retail outlets, or provide commercial amusement enterprises. It is the intent to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that because of the type of material or transportation requirements are suitable for display and storage outside the confines of an enclosed building. The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade; to provide for the orderly development and concentration of highway and arterial commercial uses at appropriate locations; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

One Year Plan classification: GC

C-5 TOURIST COMMERCIAL DISTRICT

This tourist commercial district is established to provide areas in which the principal use of land is devoted to commercial establishments and resort areas which cater specifically to the needs of tourist oriented trade. The intent here is to reserve lands which because of particular location and natural features area adapted for tourist uses, and to encourage the development of these locations with such uses in such a manner as to minimize traffic hazards and interference with other uses in the vicinity. **One Year Plan classification: GC**

C-6 GENERAL COMMERCIAL PARK DISTRICT

The legislative purpose, intent, and application of General Park Development are as follows:

1. To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and non-commercial areas.
2. To provide for the orderly development of commercial activities so that any adverse impact on surrounding areas and on the general flow of traffic can be ameliorated.
3. To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading, and landscaping.
4. To encourage commercial development which is consistent with the long-range, comprehensive, general plan for Knoxville and Knox County.
5. To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections.
6. To encourage general commercial activities to locate in areas that have access to a major street system.

One Year Plan classification: GC, LI

C-7 PEDESTRIAN COMMERCIAL DISTRICT

The Pedestrian Commercial District is established to provide for a commercial area responsive to the needs of persons associated with the University of Tennessee and persons living in high density housing surrounding the University. The district will also provide a unique shopping area for a greater clientele looking for merchandise and service associated with university environment. This district is designed to accommodate a clientele that is more pedestrian than the typical clientele in other areas of the community. **One Year Plan classification: GC**

SC-1 NEIGHBORHOOD SHOPPING CENTER DISTRICT

This commercial district is intended for a unified grouping, in one or more buildings, of retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. It is intended that the neighborhood shopping center be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening materials.

One Year Plan classification: GC

SC-2 COMMUNITY SHOPPING CENTER DISTRICT

The community shopping center is intended to be developed as a unified group of stores and shops with adequate off-street parking for customers and employees and with appropriate landscaping and screening. A community center should provide convenience goods and shopping goods in a wider range than a neighborhood center. It should serve a population of 20,000 to 100,000 within 10-20 minutes driving time. **One Year Plan classification: GC**

SC-3 REGIONAL SHOPPING CENTER DISTRICT

The regional shopping center incorporates the same unified design requirements as neighborhood and community centers. A regional center is intended to provide a full range of merchandise and services including apparel, furniture and home furnishing, variety and foods. A regional center should serve a population in excess of 100,000 within a 30 minute driving radius. **One Year Plan classification: GC**

H-1 HISTORIC OVERLAY DISTRICT

The historical overlay district zoning designates areas and structures of sufficient historical and architectural significance to warrant public protection. It is the intent to preserve and protect such structures in their present location or to provide for their moving to a special H-1 Historical Overlay District location, and to require that new construction or alteration shall be appropriate to their architectural character. It is not intended to regulate the use of such structures by this district. **One Year Plan classification: Any classification**

I-1 PLANNED INDUSTRIAL PARK DISTRICT

This industrial district is intended to be located between light or heavy industrial areas and residential areas, or in locations which are served by major roads but are not feasible for light or heavy industrial developments because of proximity to residential uses. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open spaces, landscaping and parking areas. To these ends, development is limited to a low concentration; external effects are limited; and permitted uses are confined to those administrative, wholesaling, and manufacturing activities that can be carried on in an unobtrusive manner, and to certain facilities that are necessary to serve the employees of the district. **One Year Plan classification: LI**

I-2 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT

The industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air, or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. **One Year Plan classification: LI**

I-3 GENERAL INDUSTRIAL DISTRICT

This industrial district is established to provide areas in which the principal use of land is the manufacturing, assembling, fabrication and for warehousing. These uses do not depend primarily on frequent personal visits to customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses have some adverse affects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional, and retail commercial uses. **One Year Plan classification: LI, HI**

I-4 HEAVY INDUSTRIAL DISTRICT

This industrial district is established to provide areas in which the principal use of land is for manufacturing, and other heavy uses with which there are associated adverse effects on surrounding property. Such uses are not properly associated with nor compatible with residential, institutional, retail business, or light industrial uses. **One Year Plan classification: HI**

F-1 FLOODWAY DISTRICT

The F-1 Floodway District is established for the purpose of meeting the needs of the streams to carry flood waters and protecting the river, creek channels and flood plains from encroachment so that flood heights and flood damage will not be appreciably increased; to provided the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed on the community by floods and the overflow of lands. **One Year Plan classification: F**

BP-1 BUSINESS AND TECHNOLOGY PARK DISTRICT

This zone is intended to provide for a wide range of uses that rely on advanced scientific and engineering capability. It is intended to provide sites for the location of such enterprises in an attractive, park-like setting. Development is limited to a low concentration; external effects limited; and access road improvements, utility distribution, landscaping buildings and other improvements complementary and designed to enhance the natural environment. Research facilities, pilot plants, prototype production facilities, and manufacturing operations requiring a high degree of scientific input shall be permitted. Manufacturing operations permitted should be those requiring the application of research knowledge and activity continually or recurrently as an integral part of the process. The input of science, technology, research, and other forms of concepts or ideas shall constitute per unit of product a major element of value added by manufacture. **One Year Plan classification: LI, GC, TO**

PC-1 RETAIL & OFFICE PARK DISTRICT

The PC-1 district is established to provide for unified commercial development within the Development Corridor as described in the General Plan 2000. Uses range from retail stores and services such as are found in neighborhood shopping centers and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping, and the mitigation of adverse off site impacts. **One Year Plan classification: GC**

PC-2 RETAIL AND DISTRIBUTION PARK DISTRICT

The PC-2 Retail and Distribution Park District is established to provide unified commercial/distribution development within the Development Corridor as described in the General Plan 2000. Uses range from those found in regional shopping centers to those found within this district may cater to a variety of retail, wholesale, and service trades and may require limited outdoor storage for materials and equipment. As with other planned commercial districts, emphasis is placed on rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping, and the mitigation of adverse off site impacts.

One Year Plan classification: GC, LI

TO-1 TECHNOLOGY CORRIDOR OVERLAY

The Technology Overlay Zone is established to provide for physical development review in the Tennessee Technology Corridor area of the City of Knoxville by the Tennessee Technology Corridor Development Authority (TTCDA). Within the technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a Certificate of Appropriateness by the TTCDA (except for a residential or agricultural use.)

One Year Plan classification: TO

NC-1

NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The Neighborhood Conservation Overlay District recognizes that older Knoxville neighborhoods need to be conserved for their cultural, historic and housing values, as provided in T.C.A. Subsection 13-7-401 est seq. The purposes of the district are: 1) to permit development which conforms to the size, orientation and setting of the buildings of the neighborhoods; 2) to avoid the need for zoning variances for building setbacks, lot dimensions and related physical characteristics; and, 3) regulate demolition. The Neighborhood Conservation Overlay District is intended to foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood through the use of Design Guidelines.

One Year Plan classification: Any classification)

TND-1

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

This District is established to foster the development of comprehensively planned, pedestrian-oriented neighborhoods. This is to be accomplished by promoting a variety of land uses, housing types, and density, and by requiring skillful architectural and landscape design in creating building and open spaces. This district is also created to avoid the negative impacts of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation. **One Year Plan classification: MU, if greater than 10 acres**

TC-1

TOWN CENTER ZONING DISTRICT

The purpose of the Town Center district is to encourage the creation of pedestrian-oriented, mixed-use urban developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; preserve historic structures and allow developers considerable flexibility in land use and site design. As an incentive, this district offers flexible land use and development standards. A high level of attention to site and building design is required to promote attractive, functional development that is more compatible with residential development than other commercial zoning districts. **One Year Plan classification: MU (>2 acres), GC**

APPENDIX B

AMENDMENTS REQUESTED SINCE ADOPTION OF 2005 UPDATE

CENTRAL SECTOR

•
4-C-05-PA

South side Western Avenue;
east side N. Twenty-first Street;
west side Clyde Street;
northwest of Middlebrook Pike

From: LDR
To: MU (GC, LI)

•
10-B-05-PA

North side Middlebrook Pike,
east of Liberty Street

From: MU (O, MDR)
To: LI

•
1-A-06-PA

Northwest side E. Magnolia Avenue,
southwest side N. Bertrand Street

From: GC
To: MDR

•
1-H-06-PA

North side Sutherland Avenue,
northwest of Tobler Lane

From: LI
To: MDR

•
1-I-06-PA

Southeast side Sutherland Avenue,
southwest side Varner Street

From: LI
To: MU (GC, O)

•
1-J-06-PA

Southwest side Liberty Street,
southeast side Knott Lane

From: LI
To: MDR

•
1-L-06-PA

Northwest side Arthur Street,
northeast side McGhee Avenue

From: LDR
To: NC/H

EAST SECTOR

•
7-G-05-PA

North and south sides of Wimpole Avenue,
east side Biddle Street

From: LDR
To: MDR

•
1-D-06-PA

Northwest side Mineral Springs Avenue,
northeast of Whittle Springs Road

From: MDR
To: O

•
1-F-06-PA

Northeast side Pine Grove Road,
northwest of Strawberry Plains Pike

From: OS
To: GC

•
1-G-06-PA

Northwest side Strawberry Plains Pike,
south side Pine Grove Road

From: OS
To: GC

•
10-D-05-PA

North side Central Avenue Pike,
southwest of Coster Road

From: MU (O, MDR, OS)
To: MU (O, MDR, OS, GC)

•
1-K-06-PA

North side Old Callahan Drive,
west of Callahan Drive

From: OS
To: O

NORTH SECTOR

•
7-B-05-PA

Southeast side Tazewell Pike,
southwest of Smithwood Road

From: MDR
To: O

NORTHWEST SECTOR

•
7-D-05-PA

North side Old Callahan Drive,
northeast of Clinton Highway

From: MDR
To: GC

•
4-E-05-PA

Northeast side Amherst Road,
northwest of Industrial Heights Road

From: LDR
To: LI

•
10-A-05-PA

Northwest side Dry Gap Pike,
southwest of Rifle Range Road

From: GC
To: LDR

•
7-F-05-PA

South side Middlebrook Pike,
east side Lonas Drive

From: GC, LDR, MDR, F
To: MDR, F

•
10-C-05-PA

Southeast side Lynnwood Drive,
southwest of Stanton Road

From: MDR
To: O

SOUTH SECTOR

•
7-E-05-PA

Southwest side Saint Paul Street,
southeast side Blount Avenue

From MU
To: CBD

•
12-A-05-PA

South Waterfront Mixed Use District

From: Various
To: South Waterfront Mixed Use District

•
1-M-06-PA

East side Martin Mill Pike,
south side Keeble Avenue

From: LDR
To: MDR

WEST SECTOR

•
4-I-05-PA

West side Cheshire Drive,
south of Kingston Pike

From: MDR
To: GC

•
7-A-05-PA

Southeast side Walden Drive,
east side Agnes Road

From: LDR
To: O

•
7-I-05-PA

North side S. Northshore Drive,
west of I-140 (Pellissippi Parkway)

From: NPD
To: MU, limited to TC-1 Zoning

•
10-E-05-PA

Northeast side N. Weisgarber Road,
southwest side N. Northshore Drive,
north of Kingston Pike

From: LDR
To: GC

•
1-E-06-PA

South side Parkside Drive,
east side Wakefield Road

From: OS
To: GC

•
1-B-06-PA

Southeast side of Gleason Drive,
southwest of Downtown West Boulevard

From: MU (O, MDR)
To: GC

•
2-A-06-PA

Southeast side S. Northshore Drive,
southwest side Keller Bend Road

From: GC
To: MU (GC, O, LDR)

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org