



Agenda Item # 13

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Buz Johnson
Mike Carberry
DATE: December 2, 2008
SUBJECT: [TTEDA Comprehensive Development Plan 2008 Update](#) and
Amendment to the Northwest Knox County Sector Plan

STAFF RECOMMENDATION:

ADOPT the 2008 Plan Update and the Amendment to the Northwest County Sector Plan, by Resolution, and RECOMMEND County Commission adoption by resolution of the update and sector plan amendment, consistent with TCA, section 13-3-304, as amended (Public Chapter No. 1150, Public Acts, 2008)

COMMENTS:

The MPC staff is pleased to present for consideration by the Metropolitan Planning Commission and the Tennessee Technology Corridor Development Authority the 2008 Update of the TTEDA Comprehensive Development Plan and corresponding amendment to the Northwest County Sector Plan. The plan update includes an amended future land use plan, along with recommendations for transportation and community facilities improvements. The following is a summary of the major plan recommendations:

- ***Set aside several tracts for technology-based and related economic development purposes, particularly the area northward from Pellissippi Corporate Center and the area north of Sam Lee Road.***
- ***Provide opportunities for mixed use development that will include office, technology-based uses, housing, retail (scaled to the needs of the setting) and natural and recreational open spaces.***
- ***Eliminate uncontrolled access points along the corridor.***
- ***Develop road and sewer extensions along the corridor.***
- ***Foster a regional technology-based development and marketing strategy.***

In addition to these major recommendations, the staff recommends the following as changes to current regulations dealing with residential development and new construction on hillsides and ridge tops:

- ***Amend the zoning ordinances and the TTCDA Design Guidelines to require TTCDA board site plan review of all residential developments with densities greater than three dwellings per acre. At the same time, delete the requirement for the review of individual detached residential units.***
- ***Amend the Design Guidelines to limit the height of any building to no more than 35 feet on the tops of ridges and hillsides having slopes in excess of 15 %.***

In preparing the plan, the staff met with area property owners and interested citizens, as well as former TTCDA staff and board members.

The resolution for adoption is attached.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION APPROVING THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN
2008 UPDATE AND AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

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

***WHEREAS**, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Metropolitan Planning Commission and the Tennessee Technology Corridor Development Authority have prepared the TTCDA Comprehensive Development Plan, consistent with the requirements of state law; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within sector plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, the staff of Metropolitan Planning Commission and the staff of the Tennessee Technology Corridor Development Authority recommend approval of the requested TTCDA Comprehensive development Plan 2008 Update and corresponding amendment to the Northwest County Sector Plan Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Metropolitan Planning Commission, at its regularly scheduled public hearing on December 11, 2008, after consideration of the staff recommendation and testimony from those persons in support and opposed to the sector plan amendment, approved the amendment, as requested, and/or amended.*

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

SECTION 1: The Planning Commission hereby adopts the TTCDA Comprehensive Development Plan 2008 Update and corresponding amendment to the Northwest County Sector Plan, with its accompanying, staff report and map, file #10-A-08-SAP.

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

SECTION 3: The Planning Commission further recommends that the Council of the City of Knoxville and the Commission of Knox County likewise consider the plan update and this amendment to the General Plan 2033.

Date

Chairman

Secretary