



MEMORANDUM

Agenda Item # 10

Date: April 4, 2007
To: Planning Commission
CC: Steve Wise
From: Mark Donaldson, Executive Director
RE: Broadway-Central-Emory Place Small Area Plan (3-A-07-SAP)

RECOMMENDATION: APPROVE

I recommend that you adopt the [Broadway-Central-Emory Place Small Area Plan](#) with the following amendment: the land use plan map should be changed to reflect Mixed Use (Medium Density or Office) for the area between Cullen Place (to the north), Stewart Street (to the west), the alley between Bearden Place and Kern Place (to the south) and Irwin Street (to the east), including the additional lots, immediately north of Silver Place, with the recommended zoning for that area being RP-1, R-4 or a new zone to be created that recognizes residential development on lots with frontage 50 feet or less. The plan will be sent to City Council with a recommendation for adoption. A resolution is included for that purpose.

BACKGROUND

This report summarizes existing conditions and opportunities along the corridor, as well as public perceptions. The objectives of this plan are to stem the conditions of blight, to foster continued preservation and redevelopment, and to provide a seamless, pleasing connection between Downtown and the historic neighborhoods of Old North Knoxville and Fourth and Gill.

The plan focuses primarily on three things: changes in land use outside of the established Old North and Fourth and Gill areas that foster mixed-use development, provisions for more pedestrian friendly streets; and aesthetic and safety improvements such as better lighting and attractive gateways into downtown.

This study has benefited from a significant amount of community involvement and has the support of Mayor Haslam's Broadway-Fifth Task Force, a group created to provide input to the City regarding development issues in the Broadway and Fifth Avenue area. In its'

report to Mayor Haslam, the task force recommends following the provisions set forth in this plan.

MPC staff members are currently assisting the task force, KCDC and the City of Knoxville in having the area designated for redevelopment.

The recommended amendment for Mixed Use (medium density residential and office) is made in recognition that these blocks are composed of relatively small lots, which include low density detached houses, duplexes and older houses that have been converted into apartments. The area already includes some office development. We are considering a new land use classification for such areas in the future, such as a traditional neighborhood residential classification; however, that proposal should have greater discussion with “Heart of Knoxville” interests. The mixed use classification can be used in consideration of such decisions as that for Agenda Item No. 88, which is before you this month.

**KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE
BROADWAY-CENTRAL-EMORY PLACE SMALL AREA PLAN**

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make and adopt plans for the physical development of Knoxville; and

WHEREAS, the neighborhoods served by Broadway and Central Street have undergone a significant amount of investment and rehabilitation and a study of the corridors was undertaken to identify and address transportation issues, economic development, and beautification issues; and

WHEREAS, the Metropolitan Planning Commission staff prepared background information on the land use, historic features, street network and community facilities surrounding Emory Place along the Broadway and Central Street Corridors; and

WHEREAS, public meetings and workshops were carried out to identify community issues; and

WHEREAS, the Metropolitan Planning Commission staff prepared the recommendations, which take into account the comments of citizens and city and county departments which serve the area, to be used as a guide for land use, transportation, community facility and capital improvement needs; and

WHEREAS, the Metropolitan Planning Commission held a meeting in the community to review the plan,

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Commission hereby adopts the Broadway-Central-Emory Place Small Area Plan, dated March 2007. This plan changes the land use plan currently adopted for Central City Sector.

SECTION 2: This Resolution shall take effect upon its approval.

Date

Chairman

Secretary