



MEMORANDUM

Agenda Item: #9

To: Planning Commission
From: Mark Donaldson, Executive Director
Date: May 30, 2007
RE: **North City Sector Plan (6-A-07-SAP)**

RECOMMENDATION: APPROVE

I recommend that you adopt the [North City Sector Plan](#) and forward it to both the City Council and County Commission with a recommendation for adoption. A resolution is included for that purpose.

BACKGROUND

The plan is intended to serve as a guide for development of the North City Sector in the next 15 years. Over the past several months, residents, neighborhood groups and business owners collaborated with MPC staff to discuss land use, community facilities and transportation needs. The results of their efforts include proposals for transportation improvements, neighborhood conservation, and community facilities that are connected by a system of greenways, sidewalks and other bike and pedestrian facilities.

The plan is divided into chapters: introduction; background report; land use, community facilities, and transportation plan; and a Fountain City small area plan. There are several changes to the land use plan, due to the availability of more accurate floodway and slope data, the creation of a new land use classification system and the recommendations for several mixed use zones.

Please see the Land Use Plan, pages 21-23 and Appendix C, page 47, for significant changes in land use. The Land Use Plan is used by MPC staff as a basis for making zoning recommendations and changes to the City's One Year Plan.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE NORTH CITY SECTOR 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 Knox County; and

WHEREAS, conditions have significantly changed in the North City Sector, including improvements on Washington Pike, Callahan Drive, Murphy Road, Cedar Lane and Maple Drive, community retail development on Broadway and at the former Farmer's Market Site, and construction of new subdivisions and community facilities; and

WHEREAS, the Metropolitan Planning Commission staff prepared an inventory report on environmental resources, population, land use, transportation and community facilities in the North City Sector; and

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

WHEREAS, the Metropolitan Planning Commission staff prepared the North City Sector Plan and Fountain City Small Area Plan, which takes into account the comments of citizens and city and county departments which serve the area, to be used as a guide for environmental conservation, land use, transportation, community facility needs and capital improvement needs; and

WHEREAS, the Metropolitan Planning Commission held meetings in the community to review the plan and provided draft plan review online,

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

SECTION 1: The Commission hereby adopts the North City Sector Plan, dated June 2007, with its accompanying land use map (1"=5,000", also dated June 2007). This plan shall supersede the former plan for this sector, which was originally adopted in 1998.

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

Date

Chairman

Secretary