



Agenda Item # 8

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Director

MEETING DATE: January 11, 2007

SUBJECT: Amendments to the **Major Road Plan** to establish new functional street classifications and include new street design standards, required right-of-way and a revised map showing a proposed future street pattern for the South Waterfront Mixed Use Area –
1-A-07-MRP

STAFF RECOMMENDATION:

APPROVE amendments to the Major Road Plan

COMMENTS:

See attached map and text amendments.

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AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMENDING THE KNOXVILLE – KNOX COUNTY MAJOR ROAD PLAN TO REFLECT NEW STREET CLASSIFICATIONS AND STANDARDS IN ACCORDANCE WITH THE KNOXVILLE SOUTH WATERFRONT FORM BASED DEVELOPMENT CODE.

ORDINANCE NO: _____

REQUESTED BY: _____

PREPARED BY: _____

ADOPTED ON 1ST
READING: _____

ADOPTED ON 2ND
READING: _____

ADOPTED AS AN
EMERGENCY
MEASURE: _____

MINUTE BOOK _____ PAGE _____

WHEREAS, the Knoxville South Waterfront, characterized as the area between James White Parkway extending west to the railroad bridge near Neyland Stadium, has experienced recent development interest; and

WHEREAS, in April 2005, a Knoxville South Waterfront Feasibility Study was completed and concluded that public investment in a coordinated plan was justified and provided guidance for the structure and format of the vision and action plan; and

WHEREAS, from October 2005 through April 2006, an extensive planning process was undertaken to determine the future of the Knoxville South Waterfront, including the hiring of a professional consultant team, the performance of a series of working visits to collect information and technical data, conduct interviews, meet with the South Waterfront Oversight Committee, and hold three public workshops; and

WHEREAS, the Knoxville South Waterfront Vision Plan public involvement process enabled interested citizens to contribute, review, provide comments, and gain access to plan progress, which led to extensive citizen participation, consensus, and support; and

WHEREAS, the Knoxville South Waterfront Vision Plan established a sound and logical framework for South Waterfront redevelopment and public improvements to guide coordinated

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and high quality revitalization, strengthen downtown Knoxville's role as a regional center, provide new residential, employment, recreational, and entertainment opportunities, and improve Knoxville's tax base to the benefit of all citizens; and

WHEREAS, the Knoxville South Waterfront Vision Plan was adopted as per Resolution R-136-06 by the Knoxville City Council on April 25, 2006; and

WHEREAS, on January 17, 2006, the Knoxville City Council adopted Ordinance 0-12-06 amending the City of Knoxville One-Year Plan creating the "South Waterfront Mixed Use District" as a new land use classification and district designation in anticipation of completion of the South Waterfront Vision Plan; and

WHEREAS, the Knoxville South Waterfront Action Plan was adopted as per Resolution R-343-06 by the Knoxville City Council on September 12, 2006 to provide specific guidance in the interest of implementing the adopted Vision Plan over the next twenty years; and

WHEREAS, one of the first Vision Plan implementation actions taken was the adoption of the Knoxville South Waterfront Redevelopment and Urban Renewal by the Knoxville City Council as per Resolution R-357-06, providing for the establishment of a tax increment financing district to support the construction of planned public improvements; and

WHEREAS, since April 2006, implementation of the Vision Plan has been acknowledged as being dependent on revisions to land use regulations to permit private redevelopment and construction of public improvements; and

WHEREAS, an extensive series of public meetings, South Waterfront Oversight Committee meetings, and Knoxville City Council workshops facilitated proper public review and revisions of new development regulations for the South Waterfront; and

WHEREAS, joint public notice of the proposed ordinance amendments to be heard by the Metropolitan Planning Commission on January 11, 2007 and the Knoxville City Council on January 14, 2007 and January 30, 2007 was published in the Knoxville News Sentinel on December 29, 2007, and the same public notice was mailed to property owners within the affected area, and

WHEREAS, the Metropolitan Planning Commission recommended approval of the proposed ordinance amendments on January 11, 2007, and

WHEREAS, the South Waterfront Form Based Development Code and Regulating Plan are considered essentially complete and constitute tools critical to the implementation of the South Waterfront Vision Plan and are recommended in the South Waterfront Action Plan, and

WHEREAS, amendments to the Knoxville – Knox County Major Road Plan are necessary to implement and establish consistency with the South Waterfront Form Based Development Code,

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NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE AS FOLLOWS:

SECTION 1: The Knoxville – Knox County Major Road Plan Map is hereby amended by adding the Regulating Plan adopted as part of the Knoxville South Waterfront Form Based Development Code as a map inset.

SECTION 2: The Knoxville – Knox County Major Road Plan Text is hereby amended by adding the following language to the listing of Functional Classification found on page *vi*

City of Knoxville South Waterfront Streets – Streets that provide for short distance traffic movements, collect and distribute traffic from streets to arterials, and provide direct access to abutting land in accordance with the Knoxville South Waterfront Form Based Development Code and Regulating Plan.

SECTION 3: The Knoxville – Knox County Major Road Plan Text is hereby amended by adding the following table to the end of page 14:

South Waterfront Street Standards

Thoroughfare Type	Right of Way Width	Pavement Width	Parking Lanes	Bike Lanes
Rear Alley (RA-20-12)	20 FT	12 FT	NA	NA
Easement (EA-20-12)	20 FT	12 FT	NA	NA
Street (ST-42-24-PL)	42 FT	24 FT	1	NA
Street (ST-50-30-PL)	50 Ft	30 FT	1	NA
Street (ST-50-30-2PL)	50 FT	30 FT	2	NA
Street (ST-52-22-BR)	52 FT	22 FT	NA	NA
Side Road (SR-56-36-2PL)	56 FT	36 FT	2	NA
Commercial Street (CS-58-38-2PL-BR)	58 FT	38 FT	2	NA
Street (ST-70-40-PL-2BL)	70 FT	40 FT	1	2

PL – Parking Lane

BL – Bike Lane

BR – Bus Route

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the city requiring it.

SECTION 5: Upon adoption by the Metropolitan Planning Commission, the Knoxville City Council, and the Knox County Commission, the Knoxville – Knox County General Plan 2033 is hereby amended to reflect the update Major Road Plan.

Presiding Officer of the Council

City Recorder