



## MEMORANDUM

Agenda Item # 11

Date: April 4, 2007  
To: Planning Commission  
CC: Steve Wise  
From: Mark Donaldson, Executive Director  
RE: Downtown North I-275 Corridor Redevelopment and Urban Renewal Plan  
(4-A-07-SAP)

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### **RECOMMENDATION: APPROVE**

I recommend that you adopt the [Downtown North/ I-275 Corridor Redevelopment and Urban Renewal 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 plan was created as a result of MPC's work with the City, the Development Corporation of Knox County and Knoxville's Community Development Corporation (KCDC), including:

- The I-275 North Central Street Corridor Study. This study, which you received earlier this year, recommended a new access road along I-275, mixed use and business park-like redevelopment of industrial and commercial properties, and a Second Creek Greenway to realize water quality and pedestrian/bike transportation purposes;
- The Broadway-Central-Emory Place Small Area Plan, which is also in your packet this month; and

- Mayor Bill Haslam's Broadway/Fifth Task Force Report, which made recommendations to address the problems of the homeless and to improve the land use relationships and multi-modal transportation systems of the area.

Like other redevelopment plans, KCDC has included provisions in the document for an advisory board, which may discuss redevelopment options with area property owners, purchasing and negotiation procedures to acquire property for public improvements, and provisions for tax increment financing.

KCDC notified area property owners and held three meetings to discuss the plan with business and neighborhood interests. The KCDC Board approved the plan at their March meeting.

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  
DOWNTOWN NORTH I-275 CORRIDOR REDEVELOPMENT AND URBAN  
RENEWAL 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, there has been limited reinvestment in the industrial and commercial properties in recent decades while the adjacent neighborhoods have been largely restored, and*

*WHEREAS, the Metropolitan Planning Commission staff prepared background information on the condition of property, land uses, street network and community facilities surrounding I-275 and 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's Comprehensive Planning Division worked with the staffs of the City, Development Corporation of Knox County and Knoxville's Community Development Corporation (KCDC) to prepare the plan proposals, which are directed to improvements in the area's transportation system, land uses and community facilities; and*

*WHEREAS, KCDC held three meetings in the community to review the plan with community and local government interests; and*

*WHEREAS, KCDC's board has recommended the plan for adoption.*

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

*SECTION 1: The Commission hereby adopts the Downtown North I-275 Corridor Redevelopment and Urban Renewal Plan, dated March 27, 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*

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*Chairman*

\_\_\_\_\_  
*Secretary*