



## Agenda Item # 6

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Director

MEETING DATE: January 11, 2007

SUBJECT: Amendments to the **Knoxville One Year Plan**, South Waterfront Mixed Use District, by creating a new South Waterfront Mixed Use District I allowing South Waterfront Districts SW1, SW2, SW3, SW4, SW5, SW6, and SW7 and by creating a new South Waterfront Mixed Use District II allowing the same districts as adopted in City of Knoxville Ordinance 0-12-06 – 1-A-07-OYP

### STAFF RECOMMENDATION:

APPROVE amendments to the City of Knoxville One Year Plan.

### COMMENTS:

See attached staff report.





## CITY OF KNOXVILLE, TENNESSEE

### CITY COUNCIL

#### AGENDA INFORMATION SHEET

**AGENDA DATE:** January 16, 2007

**DEPARTMENT:** South Waterfront Development

**SR. DEPT. DIRECTOR:** Dave Hill, Senior Director

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#### AGENDA CAPTION

Consider adoption of an ordinance amending the City of Knoxville One-Year Plan, South Waterfront Mixed Use District, by creating a new South Waterfront Mixed Use District I allowing South Waterfront Zoning Districts SW1, SW2, SW3, SW4, SW5, SW6, AND SW7 and related regulations, and by creating a new South Waterfront District II allowing the same zoning districts as adopted in Ordinance 0-12-06.

#### COUNCIL DISTRICT (S) AFFECTED

The Knoxville South Waterfront project area affected by the proposed zoning amendments is located in the First District, represented by Councilman Joe Hultquist. The redevelopment envisioned for the South Waterfront will have citywide impact.

#### BACKGROUND

This agenda item is one of several actions requested to implement the Knoxville South Waterfront Form Based Development Code, after the code itself has been adopted. On January 17, 2006, the Knoxville City Council adopted an amendment (Ordinance 0-12-06), creating the South Waterfront Mixed Use District. The amendment was made as an interim measure to prevent incompatible land development from occurring as the Vision Plan process began to unfold. The amendment listed TND-1, TC-1, RP-1, RP-2, RP-3, SC-1, SC-2, SC-3, and PC-1 as permitted zoning districts within the South Waterfront Mixed Use District to encourage development of a "pedestrian-oriented, mixed use urban environment providing a variety of shopping, employment, housing, business, and personal services." The preparation of a new form based development code had already been contracted by the City of Knoxville by this time, and the South Waterfront Mixed Use District was also regarded as a placeholder for the new code once adopted.

The ordinance amendment requested maintains the same One-Year Plan boundaries adopted in January 2006. Since the Knoxville South Waterfront Form Based Development Code zoning districts do not match the One-Year Plan boundaries, a new District I is proposed to contain the new Development Code districts, while the remainder would continue to allow TND-1, TC-1, RP-1, RP-2, RP-3, SC-1, SC-2, SC-3, and PC-1 zoning districts within a new District II until efforts to extend application of the form based code are pursued.

#### OPTIONS

City Council may elect to adopt the proposed ordinance, postpone for further consideration, or vote to deny adoption. If substantially revised, the proposed ordinance could be remanded to the Metropolitan Planning Commission for a charter-required recommendation.

**RECOMMENDATION**

The Mayor’s administration recommends adoption of the ordinance amendments. With adoption of the Knoxville South Waterfront Form Based Development Code, the One-Year Plan amendments are necessary to fulfill City of Knoxville Charter requirements.

**ESTIMATED PROJECT SCHEDULE**

The tentative schedule for formal adoption of the Knoxville South Waterfront Form Based Development Code is:

|                   |   |
|-------------------|---|
| January 11, 2007  | Metropolitan Planning Commission                              |
| January 16, 2007  | Knoxville City Council (1 <sup>st</sup> Reading)              |
| January 30, 2007  | Knoxville City Council (2 <sup>nd</sup> Reading)              |
| February 16, 2006 | Effective Date of Knoxville South Waterfront Development Code |

**PRIOR ACTION/REVIEW**

The Knoxville South Waterfront Feasibility Study was completed in April 2005. The Knoxville South Waterfront Vision Plan was adopted in April 2006. The Knoxville South Waterfront Action Plan and the Knoxville South Waterfront Redevelopment and Urban Renewal Plan (establishing a TIF district) were both adopted in September 2006.

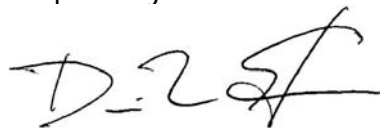
**FISCAL INFORMATION**

The adopted Vision Plan is intended to accommodate approximately \$815 million in private redevelopment, most of which is not permitted by current zoning regulations.

**ATTACHMENTS**

Draft Ordinance  
Map: Proposed South Waterfront Mixed Use Districts I and II

Respectfully submitted:



Dave Hill  
Senior Director

# DRAFT

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE CITY OF KNOXVILLE ONE-YEAR PLAN, SOUTH WATERFRONT MIXED USE DISTRICT, BY CREATING A NEW SOUTH WATERFRONT MIXED USE DISTRICT I ALLOWING SOUTH WATERFRONT ZONING DISTRICTS SW1, SW2, SW3, SW4, SW5, SW6, AND SW7, AND BY CREATING A NEW SOUTH WATERFRONT DISTRICT II, ALLOWING THE SAME ZONING DISTRICTS AS ADOPTED IN ORDINANCE 0-12-06.**

ORDINANCE NO: \_\_\_\_\_

REQUESTED BY: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

ADOPTED ON 1<sup>ST</sup>  
READING: \_\_\_\_\_

ADOPTED ON 2<sup>ND</sup>  
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

# DRAFT

**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 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

# DRAFT

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

**SECTION 1:** The City of Knoxville One-Year Plan is hereby amended to create a new South Waterfront Mixed Use District I within the existing South Waterfront Mixed Use District, coinciding with the South Waterfront Regulating Plan boundaries for the zoning districts designated as SW1, SW2, SW3, SW4, SW5, SW6, and SW7, with the balance of the existing South Waterfront Mixed Use District to designated as the South Waterfront Mixed Use District II, as per Exhibit A.

**SECTION 2:** The City of Knoxville One-Year Plan is hereby amended by listing zoning districts SW1, SW2, SW3, SW4, SW5, SW6, and SW7 and related regulations as permitted zoning districts within South Waterfront Mixed Use District I.

**SECTION 3:** The City of Knoxville One-Year Plan is hereby amended by listing zoning districts TND-1, TC-1, RP-1, RP-2, RP-3, SC-1, SC-2, SC-3, and PC-1 and related regulations as permitted zoning districts within South Waterfront Mixed Use District II.

**SECTION 5:** This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the city requiring it.

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Presiding Officer of the Council

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City Recorder

[Attachment: Exhibit A]

