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MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Mike Brusseau
DATE: March 5, 2009
SUBJECT: 2009 City of Knoxville One Year Plan Update

STAFF RECOMMENDATION:

APPROVE the 2009 update of the Knoxville One year Plan

COMMENTS:

In compliance with the Knoxville City Charter, the staff has prepared the 2009 update of the City of Knoxville One Year Plan. In addition to several annexation related changes, this year's update recommends seven new general rezonings, changes to reflect updated sector plans and corrections to more accurately reflect existing land use. Fifteen individual quarterly changes approved in the last twelve months are summarized in the appendices. The staff conducted several public meetings to review proposed plan revisions and discuss their implications.

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The City of Knoxville, Tennessee

One Year Plan UPDATE

2009

Prepared by the Knoxville • Knox County
Metropolitan Planning Commission

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Chapter 1

INTRODUCTION

On November 2, 1982, Knoxville voters approved by referendum a revision of the City Charter which strengthened the relationship between planning and zoning. The Charter—Article VIII, Section 801—requires that future zoning in the city conform to the community’s comprehensive development plans. Previously, plans were guides for zoning, but conformance to the plans was not legally required.

The Charter requires the annual preparation and adoption of a one year comprehensive development plan covering the entire city. Fifteen-and five-year development plans (sector plans) are prepared to provide policy guidance on long and mid-range development issues and as a guide to development of the One Year Plan. The One Year Plan is specifically designed to be the basis for land use regulations and short-term public improvements.

ONE YEAR DEVELOPMENT PLAN

The One Year Plan is a land use and zoning plan.

The Charter states:

“The mayor shall have the Metropolitan Planning Commission prepare a one-year development plan which delineates the city’s proposed land use development pattern for the succeeding twelve-month period and is based upon the development goals and objectives specified in the city’s five-year development plan. The one-year development plan shall provide the basis for zoning of all properties within the city limits.”

This text and the accompanying maps comprise the One Year Plan required by the Charter. The land use and zoning plan cover all of Knoxville; however, for the sake of convenience, each plan has been divided into six parts roughly corresponding to the six city planning sectors (see Map A, page 3). The One Year Plan maps illustrate the city’s proposed land use pattern by designating property into one of sixteen land use classes. The text describes the intent of each class. In addition, the text identifies an appropriate range of zoning districts within the city’s zoning ordinance which would be in conformance to the plan. (See Chapters II-V.)

The One Year Plan, by law and practice, is developed with a high level of community involvement. The required updates keep the plan a current and accurate guide for community growth, preservation, and enhancement. The structured amendment process allows the entire community to participate in the consideration of changes to the plan and provides more complete information on which to base decisions.

ONE YEAR PLAN FORMULATION

The One Year Plan is based on all existing, adopted plans for the city, and the extensive data base maintained by MPC. Listed below are the plans used in preparing the One Year Plan.

GENERAL PLAN 2033:

The comprehensive, long-range plan for Knoxville and Knox County, adopted by City Council 5/12/2003.

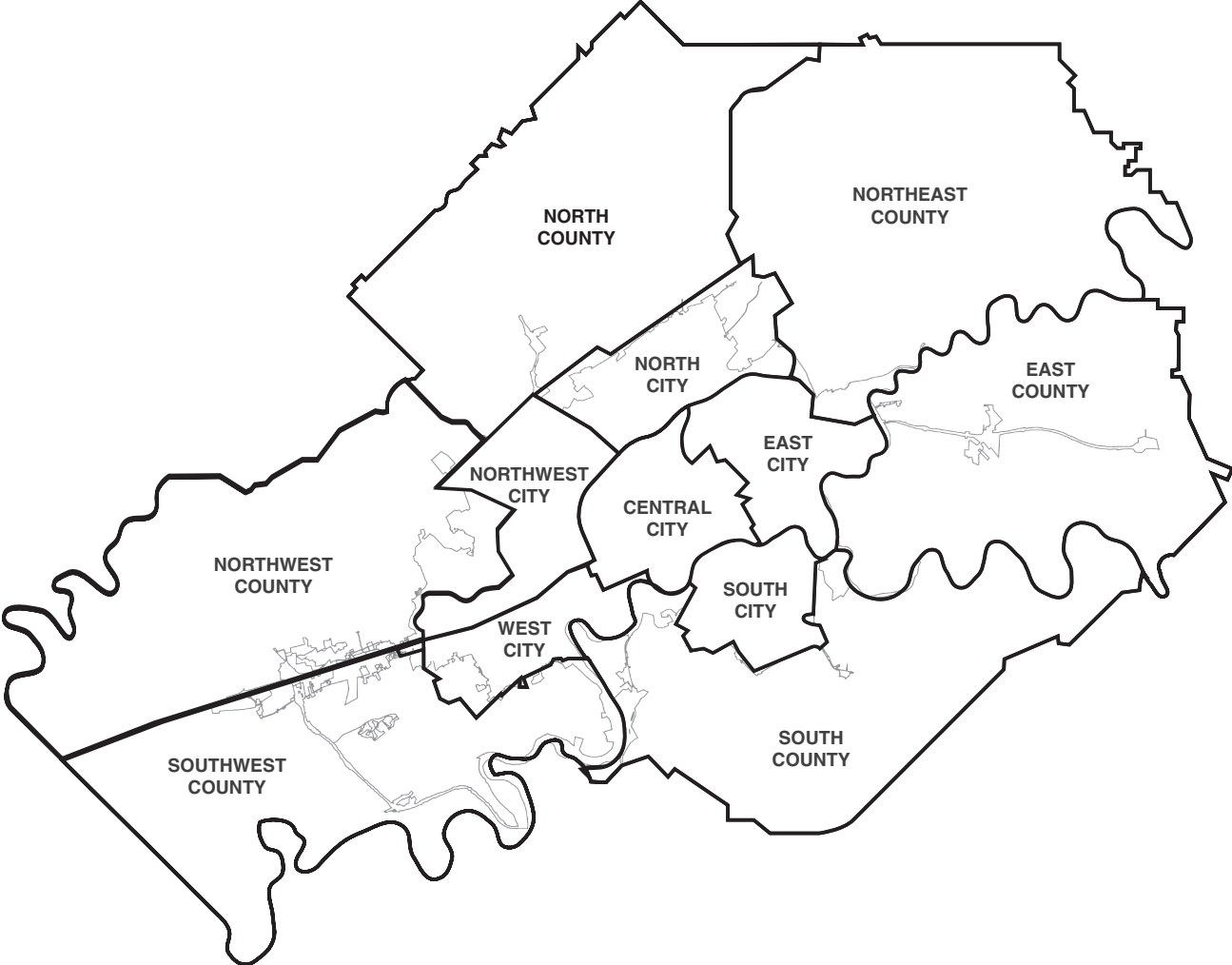
SECTOR PLANS:

A series of plans which provide policies and recommendations on land use, transportation, and public facilities for the twelve geographic sectors of Knoxville and Knox County, for planning periods of five and fifteen years. The Sector Plans are elements of the General Plan. The following sector plans were used in preparing the One Year Plan:

- Central City Sector, adopted by City Council - 7/8/03
- East City Sector, adopted by City Council - 2/5/02
- North City Sector, adopted by City Council - 7/17/07
- Northwest City Sector, adopted by City Council - 1/6/04
- South City Sector, adopted by City Council - 1/8/02
- West City Sector, adopted by City Council - 9/11/07

- East County Sector, adopted by City Council - 1/9/01
- North County Sector, adopted by City Council - 11/3/98
- Northeast County Sector, adopted by City Council - 9/16/03
- Northwest County Sector, adopted by City Council - 9/16/03
- South County Sector, adopted by City Council - 2/5/02
- Southwest County Sector, adopted by City Council - 11/8/05

Map A: Planning Sector Boundaries



OTHER PLANS AND STUDIES

- Bearden Village Opportunities Plan, 2001
- Broadway Central Emory Place Small Area Plan, 2007
- Callahan Drive/Schaad Road Corridor Study, 2001
- Chapman Highway Corridor Plan, 2006
- Cultural Resources Plan, 1994
- Cumberland Avenue Corridor Plan, 2007
- Downtown Knoxville Plan, 1987
- Downtown North/I-275 Corridor Redevelopment and Urban Renewal Plan, 2007
- Five Points Comprehensive Redevelopment Plan, 2000
- Fort Sanders Neighborhood Plan, 2000
- Fox Road Corridor Study, 2001
- James White Parkway Extension Recommendation, 2005
- Knox County Greenways Plan, 1994
- Knox County Parks and Recreation Facility Plan, 1997
- Knoxville Greenways and Community Trails Commission Report, 1992
- Knoxville-Knox County General Plan 2033, 2003
- Knoxville Regional Bicycle Plan, 2002
- Knoxville Regional Long Range Transportation Plan 2005
- Lonsdale Redevelopment and Urban Renewal Plan, 2005
- Major Road Plan for Knoxville and Knox County, 2004
- Market Square Redevelopment Plan, 2001
- Martin Luther King Jr. Avenue Corridor Plan, 2007
- Middlebrook Pike Corridor Study, 2000
- Old City Master Plan, 1997
- TTCDA Comprehensive Development Plan, 2008
- 2004-2006 Transportation Improvement Plan, 2004
- Vestal: Bicentennial Neighborhood Plan, 1997
- Walker Springs/Mars Hill Corridor Study, 2002

The One Year Plan implements the listed long-range plans in an evolutionary manner. It balances the goals and objectives of long-range plans against the realities of existing land uses and zoning. In some cases, MPC staff had to use its judgement in developing the boundaries for each land use class shown on the One Year Plan maps. Over time, through annual updates and plan amendments, the One Year Plan will more closely conform to the goals, objectives, and development policies of the General Plan and Sector plans.

EFFECT ON EXISTING ZONING

The One Year Plan is the basis for all zoning within the city. Future zoning changes must conform to the plan. In addition, the plan may propose amendments to the zoning ordinance text and zoning map to bring them into conformance.

Since the plan's beginning, a group of properties have been proposed for "general rezonings" each year to eventually bring all zoning into conformance with the plan. To date, hundreds of pieces of property have been rezoned, but many more remain. MPC considers these general rezonings throughout the year and using the following process:

- Identification of needed "general rezonings" to bring existing zoning into conformance with the adopted One Year Plan (included in this text, see Chapter IV);
- Land use survey and staff analysis of proposed "general rezonings", including identification of non-conforming uses that would be created;
- Community notification to obtain citizens' views and make them aware of recommended changes;
- Processing of the general zonings by city sectors and as requested by property owners within the defined "general rezoning" areas.

PLAN UPDATES

The Charter specifies that the sector and one-year plans be updated and re-adopted. New conditions and changing community goals will gradually change the community's desired land use pattern. The schedule and process for plan updates progresses from the most general plans, the General Plan and sector plans, to the most specific, the One Year Plan. Through this process, citizens can see how long-range policies and goals relate to the specific recommendations of the One Year Plan.

PLAN AMENDMENTS

The Charter states:

“Amendments to a Comprehensive Development Plan may be made at any time during the year following the submission to and action thereon by the Metropolitan Planning Commission. These amendments shall become effective when adopted by a majority vote of the membership of Council.”

Due to the short-term nature of the One Year Plan and the widespread community involvement in its preparation, the need for plan amendments should be rare. The annual update is, in fact, the built-in mechanism best suited for amending the plan. Amendments to the plan between updates should be kept to a minimum and warranted only under the following circumstances:

1. An error in the plan.
2. A significant change in the development pattern, or the completion of a public improvement (road, park, sewer), which changes the basis on which the plan was developed for an area.
3. A change in public policy, unanticipated by the plan.
4. New information (including new plans and studies produced by MPC) becoming available, which reveals the need for a plan amendment.

Plan amendment studies will be conducted when authorized by either MPC or City Council. Individual requests for plan amendments may be made by filing a One Year Plan amendment request and paying the appropriate fees at the MPC office. *MPC will consider One Year Plan amendment requests at its April, July, October, and January monthly MPC meetings.* The MPC staff will conduct a study of the area and the land use issues involved. All amendment studies will involve the following steps:

1. **PUBLIC NOTICE:** Citizens will be notified of amendment studies by one or more of the following methods: (a) posting signs in the study area; (b) publishing a public notice in the newspaper; or (c) other means considered appropriate by MPC. The minimum period for public notice in the newspaper will be 30 days before the date of MPC consideration of the amendment study.
2. **STUDY OF CONDITIONS:** The MPC staff will evaluate the conditions and issues within the study area.
3. **FORMULATION AND EVALUATION OF PLAN ALTERNATIVES:** An evaluation will be made of all possible alternative plan designations for the area, including a “no change” alternative.

4. ***PRESENTATION TO MPC:*** The plan amendment request and staff recommendation will be presented to MPC for their review and action. If MPC recommends to amend the plan or if the study was prepared at Council's request, the report and MPC's action will be sent to City Council for consideration.
5. ***PRESENTATION TO CITY COUNCIL:*** The plan amendment study and the recommendation of MPC will be presented to City Council. Council may vote to approve or not approve an amendment.
6. ***AMENDED PROPOSALS FOR PLAN AMENDMENTS OR GENERAL REZONINGS WILL NOT BE ACTED UPON AT THE FINAL ADOPTION STAGE OF THE PROCESS:*** This will avoid the Planning Commission or City Council's acting on last minute requests without complete information. Amended proposals will be postponed until adequate public notice is posted and the staff has had time to review the proposal and develop a recommendation.

This policy does not preclude the Planning Commission or City Council from altering any plan amendment or general rezoning that is recommended by the staff as part of a One Year Plan update being considered for adoption.

7. ***RIGHT OF APPEAL OF MPC'S ACTION:*** Any person who feels grieved by the action of MPC regarding a request for a plan amendment study has the right to file an appeal within fifteen days after MPC action. This appeal will be heard by City Council.
8. ***DENIAL OF A REQUEST FOR A PLAN AMENDMENT STUDY OR DENIAL OF A PLAN AMENDMENT STUDY:*** A new application for the same proposal shall not be accepted for a period of one year after the date of denial of such a proposal. During the annual update process, requests for plan amendment studies from the previous 12 months may be reconsidered. If MPC approval is overturned by the legislative body, the one year rule shall apply. However, where denial is appealed and the proposal is referred back to the Commission by the City Council with a request for further study, such proposal may be reconsidered.

TYPES OF AMENDMENTS PROPOSED

Proposed amendments fall into five major groups. These groups of changes have been established to provide a comprehensive approach to the process. The five groups represent changes which are intended:

1. To match existing development and zoning and which are compatible with the character of the surrounding area;
2. To accommodate appropriate, compatible mixed use and transition areas;
3. To implement the land use pattern envisioned in the sector plans;
4. To deal with miscellaneous situations, including: (a) recognition of historic properties; (b) public property; (c) errors which have been identified; and (d) annexed properties; and
5. To accommodate changes to the Knoxville Zoning Ordinance.

Chapter 2

LAND USE CATEGORIES

The following table describes the twenty four general land use categories and lists the zoning classes that conform with the intent of each of these categories. The zones are described in more detail in the Knoxville Zoning Ordinance and are summarized in Appendix A.

Under each of the twenty four general land use categories is a range of permitted zoning districts. The Planning Commission and City Council have the option to further limit these ranges for particular properties.

While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property. MPC and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area.

ONE-YEAR PLAN LAND USE CATEGORIES

CATEGORY	DESCRIPTION	ZONES PERMITTED
Low Density Residential (LDR)	This development is primarily residential in character at densities of less than six dwelling units per acre.	R-1E, R-1EN, R-1, and RP-1 at less than 6 du/ac, R-1A*, OS-1, A-1
Medium Density Residential (MDR)	This development is primarily residential in character at densities from six to twenty-four dwelling units per acre.	R-2, RP-1 at 6-24 du/ac, and R-1A*, OS-1, A-1
High Density Residential (HDR)	This development is primarily residential in character at densities greater than twenty-four dwelling units per acre.	R-2, R-3, R-4, RP-2, RP-3
Traditional Neighborhood Residential (TDR)	This development is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots and alleys. Densities in the range of 4 to 8 dwelling units per acre are typical.	R-1A or RP-1 (with IH-1, NC-1, or H-1 overlay), TND-1, or new residential zone(s)
Neighborhood Commercial (NC)	This development generally involves retail and service commercial activities, intended to provide convenience goods and services to residential areas within a 1/2-mile radius.	C-1 and O-3
General Commercial (GC)	This development generally involves retail and service commercial and a limited range of wholesale and warehousing activities, intended to provide a full range of goods and services at the community or regional scale.	C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, O-1, O-3, BP-1, TC-1
Community Commercial (CC)	This land use includes retail and service-oriented development, including shops, restaurants and "big box" retail stores. Typical service area includes 20,000 to 30,000 residents	SC-2, PC-1, PC-2, C-3, C-5 and C-6
Central Business District (CBD)	This development provides for a wide range of land uses, from retailing, commercial services, and business, professional, and government offices, to entertainment facilities and residential uses. The Central Business District is the major employment center of the city.	C-3, C-2, O-2, RP-3, and R-3, TC-1
Office (O)	This development is primarily intended for business and professional offices, office parks, and public institutional uses. In some cases, areas suitable for office development may also be deemed suitable for medium density residential uses.	O-1, O-2, O-3
Light Industrial (LI)	This development is primarily intended for the manufacturing, assembling, fabrication, and warehousing of goods. Through use restrictions and design standards, adverse off-site impacts should be minimal.	C-6, PC-2, I-1, I-2, I-3, BP-1
Heavy Industrial (HI)	This development is primarily intended for the manufacturing, assembling, fabrication, and warehousing of goods. Due to the nature of permitted uses allowed under this classification, adverse impacts to surrounding properties may be expected.	I-3, I-4
Business Park Type 1 (BP)	Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. Permitted zones will require site plan review, which shall address landscaping, lighting, signs, drainage and other development concerns. Substantial landscaped buffers are expected adjacent to uses of lesser intensity, particularly residential, office and agricultural uses.	I-1, C-6, PC-2 or a new planned industrial zone
Open Space (OS)	These areas are determined to possess either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or as conservation and recreation areas. Development within open space areas should not consume more than five percent of the land. Includes cemeteries, private golf courses and similar uses.	A-1, OS-1

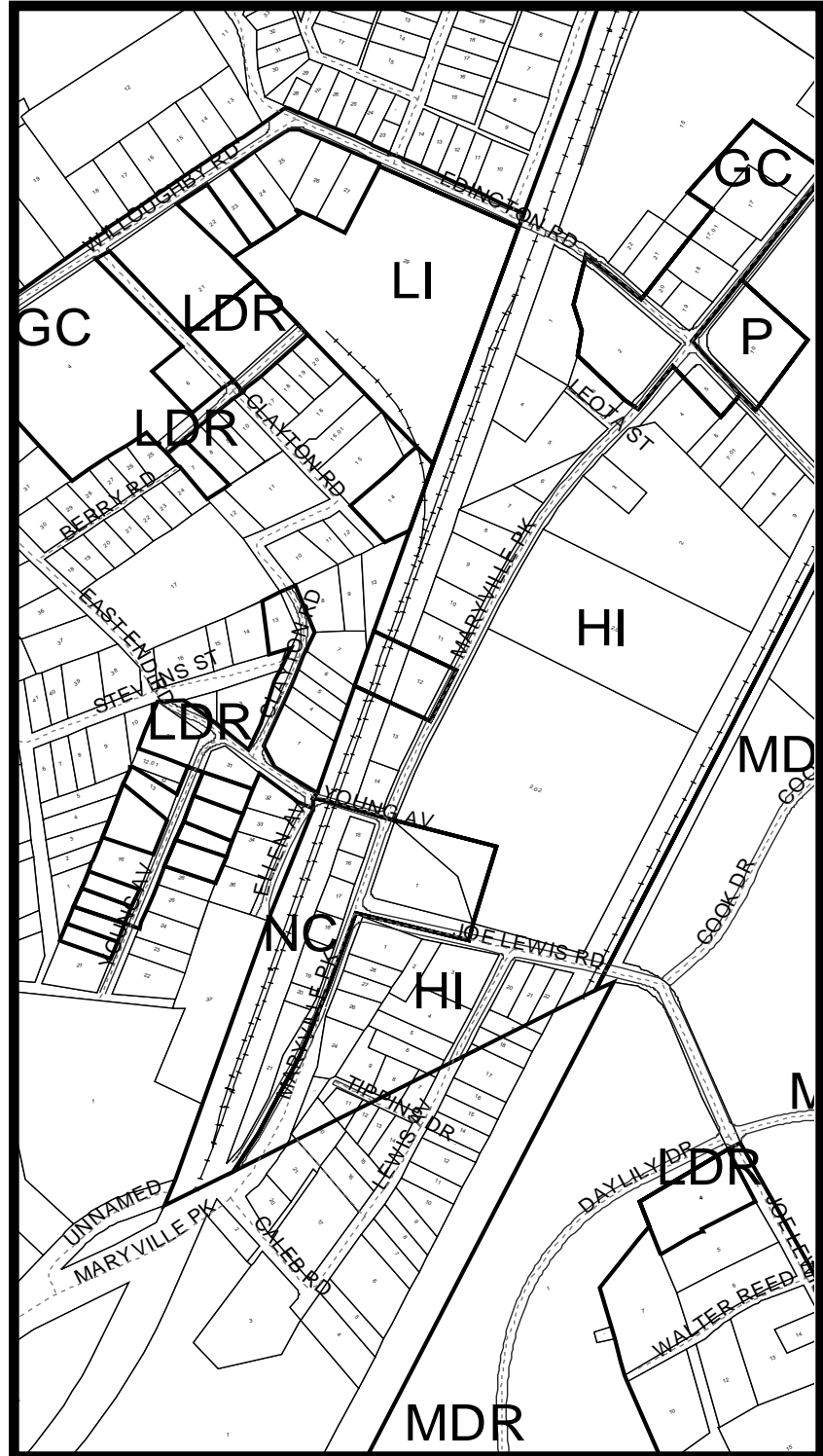
* R-1A may allow attached multi-dwelling residential development on arterial and collector streets.

CATEGORY	DESCRIPTION	ZONES PERMITTED
Public Institution (P)	Various zones are appropriate, depending on what district is needed to permit the use. If any of these properties are to be developed for private purposes, any rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.	Varies from site to site
Civic/Institutional (CI)	Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.	0-1, 0-2 or other zones that allow civic/institutional use as a permitted use
Public Parks and Refuges (PP)	This classification contains existing parks, wildlife refuges or similar public or quasi-public (owned by civic or related organizations) parks, open spaces and greenways. It also includes neighborhood, community and regional parks established through capital expenditures or land transfers from any level of government.	OS-1 and other zones that allow parks and open space as permitted uses
Mixed Use (MU)	These are areas where a single land use category does not adequately address specific conditions. In these cases: <ul style="list-style-type: none"> • a very specific, compatible mixture of land uses is considered appropriate; or • land use is changing from one predominant type to another similar or compatible type; or • property is primarily vacant and the plan recommends that market forces be allowed to guide development, within a specified range of similar or compatible land uses. 	See plan map for specific permitted land use classifications and/or zones. Refer to Sector Plan maps and texts for recommendations and design criteria applying to specific locations. TND-1 (at least 10 acres), TC-1 (at least 2 acres)
Medium Density Residential/Office (MDR/O)	Office and medium density residential uses typically have similar development characteristics: areas devoted to parking, yard spaces and location requirements (along thoroughfares). Either use is acceptable in this designation. These uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial and residential uses.	RP-1, RP-2, RP-3, 0-1, 0-2
Regional Mixed Use Center (MU-RC)	These are envisioned to be highest intensity mixed-use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial street adjacent to interstate highway or to downtown. Housing densities in the core of such districts may be more than 24 du/ac.	C-2, TC-1, or form- or design-based zoning codes (and regulating plans)
Floodways (F)	These are areas designated to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.	F-1
Major Rights of Way (ROW)	In some cases, the rights of way of interstates, very wide parkways and major arterial highways are depicted on the One Year Plan map. Railroad rights of way may also be included.	Not applicable

SPECIAL DISTRICTS		
CATEGORY	DESCRIPTION	ZONES PERMITTED
South Waterfront Mixed Use District I (SWMUD I)	Intended to be an area of diverse uses, this district allows a range of development intensities and forms. Subject to regulations of the Knoxville South Waterfront Form-Based Development Code, (Knoxville Zoning Ordinance, Article 4, Section 27).	SW-1 through SW-7
South Waterfront Mixed Use District II (SWMUD II)	The district is intended to be an area of diverse uses allowing a range of development intensities and forms. Zoning is limited to districts which require MPC use-on-review approval.	TND-1, TC-1, RP-1, RP-2, RP-3, SC-1, SC-2, SC-3, PC-1
Mixed Use-Special Districts (MU-SD)	These can include designated areas to address urban design, pedestrian- and transit-oriented development and vertical mixed-use. Areas may include older portions of the City where redevelopment and/or preservation programs are needed for revitalization. Designated areas on the One Year Plan Map will have a reference number to a specific sector plan.	Various (See referenced Sector Plan) TND-1, TC-1

SAMPLE MAP

The One Year Plan Map graphically depicts the appropriate general use of each parcel of land within the city, using twenty four land use categories. With this information, the user can consult the One Year Plan text, applicable sector plans and/or the Knoxville Zoning Ordinance for specific development regulations and policies.



Map Legend

- LDR Low Density Residential
- MDR Medium Density Residential
- NC Neighborhood Commercial
- GC General Commercial
- LI Light Industrial
- HI Heavy Industrial
- P Public Institution

Chapter 3

DEVELOPMENT POLICY

A major purpose of the One Year Plan is defining the city's land use pattern for a twelve month period following the plan's adoption. This section states the intent, policies, and zoning districts which should be used within each of the fifteen land use categories.

RESIDENTIAL CLASSIFICATIONS

LOW DENSITY RESIDENTIAL (LDR), MEDIUM DENSITY RESIDENTIAL (MDR), HIGH DENSITY RESIDENTIAL (HDR)

Intent:

- Provide all persons the opportunity to reside in decent, safe, and sanitary housing in a suitable living environment.
- Provide a variety of housing types including detached, attached, multi-dwelling, high rise, group quarters, institutional, and mobile homes.
- Ensure sufficient zoned land for development, and encourage a diversity of housing types.
- Control the location and density of housing based on service availability, proximity to activity areas, access, and natural limitations of the land.

A. LOW DENSITY RESIDENTIAL (LDR): This development is defined as development that is primarily residential in character at a density of less than 6 dwelling units per acre. Major land uses within this class include detached residences, duplexes, and low density planned residential.

1. Low Density residential development should be located where urban services can be provided and where it will not be impacted by more intense development or through traffic.
2. The primary residential pattern within the city should be neighborhoods.
 - a. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use stability.
 - i. Detached housing developments should be protected from through-traffic and buffered from incompatible land uses.
 - ii. Detached housing developments should not have direct access to major collectors or arterials.
 - b. Duplexes may be permitted in low density areas where their development will not significantly affect the service demands or aesthetics of the area. Within areas designated for low density residential use, duplexes should be allowed where one or more of the following conditions exist:
 - i. The proposed site is located on a collector street.

- ii. Development of the duplex would provide a desirable buffer between residential and non-residential areas.
 - iii. The site is in an area having a gross density exceeding 5 dwelling units per acre.
 - iv. The site is in an area which has experienced a significant loss of housing but is still desirable for residential use.
 - v. The site is a part of a planned residential development.
- c. Conversion of a detached house into a duplex should be permitted where the structure meets the location criteria listed above and does not require significant variances from the provisions of the zoning ordinance.
 - d. Home occupations should be strictly controlled with only those uses permitted that do not detract from the aesthetic quality or general function of residential uses.
3. Areas should be zoned R-1E, R-1EN, R-1, RP-1 at less than 6 du/ac, or R-1A as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

B. MEDIUM DENSITY RESIDENTIAL (MDR): This development is defined as primarily residential in character having a density from 6-24 dwelling units per acre. Major land uses within this class include duplexes and attached multi-dwelling development.

- 1. Locate medium density residential development within the Urban Area on collector and arterial roads. Provision of on-site recreation and open space should be required. A variety of terrain is suitable, but, generally, the grade should not exceed 15%. The location should be convenient to shopping.
 - a. Locate the highest concentrations of medium density housing within or near the inner city.
 - b. Medium Density housing should also be encouraged within development corridors and near development centers.
 - c. Permit the reuse of detached houses for attached multi-dwelling residential uses only where the structure is on a collector or arterial street, does not negatively impact adjacent property, and adequate community facilities are available.
- 2. Planned residential development should be required where sites possess unusual features (e.g., size, shape, topography, adjacent land use) that present special development opportunities or limitations. Planned residential development under the existing zoning ordinance may incorporate limited commercial space to serve the resident population. (See policy for Neighborhood Commercial Class.)
- 3. Duplexes should be encouraged in areas designated as appropriate for medium density housing.
- 4. Within the city, mobile homes should be permitted in mobile home parks only. Mobile home parks should be considered a large scale, medium density, multi-dwelling residential use. The location and design of individual parks should depend on the purpose(s) to be served.
 - a. Locate parks designed for long-term occupancy in attached multi-dwelling areas near or on major arterials. Emphasis should be placed on site planning, recreation and open space, and facilities to accommodate residents' needs.

- b. Locate mobile home parks designed for short-term or transient occupancy convenient to facilities meeting the needs of a traveling public (e.g., motels, restaurants, filling stations). Site design should allow for ease of ingress and egress.
 - c. Commercial sales areas in conjunction with a medium density housing should be clearly separated from the residential portion of the development and should be in conformance with commercial locational policies.
5. Locate group quarters (e.g., rooming and boarding houses and congregate housing) principally within the inner city. In general, their location should meet the same policies as medium density housing and should be within close proximity to shopping and transit service.
 6. Medium Density housing and duplexes may be used in some instances as buffers between detached housing areas and more intense non-residential uses.
 7. Areas should be zoned R-1A, R-2 or RP-1 at 6-24 du/ac as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

C. HIGH DENSITY RESIDENTIAL (HDR): This development is defined as primarily residential in character having a density greater than 24 dwelling units per acre. Primary land uses included in this class are medium and high rise attached multi-dwelling development.

1. Locate high density development on major collectors and arterials adjacent to employment centers and major retail shopping districts. There should be an emphasis on aesthetics, open space, and recreation in planning such developments. Locations should be convenient to interstate highways, CBD, or other major activity centers.
2. Areas should be zoned R-2, R-3, R-4, RP-2, and RP-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

D. TRADITIONAL NEIGHBORHOOD RESIDENTIAL (TDR): This development is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots and alleys. Densities in the range of 4 to 8 dwelling units per acre are typical.

1. Neighborhoods where lots are typically less than 50 feet wide, and usually have sidewalks and alleys. This area is essentially the 19th and early 20th century grid street neighborhoods, mostly located south of I-640.
2. City's Urban Growth Area or County Planned Growth Area where neighborhood or community mixed use development is identified (see mixed use and special districts sections)
3. Areas should be zoned R-1A or RP-1 [with an IH-1 (Infill Housing), NC-1 (Neighborhood Conservation) or H-1 (Historic) overlay], TND-1 or a new residential zone(s), based on lot sizes of less than 7,500 square feet.

COMMERCIAL, OFFICE, AND INDUSTRIAL CLASSIFICATIONS

NEIGHBORHOOD COMMERCIAL (NC), GENERAL COMMERCIAL (GC), COMMUNITY COMMERCIAL (CC), CENTRAL BUSINESS DISTRICT (CBD), OFFICE (O), MEDIUM DENSITY RESIDENTIAL/OFFICE (MDR/O), LIGHT INDUSTRIAL (LI), HEAVY INDUSTRIAL (HI)

Intent:

- Ensure an adequate supply of suitable land for present and future economic development needs.
- Provide for efficient and harmonious distribution of industrial and commercial development.
- Develop a variety of commercial areas to meet local and regional needs.
- Locate commercial activities on sites which are physically suited, accessible, adequately served by utilities, and will result in compatible land use relationships.
- Locate commercial areas based on their composition, scale, and intensity.
- Where possible, concentrate new commercial activities in planned development centers to provide maximum benefit to users and to minimize adverse effects on land use patterns and transportation systems.
- The Central Business District (CBD) should be the center of the Knoxville region and the primary development center.

A. NEIGHBORHOOD COMMERCIAL (NC): This class provides locations for a narrow range of convenience retail, service, and office uses that are intended to serve the needs of residential areas within a 1/2 mile radius.

1. Locate neighborhood commercial development on arterial and collector streets on sites that result in minimal negative impact on adjacent properties.
 - a. Limit the size of neighborhood commercial areas to 5 acres or less, depending on site characteristics.
 - b. New neighborhood commercial should not be developed within 1/2 mile of existing commercial development.
 - c. Ideally, convenience stores should be located in association with other neighborhood serving uses to form neighborhood centers. Convenience stores may be allowed to locate as isolated commercial uses in low density urban areas on collector or arterial streets.
 - i. Design standards should be developed to ensure that isolated commercial uses complement the surrounding environment.
2. Areas designated for Neighborhood Commercial (NC) use should be zoned C-1 or O-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

B. GENERAL COMMERCIAL (GC): This class provides locations for retail, service commercial, and a limited range of wholesale and warehousing activities and is generally intended to provide a full range of goods and services at the community or regional scale.

1. Commercial sites should be relatively flat, regular in shape, and of sufficient size.
2. Locate commercial activities on arterial and collector streets; however, their placement should not significantly reduce the proper functioning of the transportation system.
3. Commercial sites should be easily served by utilities and other support services.
4. Commercial sites should be compatible with adjacent land uses.
5. Develop community-serving commercial areas providing a wide range of goods and services to accommodate the majority of consumer needs within major geographic sectors of the community.
 - a. Locate community-serving commercial development on major collector and arterial streets, on sites which allow for the clustering of activities and result in minimal negative impacts on adjacent properties or the transportation system.
 - b. Control the formation of new community-serving commercial areas to ensure the balanced distribution of commercial services throughout the metropolitan area.
6. Develop region-serving commercial areas providing a full range of goods and services designed to accommodate regional markets.
 - a. Locate region-serving commercial development on arterials in locations which are easily accessible to the interstate system. Development sites should be sufficient in size to permit future expansion.
 - b. Regional commercial development should be limited and carefully located to avoid market over saturation and conflict with the CBD.
7. Control linear commercial development to prevent traffic congestion and commercial encroachment into residential areas.
 - a. New linear development should be permitted only on arterials where it is compatible with road design and adjacent land use.
 - b. Redesign existing linear development to improve its functioning, especially in coordination with street improvements.
 - c. Only commercial uses requiring high accessibility or otherwise unsuited to “cluster” type development should be allowed to locate in a linear fashion.
8. Areas designated for general commercial (GC) use should be zoned C-1, C-3, C-4, C-5, C-6, C-7, SC-1, SC-2, SC-3, PC-1, PC-2, TC-1, 0-1, or 0-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Zoning Ordinance Summary Appendix A.)

C. COMMUNITY COMMERCIAL (CC):

This land use includes retail and service oriented development, including shops, restaurants and “big box” retail stores. Typical service area includes 20,000 to 30,000 residents.

1. Locate at intersection of arterial streets
2. Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development.
3. Vehicular and pedestrian connections should be accommodated between different components of the district
(e.g. between stores, parking areas and out-parcel development)
4. Infrastructure should include adequate water and sewer services, and major arterial highway access
5. Community commercial centers should be distributed across the city and county in accordance with recommended standards of the Urban Land Institute
6. Areas designated Community Commercial (CC) should be zoned SC-2, PC-1 and PC-2, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A). Other zones to consider include C-3, C-4, C-5 and C-6.

D. CENTRAL BUSINESS DISTRICT (CBD): *The CBD is intended to be an intensely developed and diversified area. Primary activities in the CBD should include business, professional, and government offices, and financial and institutional uses, motel/hotels, retail, service commercial, recreational and entertainment, high density housing, and convention and cultural facilities.*

1. The CBD is defined as west of the Business Loop, east of 11th Street, south of I-40/75 and north of Baptist Hospital complex and Fort Loudon Lake.
2. Redevelop and revitalize declining and under-utilized areas within the CBD.
 - a. Buildings of historical and architectural significance should be preserved, and adaptive reuse of these structures should be encouraged to ensure their economic vitality.
3. Encourage both day and night use of the CBD.
4. Open space areas should be developed to provide opportunities for outdoor public activities.
5. Areas designated for central business district (CBD) use should be zoned C-2, C-3, TC-1, O-2, RP-3, or R-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

E. MEDIUM DENSITY RESIDENTIAL/OFFICE (MDR/O):

Office and medium density residential uses typically have similar development characteristics: areas devoted to parking, yard spaces and location requirements (along thoroughfares). Either use is acceptable in this designation. These uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial and residential uses.

1. Same locational criteria apply as in Medium Density Residential (MDR).
2. Areas designated Medium Density Residential/Office (MDR/O) should be zoned RP-1, RP-2 and RP-3, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A). Other zones to consider include O-1 and O-2.

F. OFFICE (O): *This class is primarily intended for business and professional offices, office parks, and public institutional uses. In some cases, areas suitable for office development may also be deemed suitable for medium density residential uses.*

1. The majority of office needs outside the inner city should be accommodated in office parks along major thoroughfares and as transitional uses between residential and more intensive land uses.
 - a. Locate office parks on major collector and arterial streets adjacent to or in close proximity to development centers.
2. Integrate office uses with commercial uses in the design of major development centers.
3. Low intensity office uses may be permitted as a transitional use adjacent to community and Neighborhood Commercial areas.
4. Locate high intensity office complexes within the Central Business District.
5. Areas designated for office (O) use should be zoned O-1, O-2, or O-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

G. LIGHT AND HEAVY INDUSTRIAL (LI AND HI): *These classes are intended for the manufacturing, assembling, fabrication, and warehousing of goods. Light and heavy industrial classes are distinguished by the range of permitted uses and their potential for resulting in adverse off-site impacts.*

1. Locate industrial development on sites which are:
 - a. relatively flat and require minimal physical alteration;
 - b. large enough to accommodate buildings, building setbacks, and parking lots;
 - c. regular in shape and sufficiently large for the proposed activity;
 - d. accessible to the arterial roads and, where appropriate, to rail lines;
 - e. not accessible by residential streets;
 - f. served or can be served adequately by utilities;
 - g. developable in a manner compatible with adjacent existing or proposed land uses; and
 - h. served by power, water, and waste disposal facilities.

2. Locate new industrial development primarily in industrial parks or other suitably planned industrial settings of ten acres or greater.
3. New industrial development outside of industrial parks or planned settings should occur only within existing zoning or adjacent to existing industrial areas.
4. Industries having minimal off-site impacts may be permitted in non-retail commercial centers.
5. Promote the development of small scale planned industrial parks in the city.
 - a. Locate industrial parks where there will be no significant adverse impacts on areas designated for residential use.
 - b. Encourage occupancy by firms which expand employment opportunities for low- and moderate-income persons.
6. Provide incentives for the redevelopment and rehabilitation of existing industrial buildings and areas within the city.
7. Areas designated for Light Industrial use (LI) should be zoned C-6, PC-2, I-1, I-2, or I-3 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)
8. Areas designated for Heavy Industrial use (HI) should be zoned I-3 or I-4 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

H. BUSINESS PARK (BP) TYPE 1:

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. Permitted zones will require site plan review, which shall address landscaping, lighting, signs, drainage and other development concerns. Substantial landscaped buffers are expected adjacent to uses of lesser intensity, particularly residential, office and agricultural uses.

1. Relatively flat sites (predominant slopes less than 6 percent) out of floodplains
2. Relatively large sites (generally over 100 acres)
3. Away from low and medium density areas or where truck traffic would have to go through such areas
4. Areas with freeway and arterial highway access (generally within two miles of an interchange)
5. Rail access is a consideration
6. Can be served with sanitary sewer, water and natural gas
7. Areas designated Business Park (BP) Type 1 should be zoned I-1, C-6, PC-2 or a new Planned Industrial Zone, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A).

PUBLIC INSTITUTION CLASSIFICATIONS

Only publicly-owned properties are designated as Public Institutions (P) on the One Year Plan Map. Existing privately-owned institutional uses (such as private schools, health and social services, churches, private recreation facilities, and cultural centers) are shown on the plan map within the land use class which most closely describes the nature of their use or would be the most appropriate use of the property if the current use ceased.

For Public and Institutional land uses, various zonings are appropriate, depending on what district is needed to permit the use. If any of these properties are to be developed for private purposes, any rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.

The policies listed below should be followed in making decisions concerning the expansion, relocation and development of new publicly - or privately-owned institutional uses.

Intent:

- Identify public sites which may affect or be affected by other land uses in the vicinity.
- Ensure consideration is given to public sites for proposed change to the adopted plan for areas.
- Protect the public investment in the site from encroachment of incompatible activities.

A. EDUCATION

1. Provide educational facilities at locations convenient to areas of need.

a. Locate nursery schools within or adjacent to residential areas and on sites which are easily and safely accessible to through traffic.

i. Sites should be within or adjacent to residential areas, but at locations that will not adversely affect surrounding properties.

ii. Sites should be on collector streets.

b. Locate elementary/primary schools within or adjacent to residential areas and at locations which are easily and safely accessible to local pedestrian and vehicular traffic.

i. Locations should be within walking distance of residential areas (3/4 mile or less, depending on density of development).

ii. Sites should be located within or adjacent to residential areas, but at locations that will not adversely impact surrounding properties.

c. Locate junior high/middle schools central to the residential neighborhoods being served and near district and community activity centers. Locations should also be easily and safely accessible to local and through traffic.

- i. Locations should be within a 1 1/2 mile radius of the area served, including the service areas of one or more elementary/ primary schools.
 - ii. Sites should be located in close proximity to neighborhood and community activity centers and should serve as community activity centers themselves. Locations should not significantly impact or be impacted by adjacent land uses.
 - iii. Sites should be directly accessible to arterial or collector streets.
 - d. Locate high schools near districts and community activity centers and at locations which are easily and safely accessible.
 - i. Locations should be within a 2 mile radius of the area being served, including the service areas of one or more junior high/middle schools.
 - ii. Sites should be in close proximity to district and community activity centers and may be located near neighborhood, commercial, and office uses. Facilities should be situated at locations which will not adversely impact or be impacted by adjacent land uses.
 - iii. Sites should be directly accessible to arterial or collector streets.
- 2. Locate vocational, special, and adult educational facilities on sites which are readily accessible to the areas being served as well as major activity centers.
 - a. Locations should be on arterial or collector streets with ease of access to arterial streets.
 - b. Sites should be located near district and community activity centers and may be located adjacent to Neighborhood Commercial and office uses. Facilities should not adversely impact or be impacted by adjacent land uses.
- 3. Locate public junior colleges, colleges, universities, and similar institutions of higher education near major activity centers and on sites that are easily and safely accessible to through traffic.
 - a. Sites should have direct access to arterial streets and incorporate an internal circulation system which minimizes impacts on surrounding land uses and traffic patterns. Consideration should also be given to facility expansion at the time of site acquisition.

B. GENERAL GOVERNMENT

- 1. Public administration buildings should be located within the Central Business District in order to be convenient and supportive of CBD development.

C. HEALTH AND SOCIAL SERVICES

1. Provide medical and dental facilities and services at convenient locations for all Knoxville residents.
 - a. Locate new hospitals and similar major medical facilities on sites which are convenient to the surrounding area, easily and safely accessible to through traffic, and not adversely affected by more intense development.
 - i. Locations should be on either arterial or major collector streets. Accessibility to interstate highways should be considered.
 - ii. Hospitals should be developed on sites which will allow for adequate facility expansion.
 - iii. More intense development, including heavy commercial and industrial uses, should not be permitted to develop on sites in close proximity to hospitals and major health facilities.
 - b. Permit expansion of existing hospitals and major health facilities in a manner which will not adversely affect the surrounding existing land use pattern.
 - i. Hospitals should not be permitted to expand into existing stable residential neighborhoods.
 - ii. Consider the impact of hospital expansion on the surrounding area's circulation pattern.
 - iii. Permit similar office uses, including medical and dental offices, and related commercial uses to develop in close proximity to hospitals and major health facilities.
 - c. Locate specialized health facilities on sites based on the land use requirements of the facility.
 - i. Sanitoriums, mental health institutions, and similar facilities may require campus-like settings and should be located in the Urban Area where acreage requirements can be satisfied and where easy and safe access can be provided to other parts of the community.
 - ii. Locate nursing and convalescent homes in close proximity to residential areas, but developed in a manner which will not adversely affect adjacent, less intense uses. Locations on arterial and collector streets should be considered.
 - d. Locate branch facilities of the Knox County Health Department and similar community health centers relative to areas of need, on sites which are easily and safely accessible to through traffic, and in a manner which will not adversely affect surrounding properties.
 - i. Locations should be on either arterial or collector streets.
 - ii. Situate sites for community health centers adjacent to or in close proximity to institutional, office, or light commercial uses.
 - e. Locate civil defense shelters and similar facilities in close proximity to areas of high population densities and arterial or interstate highway access.

D. RECREATION

1. Develop and maintain park and recreational open space at convenient locations throughout Knoxville.
 - a. Develop and maintain park and recreation facilities in the community at a scale which reflects their location in either a rural or urban setting.
 - i. Parks and recreation facilities should accommodate a wide range of activities and be developed at locations which can adequately serve varying levels of development intensity.
 - b. Develop mini-parks in areas of Knoxville that are characterized by a medium to high population density.
 - i. Mini-parks should include specialized facilities that serve a concentrated or limited population, or specific group, such as small children, or senior citizens.
 - ii. Mini-parks should be located in apartment or townhouse developments, development centers, or dense, inner city areas. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
 - c. Locate neighborhood parks either near or within major residential areas which may be characterized by a variety of densities.
 - i. Neighborhood parks should be areas of intense recreational activity, with facilities designated for field and court games, hobbies and crafts, and free play.
 - ii. Locations should be near elementary schools and on collector streets. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
 - iii. Area serviced should be within 3/4 mile of the park.
 - iv. The physical characteristics of each site should be suited to the intensity of development.
 - d. Locate community parks in close proximity to several residential areas which may be characterized by a variety of housing types and densities.
 - i. Community parks should be areas of intense recreational activity, with facilities designated for field and court games, indoor activities, swimming, and possibly neighborhood activities.
 - ii. Locations should be in close proximity to junior and senior high schools and other public facilities, and on collector streets with easy access to arterials. Sites should be served by a pedestrian circulation system connecting with nearby residential areas.
 - iii. Area served should be within a 1/2 to 3 mile radius.
 - iv. Sites should be suited to intense development.
 - e. Locate district parks to serve several residential areas on sites that are characterized by some unique or interesting natural feature such as a lake or scenic vista.

- i. Parks should include an area of natural or ornamental quality for passive and active outdoor recreational activities, such as walking, hiking, horseback riding, picnicking, field and court games, and possibly camping.
 - ii. Locations should be where natural resources are available and in close proximity to several communities.
 - iii. Area served should be within a 1/4 hour driving time from the facility.
 - iv. Sites should include some physiographic feature of natural interest.
 - v. Sites should be located on either arterials or major collectors.
 - vi. Recreational activities should be compatible with the natural resources, conserving their unique qualities.
- f. Locate regional parks to serve all of the residents of Knoxville through their participation in passive and active nature-oriented outdoor recreational activities.
- i. Parks should include an area of natural quality for such activities as viewing and studying nature, wildlife habitats, and conservation. Other activities include swimming, camping, hiking, fishing, and horseback riding.
 - ii. Locations should be where unique or interesting natural resources are present, particularly water (e.g., woodlands, scenic vistas).
 - iii. Area served should be countywide.
 - iv. Sites should be characterized by natural settings, contiguous to water, where possible.
 - v. Sites should be located on arterials.
 - vi. Recreational activities should be compatible with the natural resources, conserving their unique qualities.

E. CULTURAL FACILITIES

1. Locate cultural facilities, both public and private, throughout the community at locations accessible to the public.
 - a. Develop theaters and assembly halls within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.
 - b. Develop libraries within or in close proximity to development centers in locations which are easily and safely accessible to the surrounding area.
 - i. Locations should be on arterials and collectors.
 - ii. Sites should be selected which will not adversely affect any adjacent, less intensive uses. Consideration should be given to sites adjacent to or developed with other institutional uses and compatible office and light commercial uses.

- c. Develop museums within or in close proximity to development centers in locations which are easily and safely accessible to through traffic.
 - i. Locations should be on arterial streets.
 - ii. Sites should be selected which will not adversely affect any surrounding, less intensive land uses. Consideration should be given to sites adjacent to other institutional uses and compatible office and light commercial uses.

F. CHURCHES

- 1. Locate churches throughout the community in close proximity to major residential areas. Consider sites which afford safe and convenient access to both local and through traffic.
 - a. Churches should be located on arterial and collector streets.
 - b. Sites which are located to serve one or more residential areas should be selected. Development of selected sites should be done in a manner which will not adversely affect any adjacent, less intensive land uses.

G. CIVIC/INSTITUTIONAL (CI):

Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

- 1. Existing public uses, other than parks and greenways
- 2. Quasi-public uses of two acres or more
- 3. Areas designated Civic/Institutional (CI) should be zoned O-1, O-2 or other zones that allow civic/institutional use as a permitted use, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A).

H. PUBLIC PARKS AND REFUGES (PP):

This land use classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways. It contains quasi-public spaces, which are owned by civic or related organizations. It also includes neighborhood, community and regional parks established through capital expenditures or land transfers from any level of government.

- 1. Neighborhood parks, squares and commons should be within ¼ mile of residents in the traditional residential areas (particularly the ‘Heart of Knoxville’) and within ½ mile of residents within the balance of the city and county’s Planned Growth area.
- 2. Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors.
- 3. Areas designated Public Parks and Refuges (PP) should be zoned OS-1 and other zones that allow parks and open space as permitted uses, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A).

MIXED-USE CLASSIFICATIONS

A. *MIXED USE (MU):*

Intent:

- Where the range of potentially acceptable land uses exceeds the ranges defined for any one of the general land use classes in this plan.
- Designate areas where a mixture of land uses may be appropriate, and where specific policies and regulations to achieve a harmonious land use pattern are required.
- Designate areas where a significant transition in land use is expected, which requires specific policy guidance to ensure an orderly and efficient change of use.
- Designate areas requiring specific site design criteria, to ensure proper development in relation to adjacent properties.
- Many areas designated on the One Year Plan as Mixed-Use (MU) were drawn directly from adopted small area studies and sector plans. The plan map shows the recommended zoning for each area. Refer to the Five Year (CIP) or Fifteen Year (Sector) Plan for further recommendations (available at MPC offices).

B. *REGIONAL MIXED USE CENTER (MU-RC):*

These are envisioned to be highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial street, adjacent to the Interstate or to downtown. Housing densities in the core of such districts may be more than 24 du/ac.

1. Flat terrain (slopes generally less than 10 percent).
2. Currently served by or planned to be served by sidewalks .
3. The location does not include auto and truck-oriented uses such as industrial, strip commercial and warehouse/distribution uses unless the proposal calls for a redevelopment of such areas.
4. On a major arterial, adjacent to an interstate highway or adjacent to downtown.
5. Areas designated as Regional Mixed Use Center (MU-RC) should be zoned C-2 in the Central Business District (Downtown); an adaptation of C-2 for the 'Downtown North' area (Central City Sector); TC-1, or new form-or design-based codes (and regulating plans) for other community and regional centers, as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A).

C. *MIXED USE – SPECIAL DISTRICTS (MU-SD):*

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed-use in designated areas. The areas may include older portions of the City where redevelopment and/or preservation programs are needed for revitalization purposes. Each designated area on the One Year Plan map will have a reference number to a specific sector plan.

1. Case-by-case analysis is recommended.
2. Areas designated as mixed use – special districts (MU-SD) should be zoned TC-1 and TND-1, especially in greenfield areas, or form- or design-based zoning codes (and regulating plans), as appropriate and provided for under the Knoxville Zoning Ordinance (See Knoxville Zoning Districts, Appendix A).

SOUTH WATERFRONT MIXED-USE DISTRICT CLASSIFICATIONS

South Waterfront Mixed Use District I (SWMUD I)

Intent:

- Develop an area of diverse uses allowing a range of development intensities and forms subject to regulations of the Knoxville South Waterfront Form-Based Development Code (Knoxville Zoning Ordinance, Article 4, Section 27, adopted February 27, 2007), in accordance with the Knoxville South Waterfront Vision Plan.

South Waterfront Mixed Use District II (SWMUD II)

Intent:

- Develop an area of diverse uses allowing a range of development intensities and forms. Zoning is limited to districts which require MPC use-on-review approval.

OPEN SPACE, FLOODWAY AND RIGHTS-OF-WAY CLASSIFICATIONS

Open Space (OS), Floodway (F)

Intent:

- Develop an open space network which will serve conservation, recreation, and buffering purposes.
- Protect all sensitive or unique natural resources and processes (e.g., wildlife habitats, aquifer recharge areas, floodplains, steep slope). Designate open space areas in the city to provide visual relief to the built environment (e.g. cemeteries, golf courses, and rights-of-way).

A. OPEN SPACE (OS): *This category defines areas possessing either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or conservation and recreation areas.*

1. Identify Recreational Open Space Areas to maximize opportunities for outdoor recreation and educational activities.
 - a. Identify and designate through sector plans open space intended for recreational purposes.
 - b. Encourage acquisition of historically or archaeologically significant sites by public or private organizations.

- c. Provide opportunities for passive and active recreational activities (e.g., walking, picnicking, bicycling, running).
 - d. Encourage active use of water resources and watercourses for only those recreational activities that will not damage surface or groundwater quality.
 - e. Include natural features of unique beauty or character in the Recreation Open Space Network.
 - f. Include cemeteries, private golf courses and similar uses.
2. Identify Buffer Open Space Areas or activities to achieve a sense of natural environment and identity while separating conflicting land uses.
- a. Encourage use of buffers to separate conflicting land uses.
 - b. Preserve open spaces which link various communities.
 - c. Protect fragile or unique natural resources from incompatible land uses or development (e.g., urban streams, sinkholes, steep ridges).
 - d. Provide buffering open space in the inner city and CBD to provide relief from urban density and pace (e.g. cemeteries, public and private golf courses, and some public rights-of-way).
 - e. Encourage use of buffer zones for recreational purposes, but only for those activities which are compatible with the buffering function.
 - f. Encourage use of buffers to shape development by providing edges and linkages.
3. Identify Conservation Open Space Areas to protect environmentally sensitive or unique natural resources.
- a. Identify and designate open space areas intended to protect environmentally sensitive and unique areas.
 - b. Develop guidelines to be used by developers and other decision makers which will preserve areas designated as Conservation Open Space.
 - c. Conduct environmental reviews of development proposals which include designated open space, to ensure protection of the environment.
 - d. Encourage the rezoning of open space to floodway or planned zones, to:
 - i. Ensure public control of development density and design; and
 - ii. Ensure protection of environmentally sensitive areas.
 - e. Secure a compatible relationship between biological communities and land development.
 - i. Identify and protect unique or endangered flora and fauna (e.g., marshes, bird sanctuaries, mature hardwood stands).
 - ii. Promote the conservation of mature trees and stream corridors through subdivision, zoning, and other development regulations.
4. Areas designated as Open Space should be zoned A-1, OS-1 as appropriate and provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

B. FLOODWAY (F): *This class defines areas required to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.*

1. Generally, no structures or uses should be permitted within the floodway that would alter a stream's character and ability to carry floodwaters. All proposed uses and structures are subject to the approval of the City Engineering Department
2. All areas designated as Floodway should be zoned F-1 as provided for under the Knoxville Zoning Ordinance. (See Knoxville Zoning Districts, Appendix A.)

C. MAJOR RIGHTS-OF-WAY (ROW):

In some cases, the rights of way of interstates, very wide parkways and major arterial highways are depicted on the One Year Plan map. Railroad rights of way may also be included under this designation.

Chapter 4

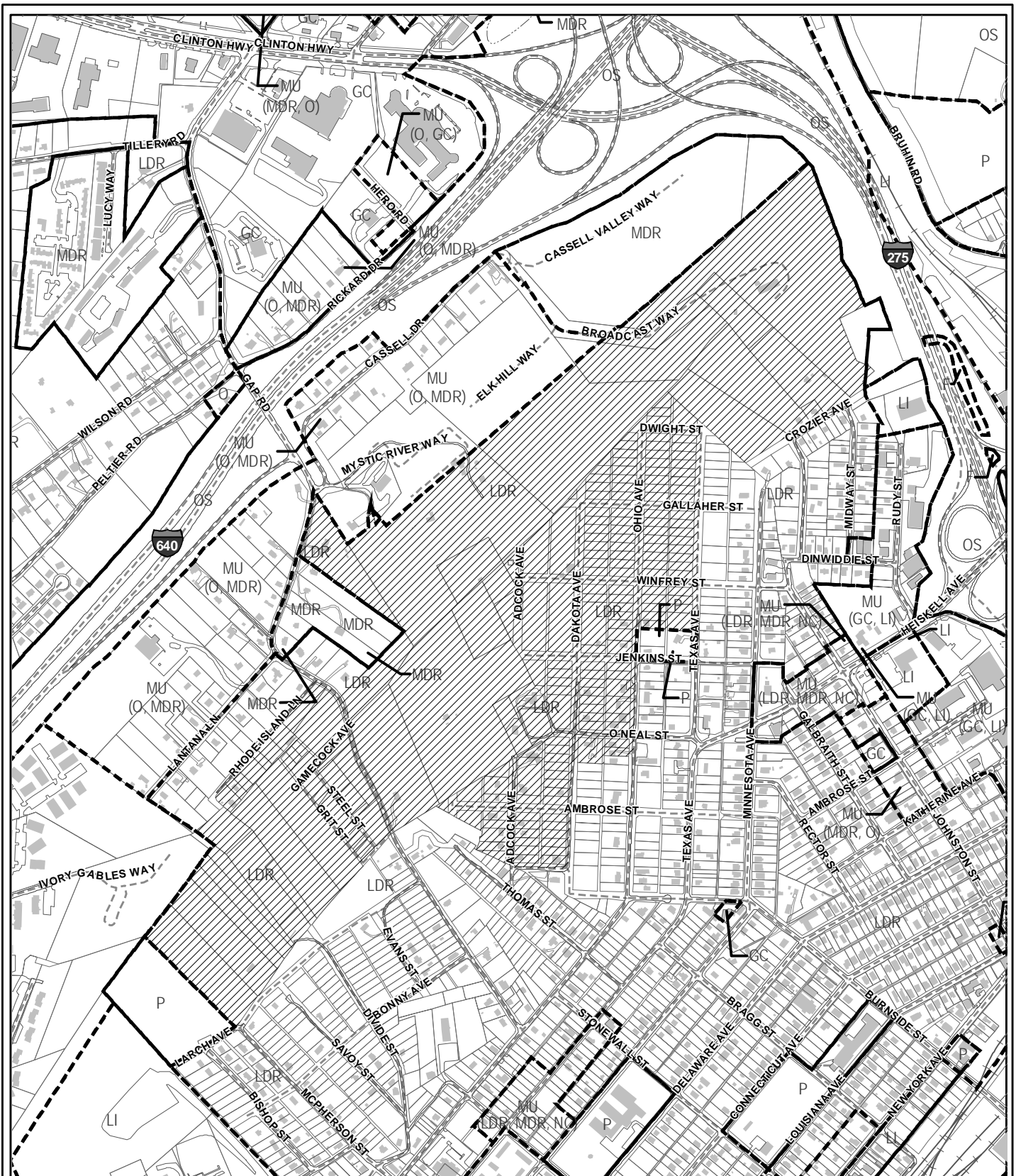
2009 PROPOSED PLAN AMENDMENTS

The map changes shown on the following pages for the 2009 One Year Plan Update include:

- Thirteen changes result from annexations that have occurred since last year's update.
- Nineteen land use designation changes are recommended by staff, to bring portions of the One Year Plan into conformity with the Sector Plans, or existing land use.
- In addition, Appendix B includes descriptions of 15 individual quarterly amendments that were requested during the past 12 months.

2009 Proposed Plan Amendments

CENTRAL CITY SECTOR

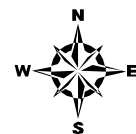


**KNOXVILLE'S
ONE
YEAR
PLAN
2009**

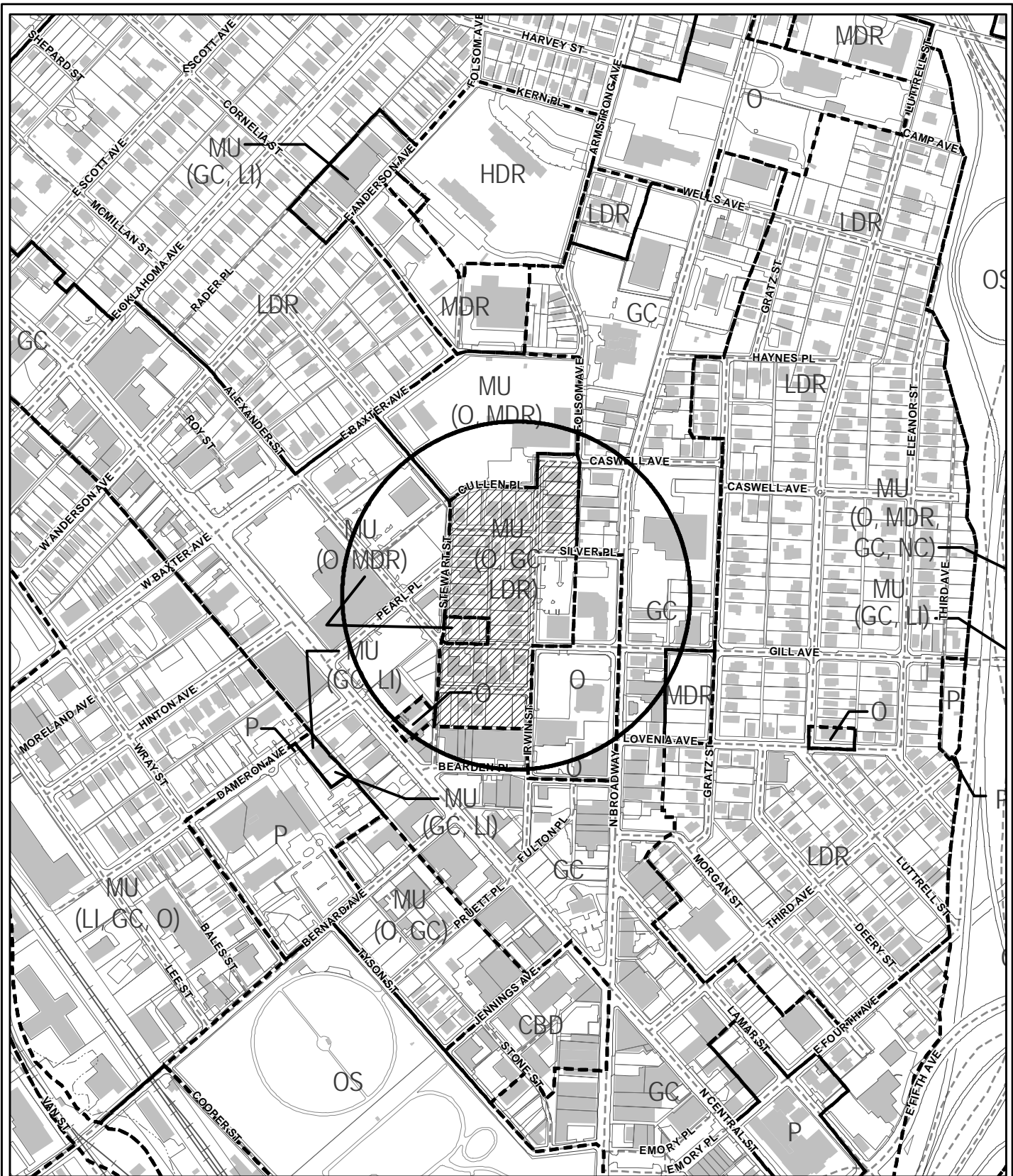
**CENTRAL CITY SECTOR
STAFF AMENDMENT 1**

1 inch equals 800 feet
0 800 Feet

- CLT: 80 & 81
- FROM: Low Density Residential (LDR)
TO: Mixed Use (MU) - (Low Density Residential (LDR),
Medium Density Residential (MDR),
limited to Planned Residential (RP-1))



Print Date: 2/27/2009



KNOXVILLE'S
ONE
YEAR
PLAN
2009

CENTRAL CITY SECTOR
STAFF AMENDMENT 2

CLT: 81



FROM: Mixed Use (MU) - (Office (O), General Commercial (GC), Low Density Residential (LDR))

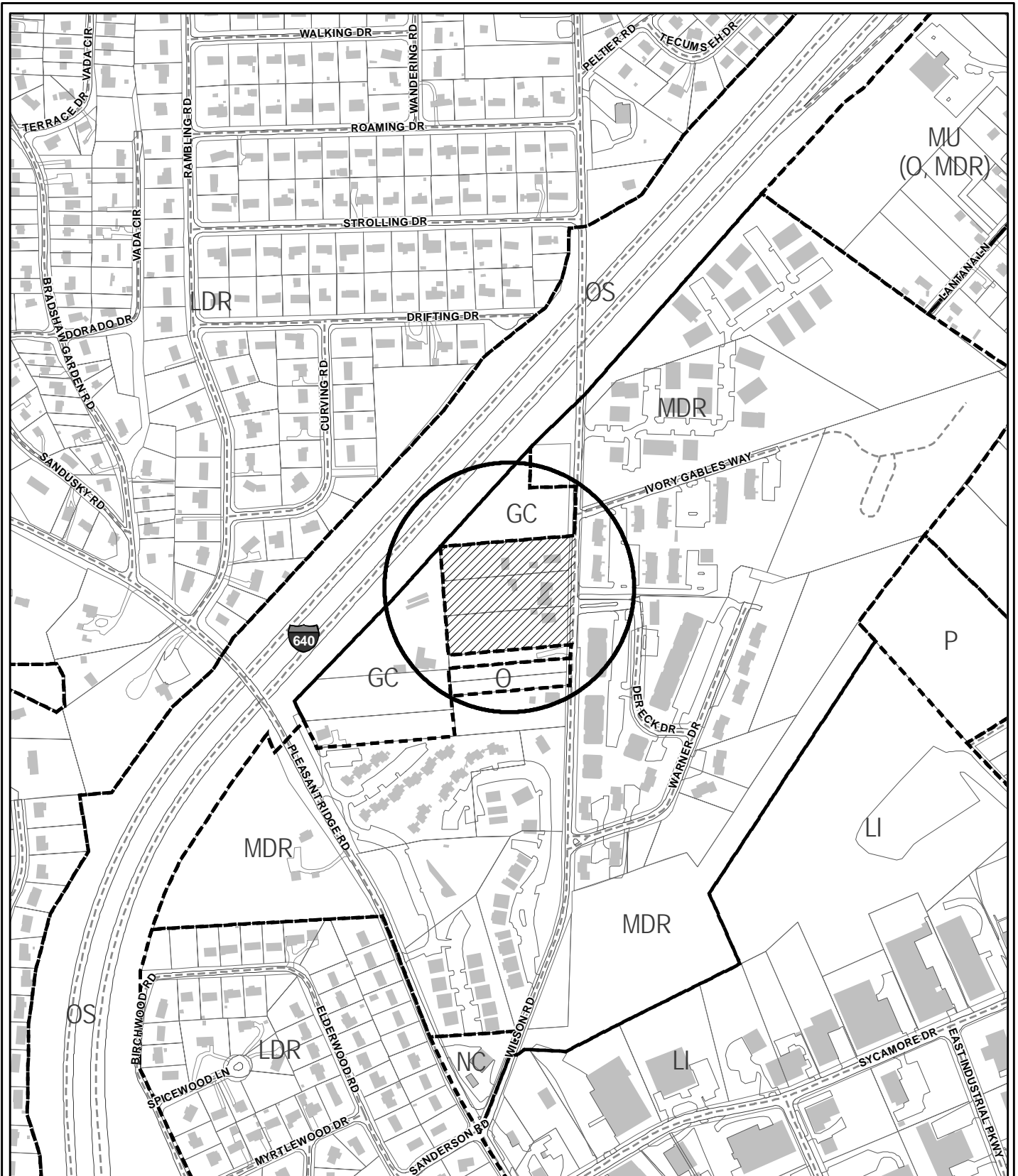
Mixed Use (MU) - (Office (O), Medium Density Residential (MDR))

TO: Medium Density Residential/Office (MDR/O)

1 inch equals 500 feet




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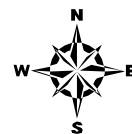
KNOXVILLE'S
ONE
YEAR
PLAN
2009

CENTRAL CITY SECTOR
STAFF AMENDMENT 3

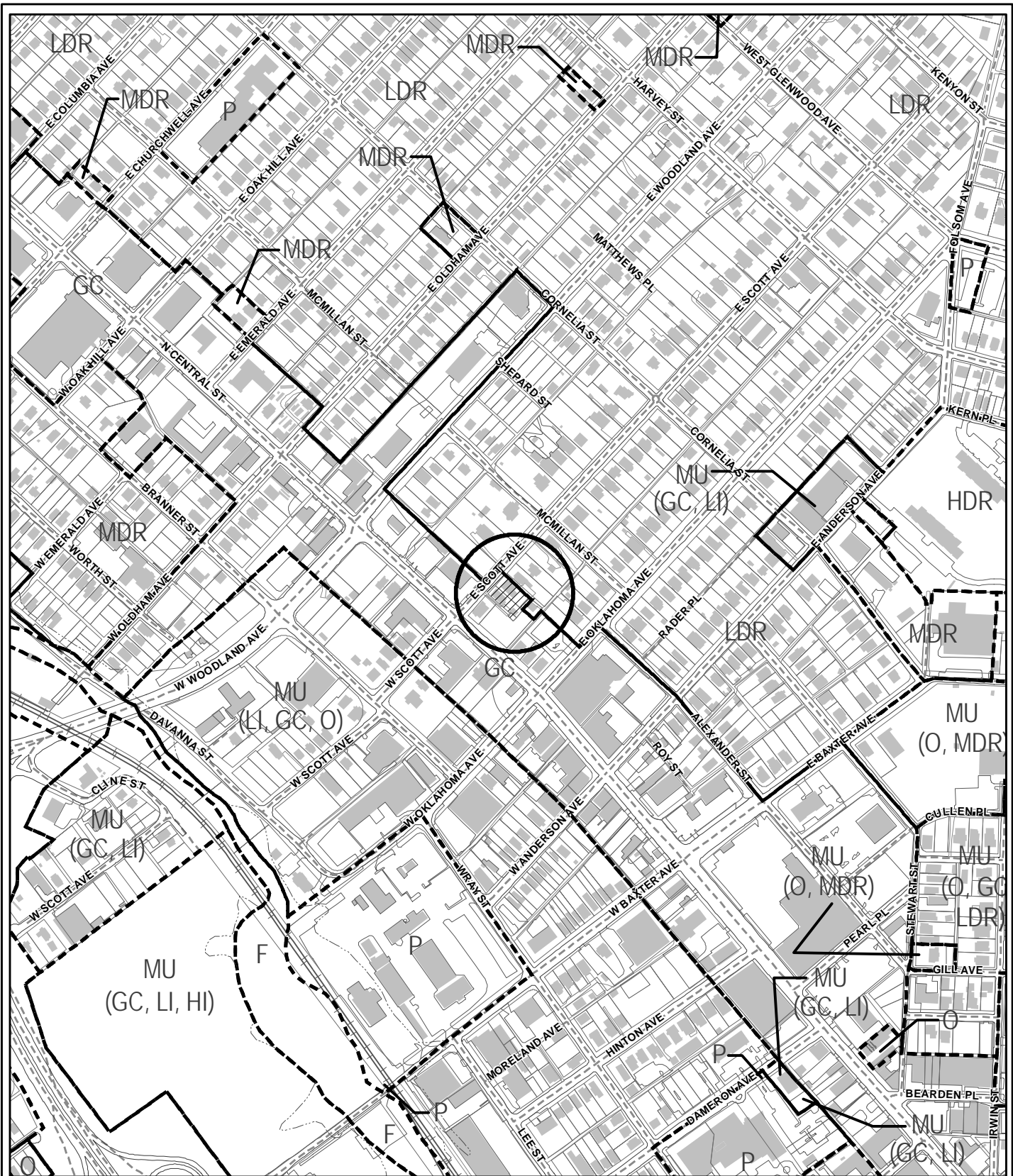
CLT: 80

 FROM: Medium Density Residential (MDR)
 TO: Mixed Use (MU) - (General Commercial (GC), Office (O), Medium Density Residential (MDR))

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/27/2009



KNOXVILLE'S
ONE
YEAR
PLAN
2009

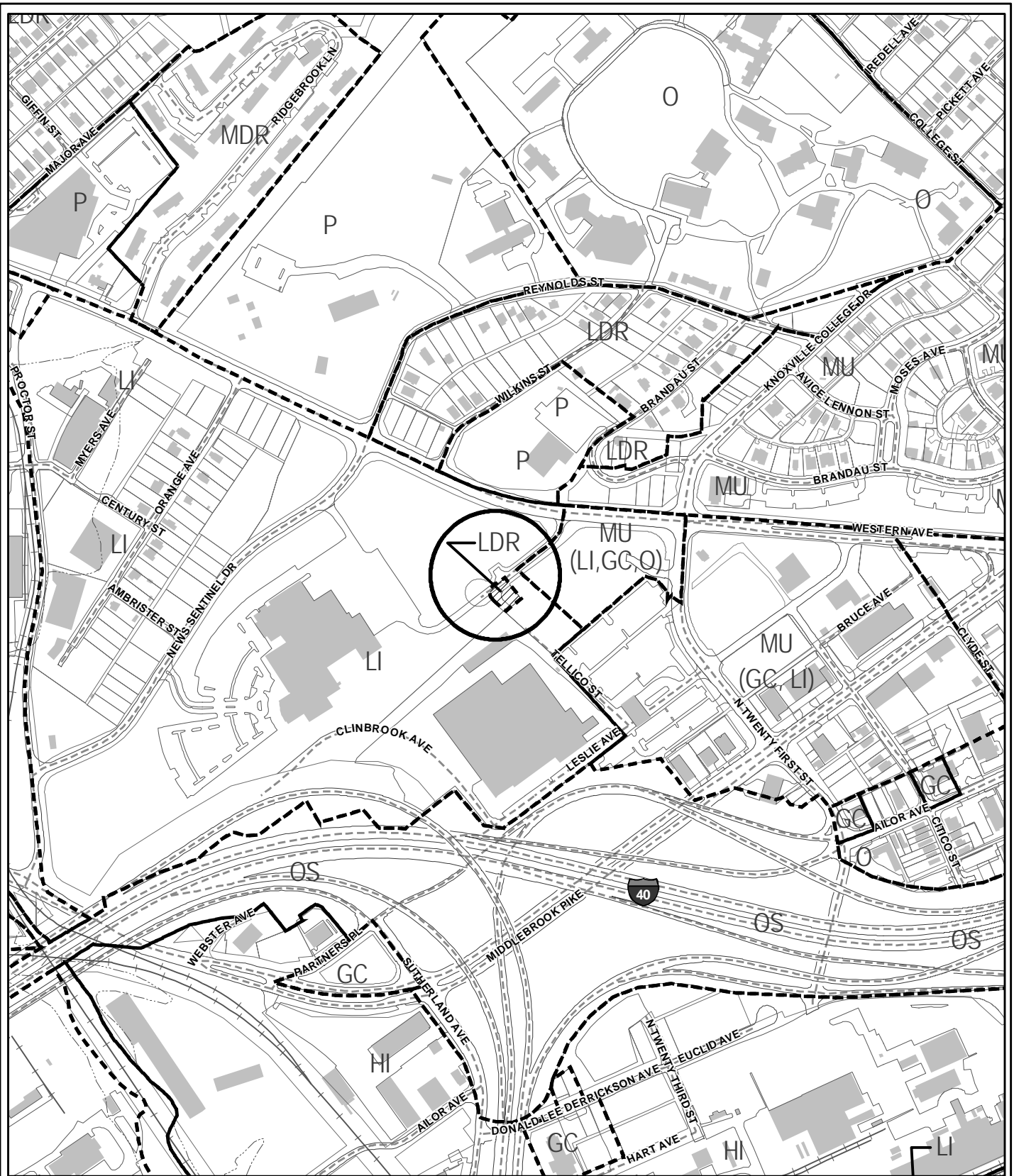
CENTRAL CITY SECTOR
STAFF AMENDMENT 4

CLT: 81
 FROM: General Commercial (GC)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/27/2009



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CENTRAL CITY SECTOR
STAFF AMENDMENT 5

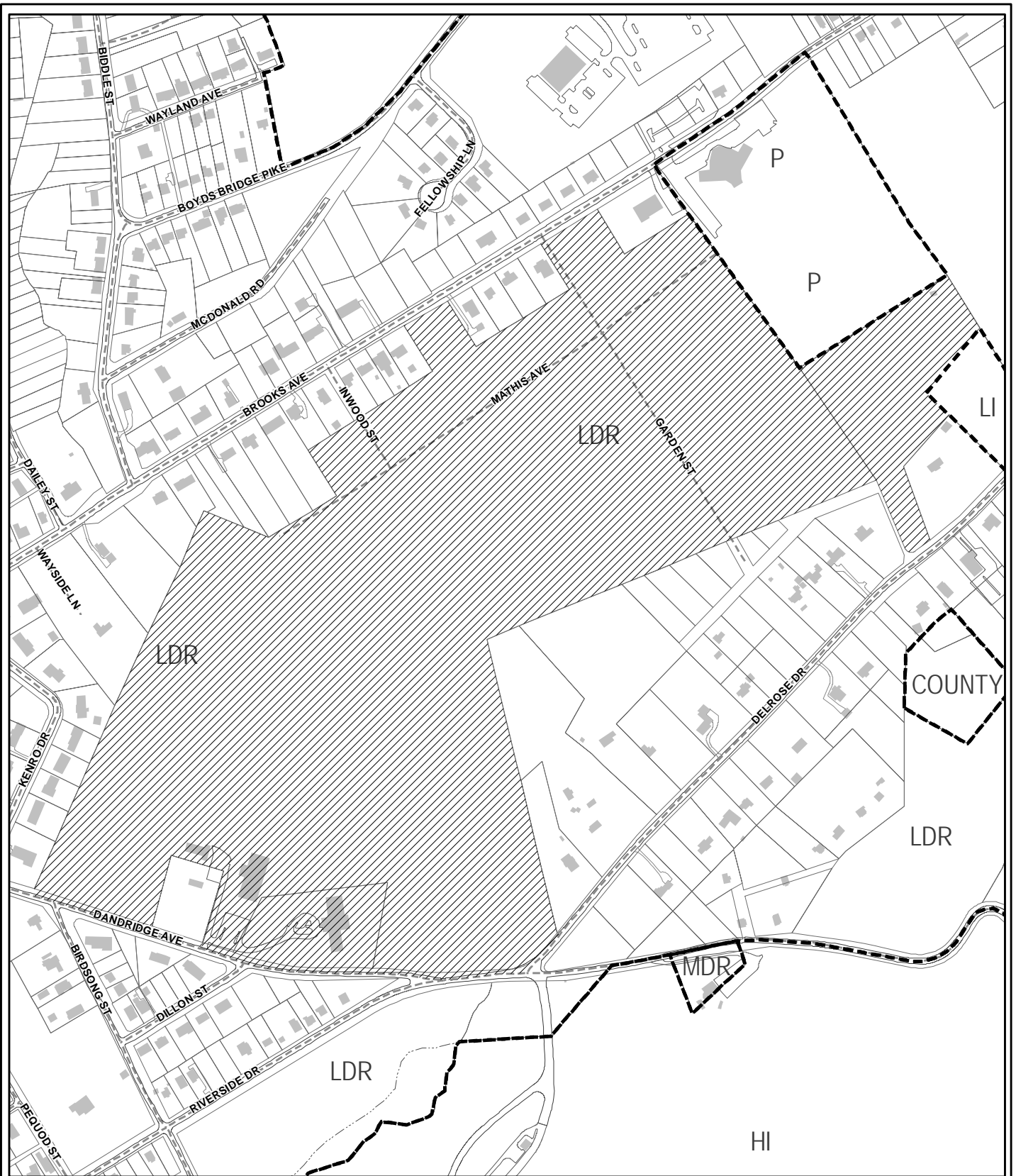
- CLT: 94
-  FROM: Low Density Residential (LDR)
 TO: Light Industrial (LI)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/27/2009


2009 Proposed Plan Amendments EAST CITY SECTOR



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EAST CITY SECTOR
STAFF AMENDMENT 1

CLT: 82 & 95

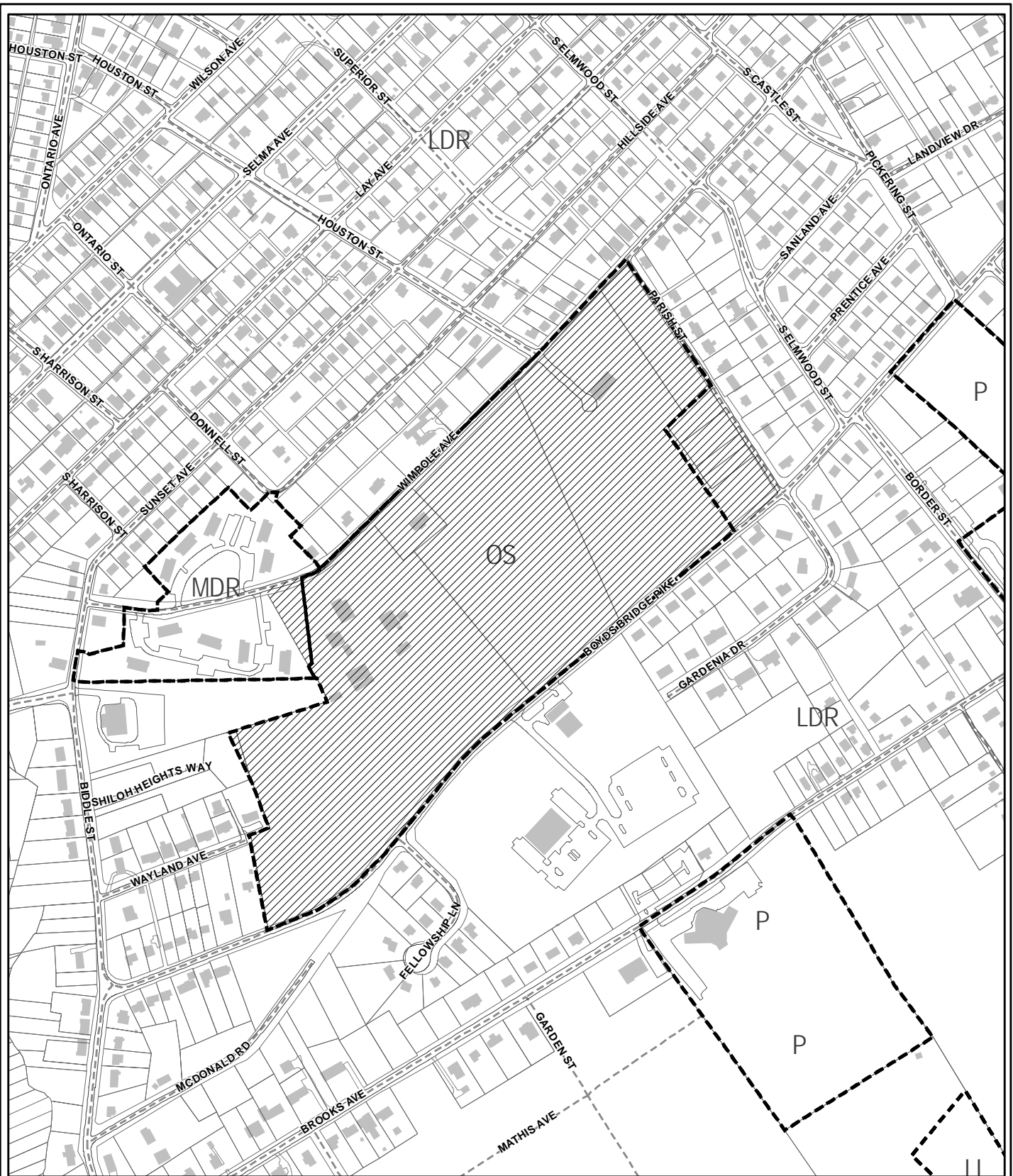
 FROM: Low Density Residential (LDR)
 TO: Other Open Space (OS)

1 inch equals 500 feet

0 500
 Feet



Print Date: 2/27/2009

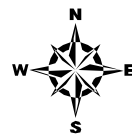


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2009**

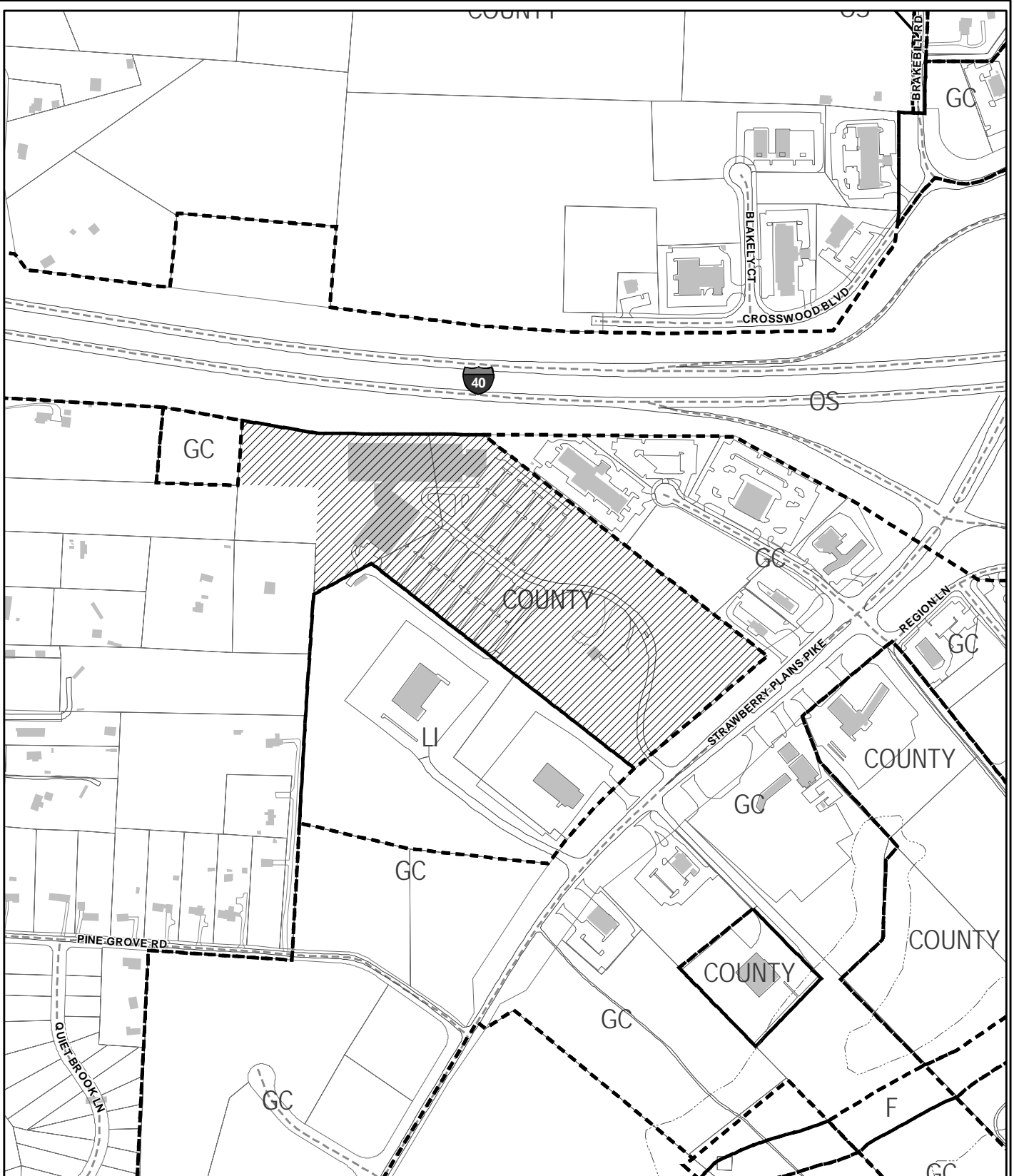
**EAST CITY SECTOR
STAFF AMENDMENT 2**

- CLT: 82
- FROM: Other Open Space (OS),
Medium Density Residential (MDR),
Low Density Residential (LDR)
- TO: PP (Public Parks and Refuges)

1 inch equals 500 feet
0 500 Feet



Print Date: 2/27/2009



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EAST CITY SECTOR
ANNEXATION AMENDMENT 1

CLT: 72

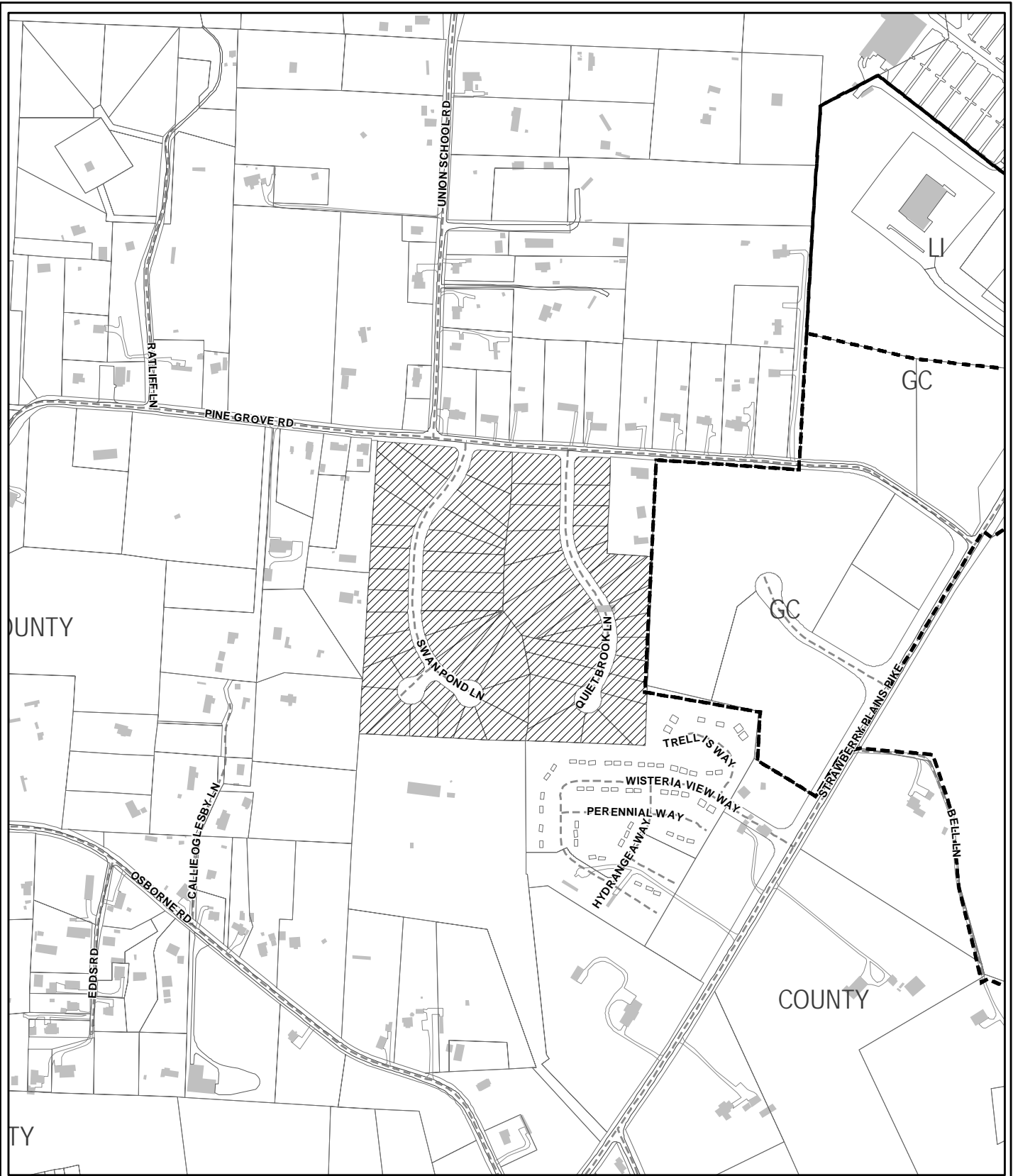


FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet
 0 500 Feet




Print Date: 2/27/2009



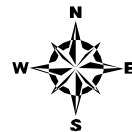
KNOXVILLE'S
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YEAR
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2009

EAST CITY SECTOR
ANNEXATION AMENDMENT 2

CLT: 84

 FROM: No Plan Designation (NPD)
 TO: Low Density Residential (LDR)

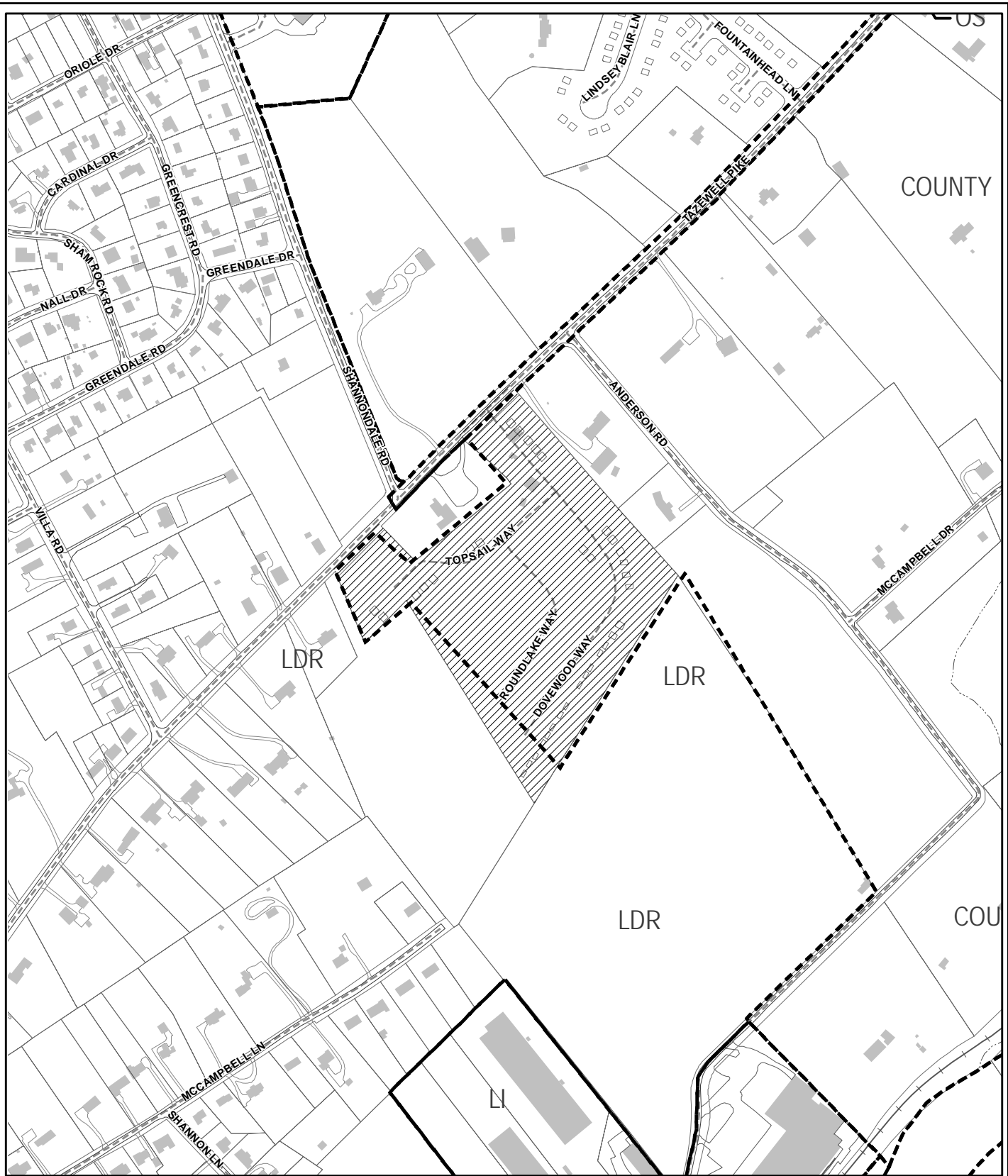
1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/27/2009

2009 Proposed Plan Amendments

NORTH CITY SECTOR



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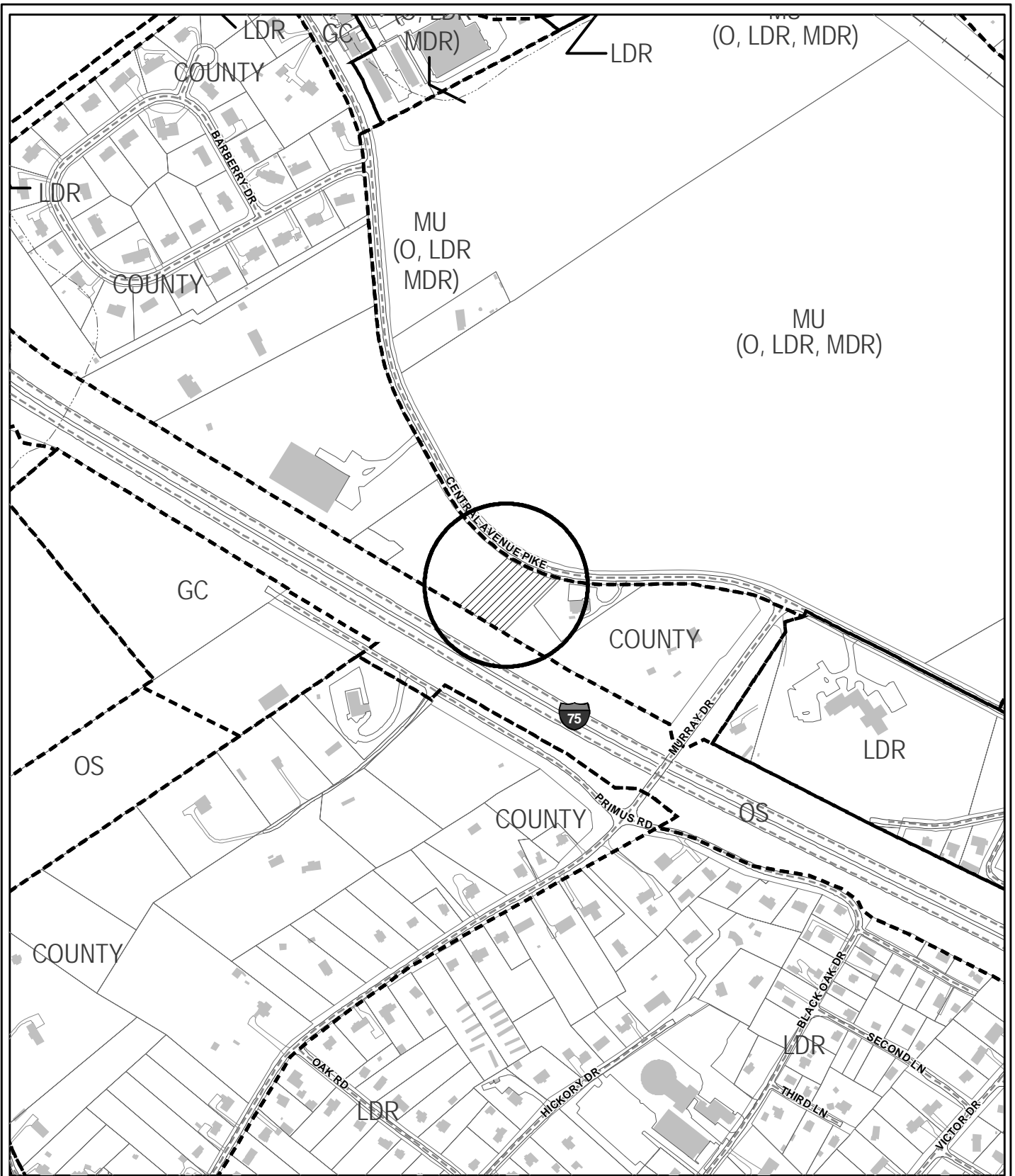
**NORTH CITY SECTOR
ANNEXATION AMENDMENT 1**

CLT: 49
 FROM: No Plan Designation (NPD)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
 0 500 Feet



Print Date: 2/27/2009



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**NORTH CITY SECTOR
ANNEXATION AMENDMENT 2**

CLT: 68

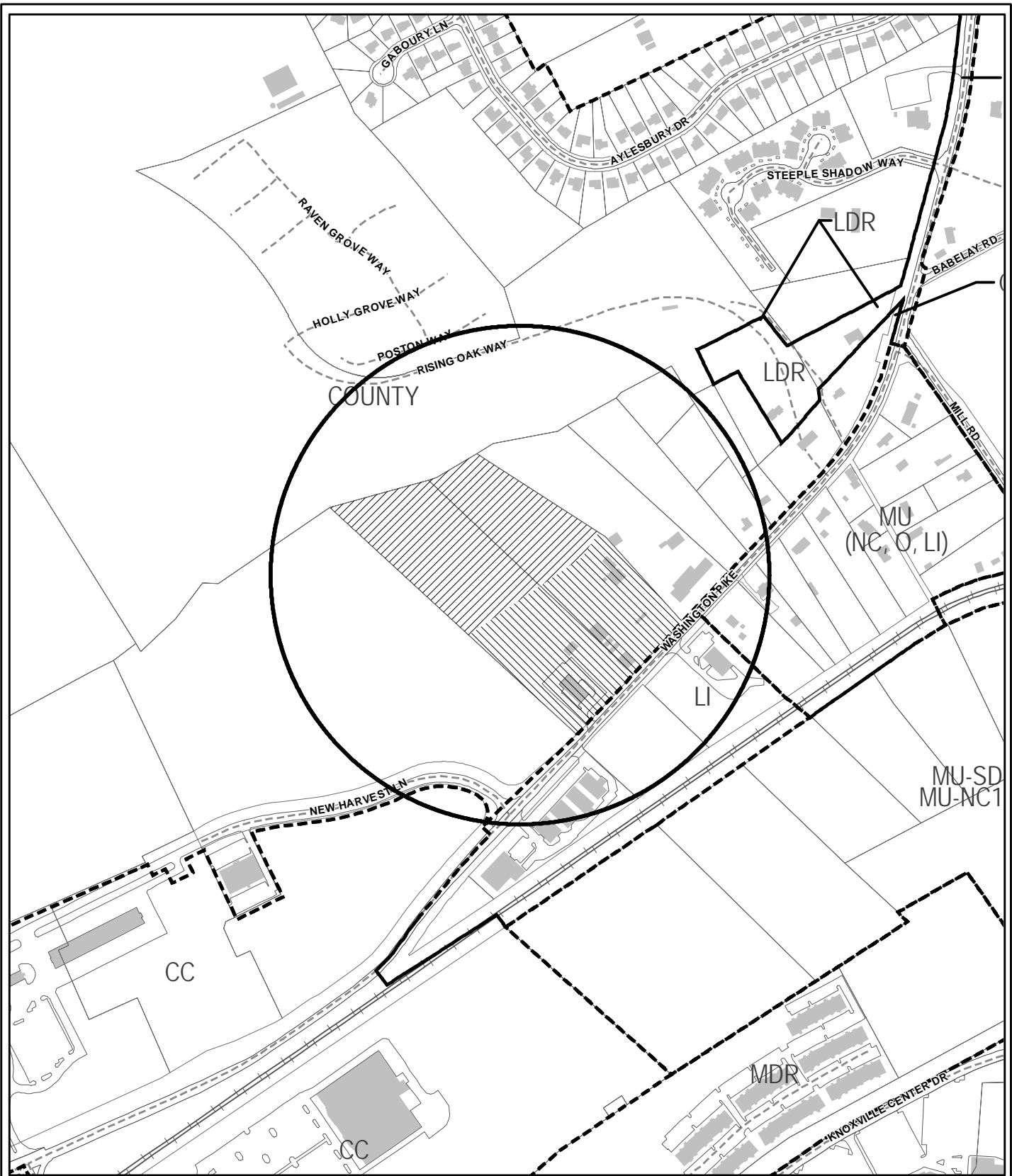


FROM: No Plan Designation (NPD)
TO: General Commercial (GC)

1 inch equals 500 feet
0 500 Feet





Print Date: 2/27/2009

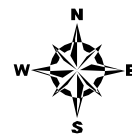


KNOXVILLE'S
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NORTH CITY SECTOR
ANNEXATION AMENDMENT 3

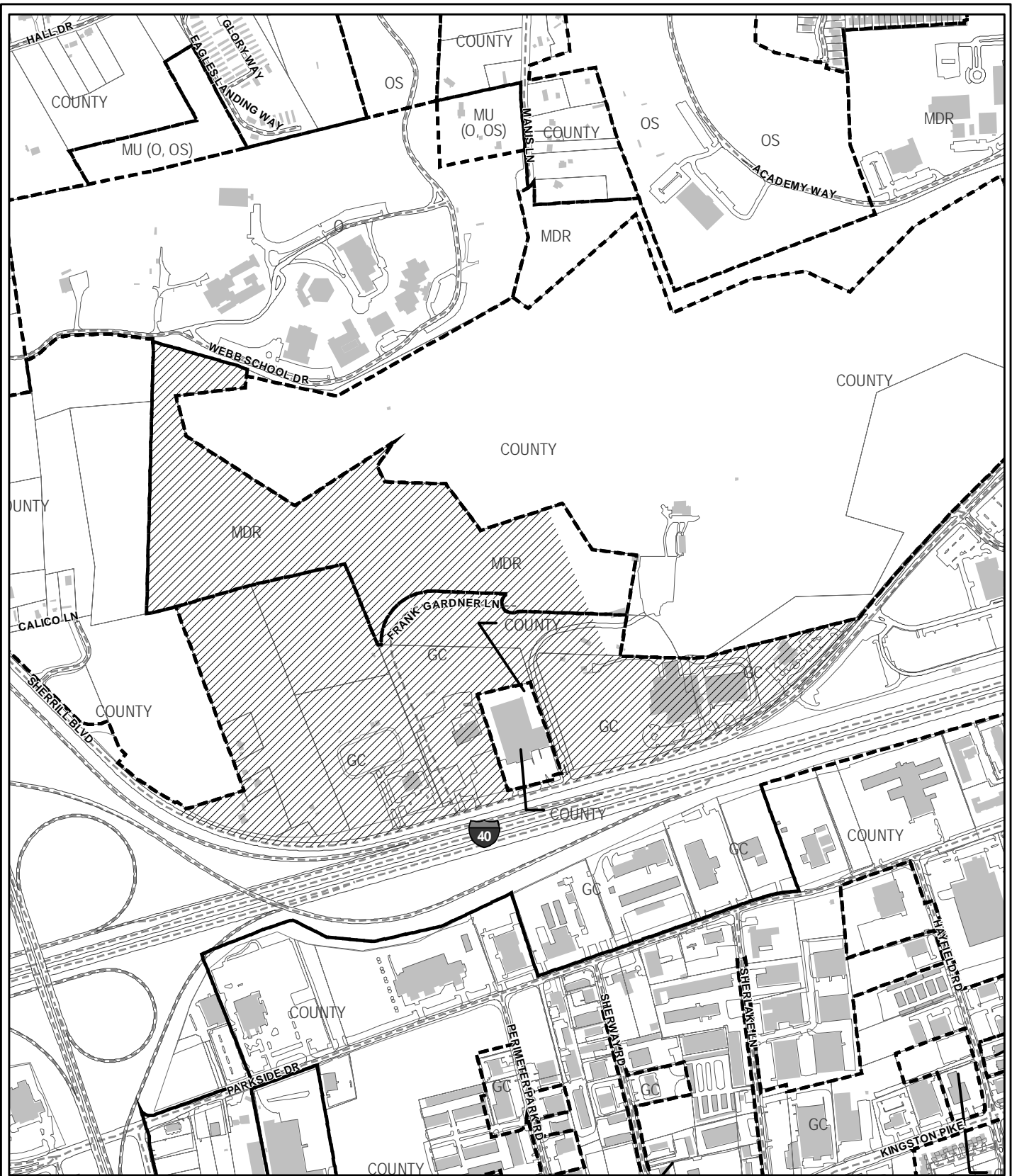
- CLT: 59
-  FROM: No Plan Designation (NPD)
TO: Medium Density Residential (MDR)
-  FROM: No Plan Designation (NPD)
TO: Light Industrial (LI)

1 inch equals 500 feet
 0 500
 Feet




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2009 Proposed Plan Amendments NORTHWEST CITY SECTOR



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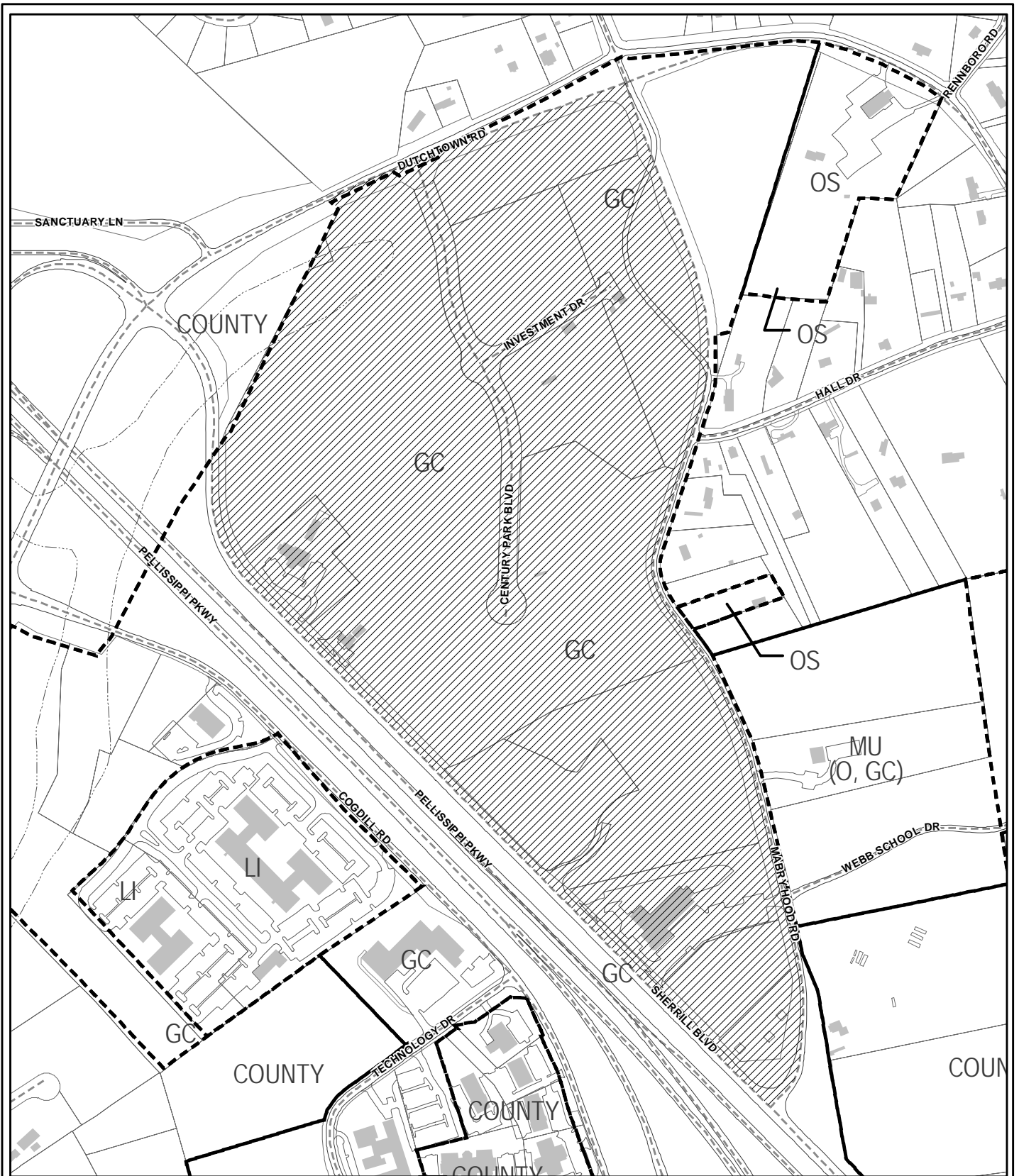
**NORTHWEST CITY SECTOR
STAFF AMENDMENT 1**

- CLT: 118/119/131/132
-  FROM: General Commercial (GC) & Medium Density Residential (MDR)
- TO: Mixed Use Special District - Northwest County (MU-NWCO1)

1 inch equals 800 feet
0 800 Feet



Print Date: 2/27/2009



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NORTHWEST CITY SECTOR
STAFF AMENDMENT 2

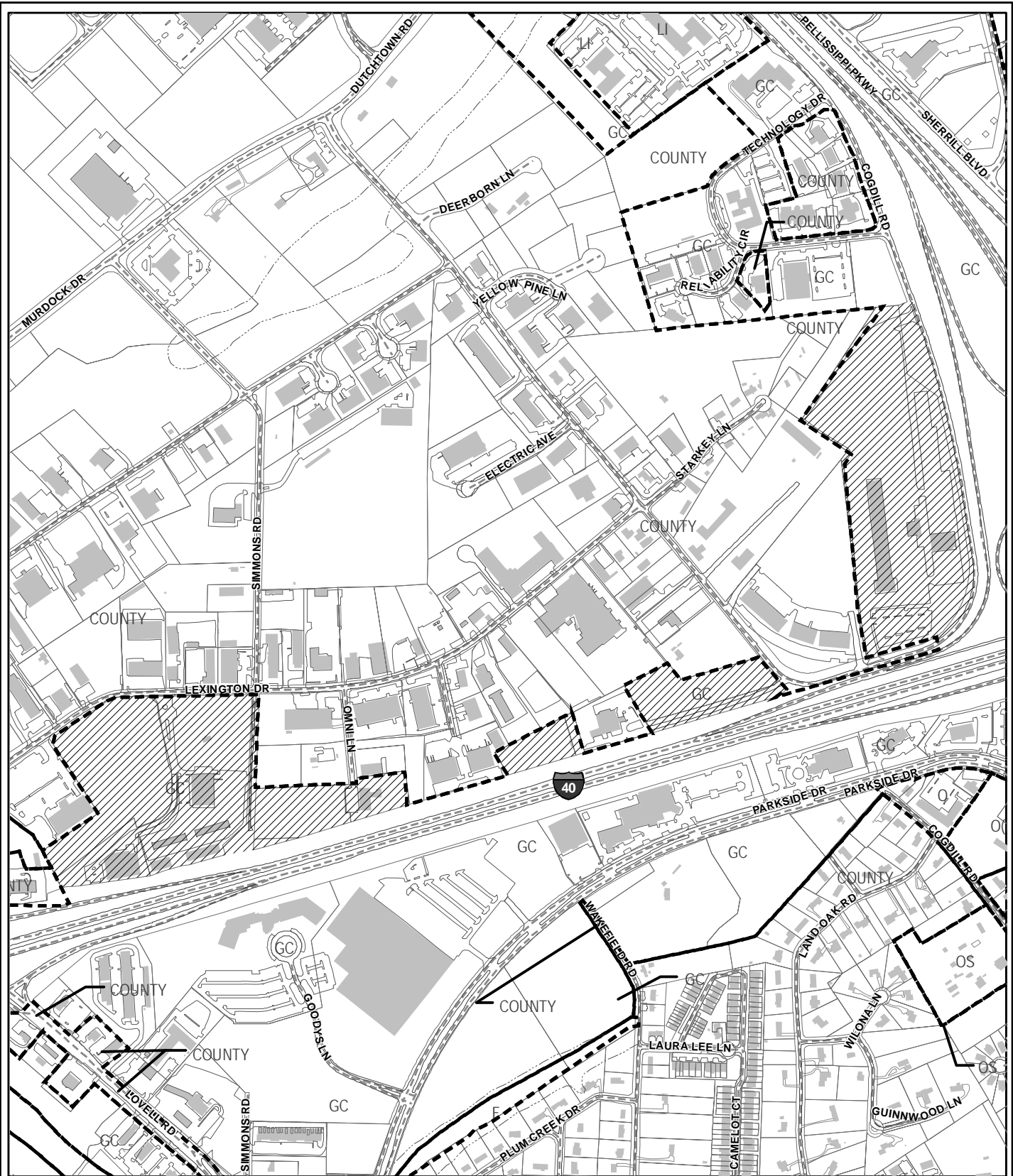
CLT: 118

 FROM: General Commercial (GC)
 TO: Mixed Use Special District - Northwest County (MU-NWCO2)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/27/2009



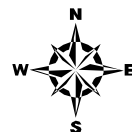
KNOXVILLE'S
ONE
YEAR
PLAN
2009

NORTHWEST CITY SECTOR
STAFF AMENDMENT 3

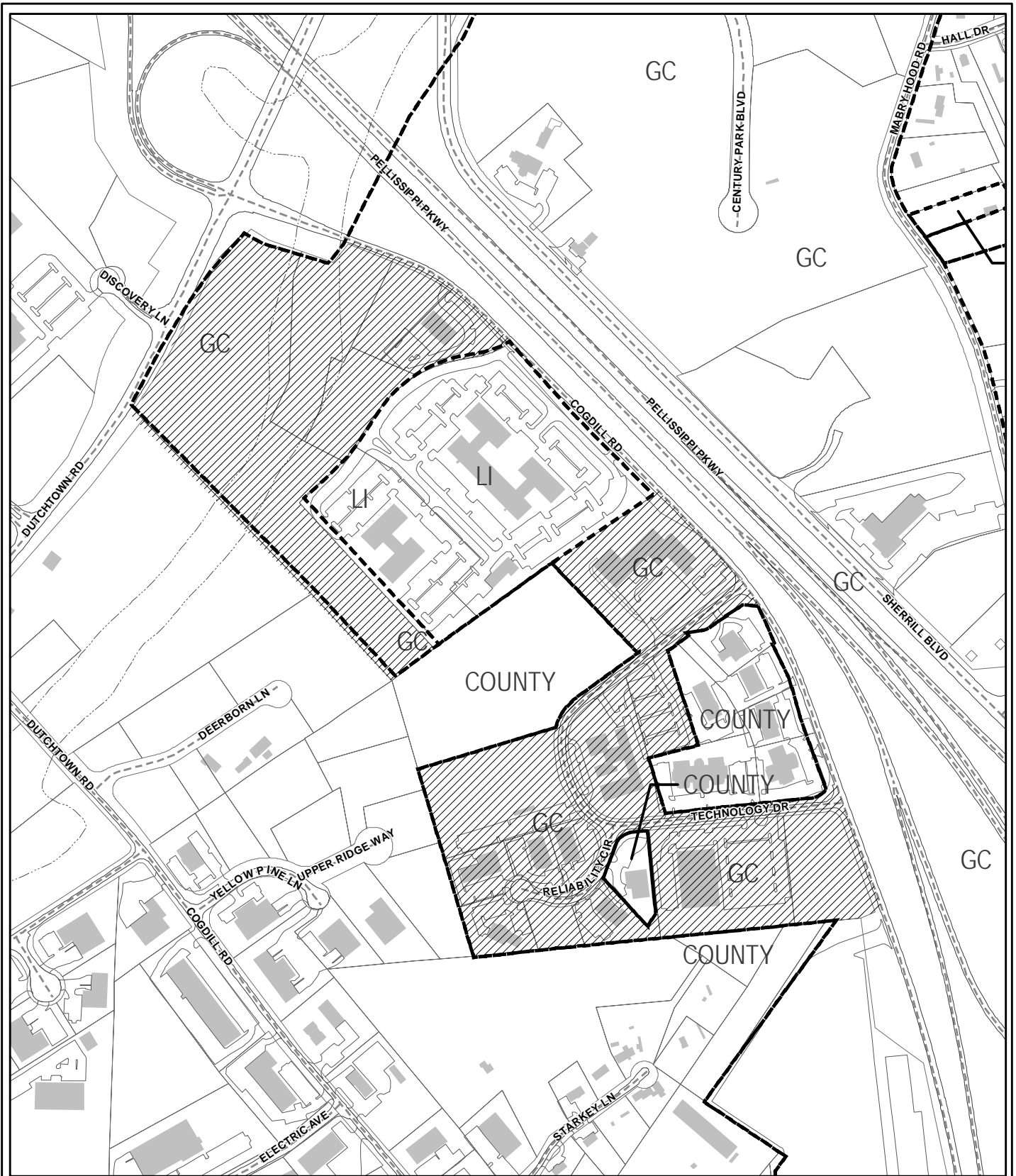
CLT: 131

 FROM: General Commercial (GC)
 TO: Light Industrial (LI)

1 inch equals 800 feet
 0 800
 Feet




Print Date: 2/27/2009



KNOXVILLE'S
ONE
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NORTHWEST CITY SECTOR
STAFF AMENDMENT 4

CLT: 118

 FROM: General Commercial (GC)
 TO: Technology Park (TP)

1 inch equals 500 feet

0 500
 Feet




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KNOXVILLE'S
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YEAR
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NORTHWEST CITY SECTOR
STAFF AMENDMENT 5

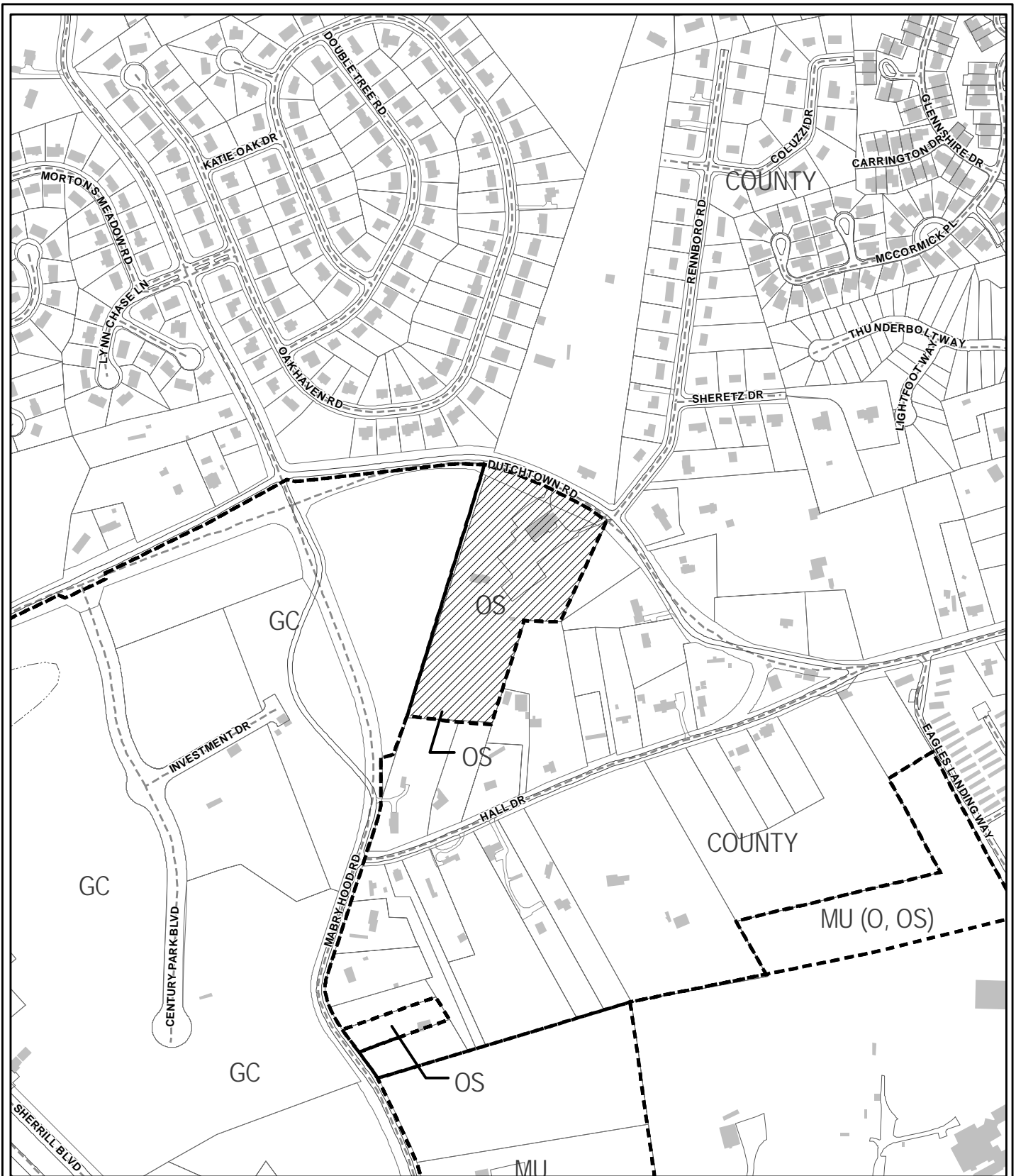
CLT: 118

 FROM: General Commercial (GC)
 TO: Low Density Residential (LDR)

1 inch equals 500 feet
 0 500
 Feet




Print Date: 2/27/2009



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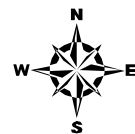
NORTHWEST CITY SECTOR
STAFF AMENDMENT 6

CLT: 118

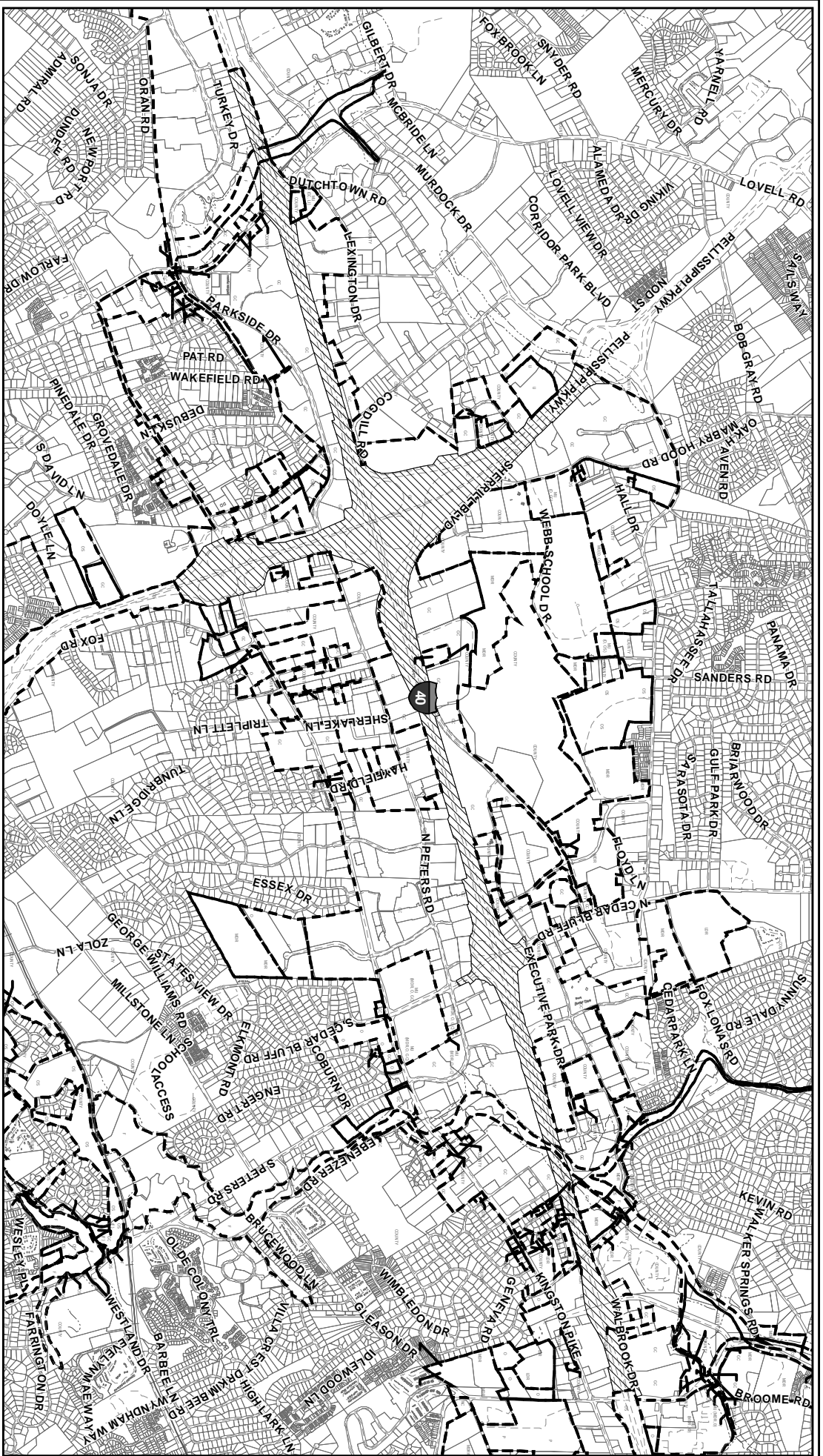
 FROM: Other Open Space (OS)
 TO: Civic/Institutional (CI)

1 inch equals 500 feet

0 500
 Feet



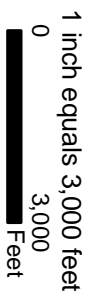
Print Date: 2/27/2009



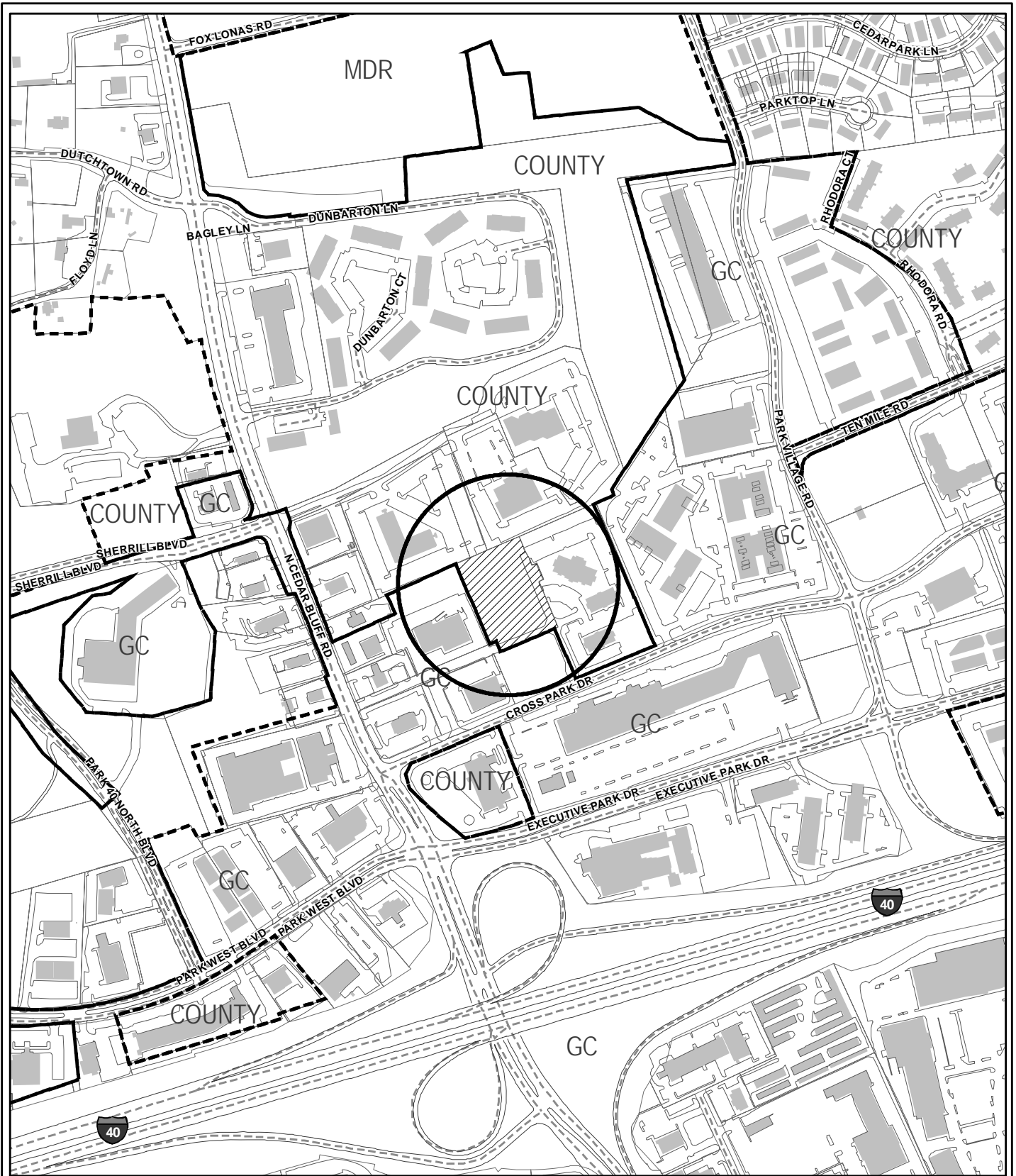
**KNOXVILLE'S
NORTHWEST CITY SECTOR
STAFF AMENDMENT 7**

**ONE
YEAR
PLAN
2009**

- CLT: Various
- FROM: General Commercial (GC)
- TO: Major Rights of Way (ROW)




Print Date: 2/27/2009



KNOXVILLE'S
ONE
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NORTHWEST CITY SECTOR
ANNEXATION AMENDMENT 1

CLT: 119

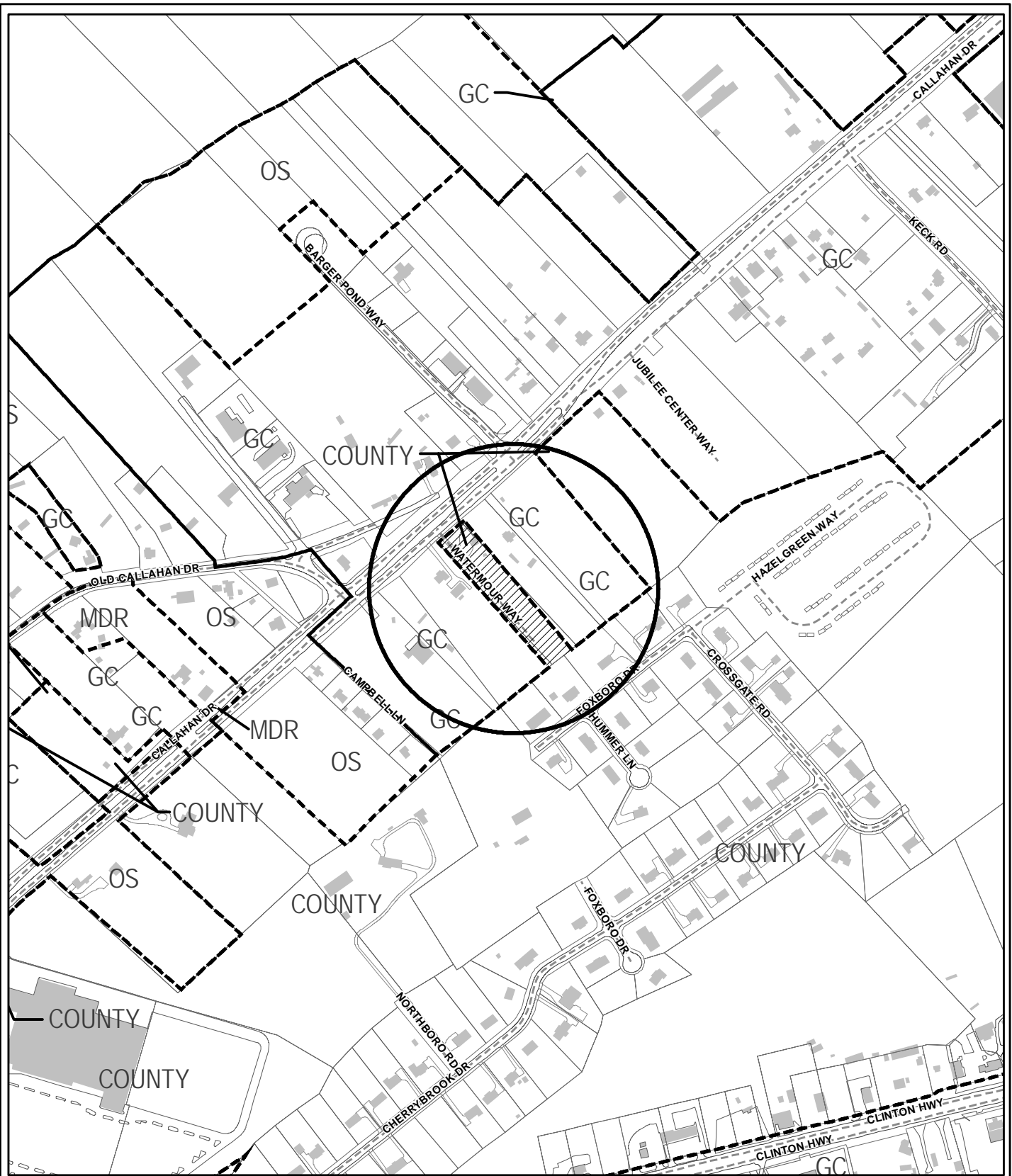
 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet

0 500
 Feet



Print Date: 2/27/2009

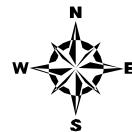


**KNOXVILLE'S
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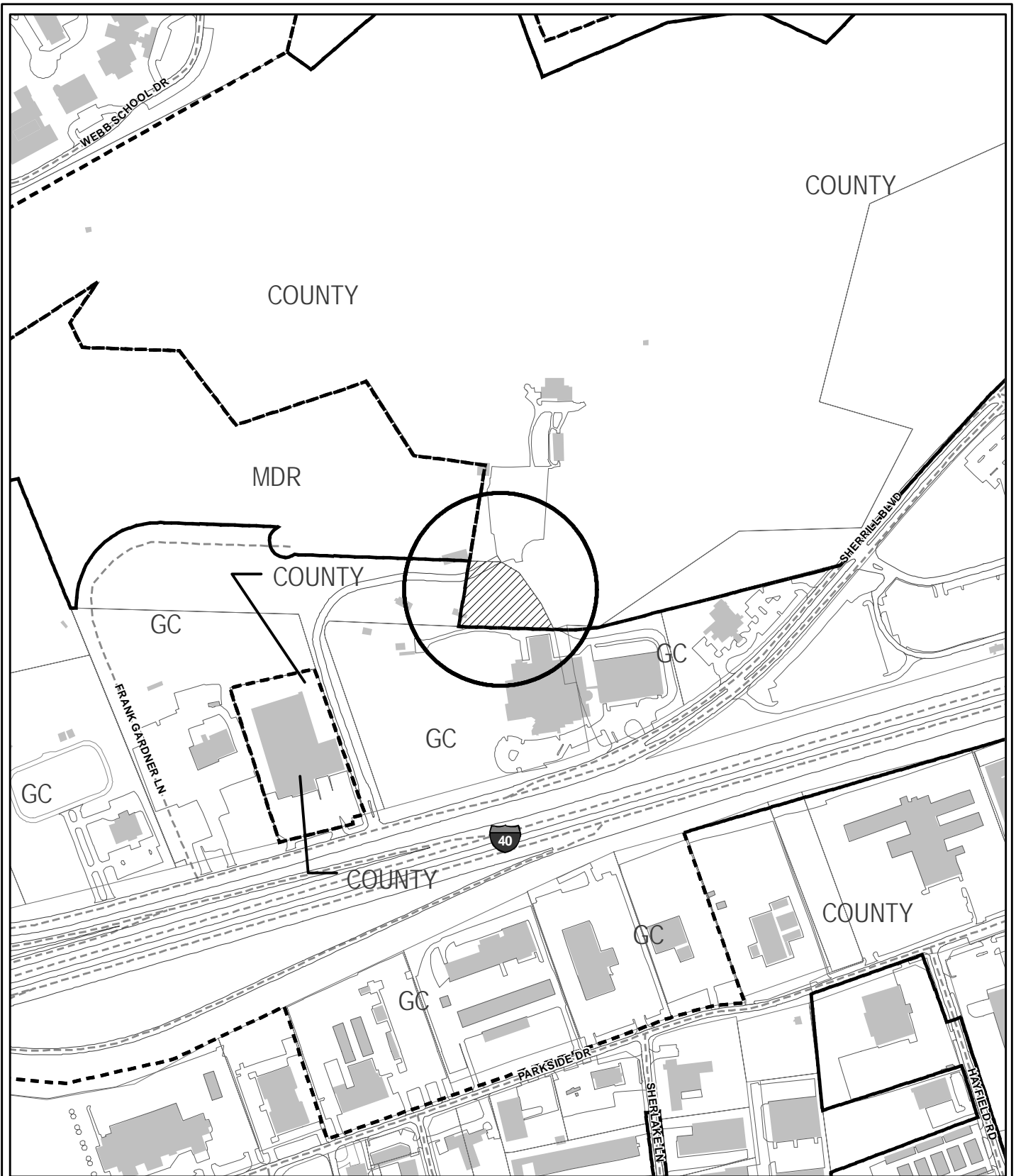
**NORTHWEST CITY SECTOR
ANNEXATION AMENDMENT 2**

CLT: 67
 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet
 0 500 Feet




Print Date: 2/27/2009



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NORTHWEST CITY SECTOR
ANNEXATION AMENDMENT 3

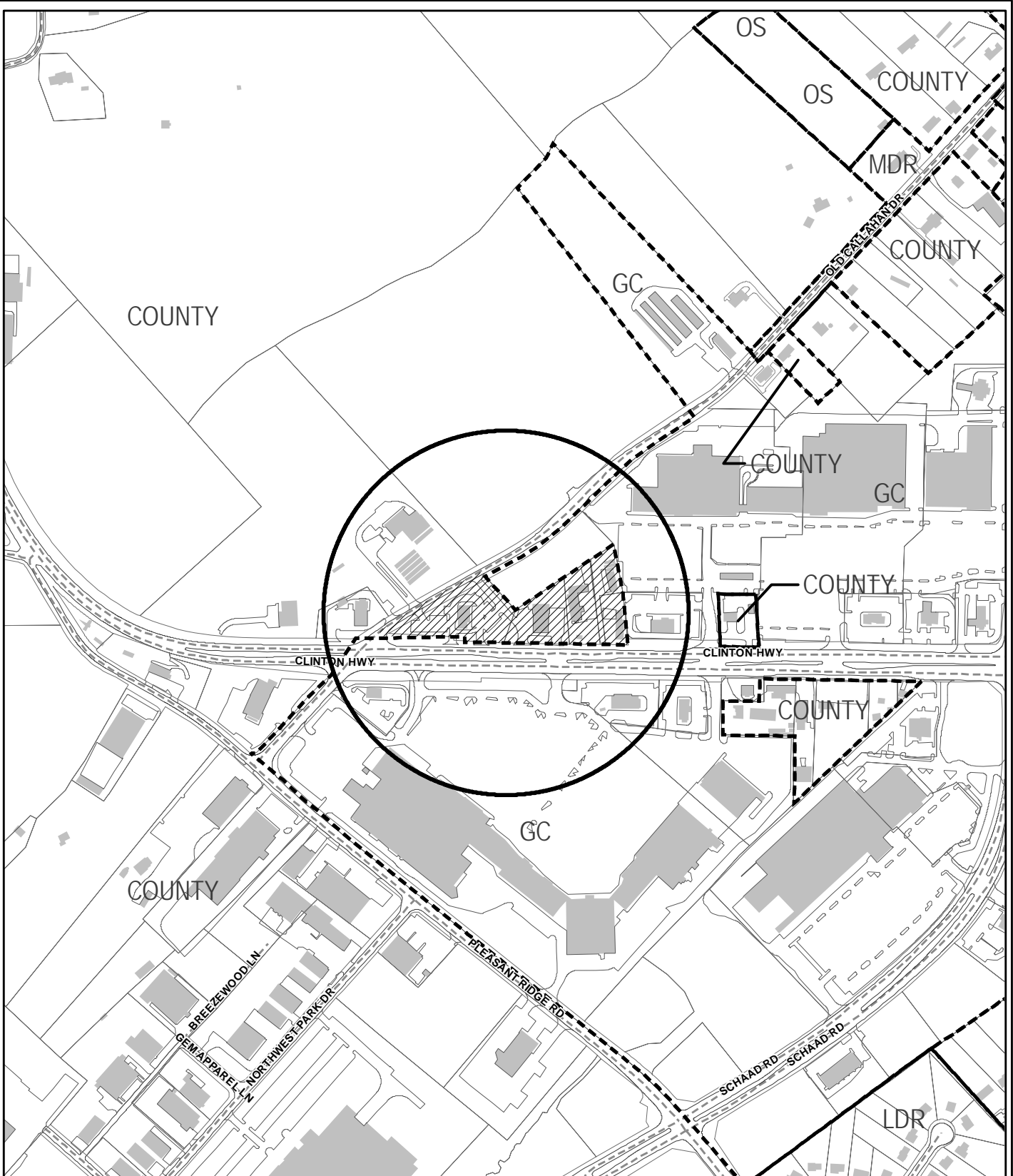
CLT: 118

 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/27/2009



**KNOXVILLE'S
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PLAN
2009**

**NORTHWEST CITY SECTOR
ANNEXATION AMENDMENT 4**

CLT: 67
 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

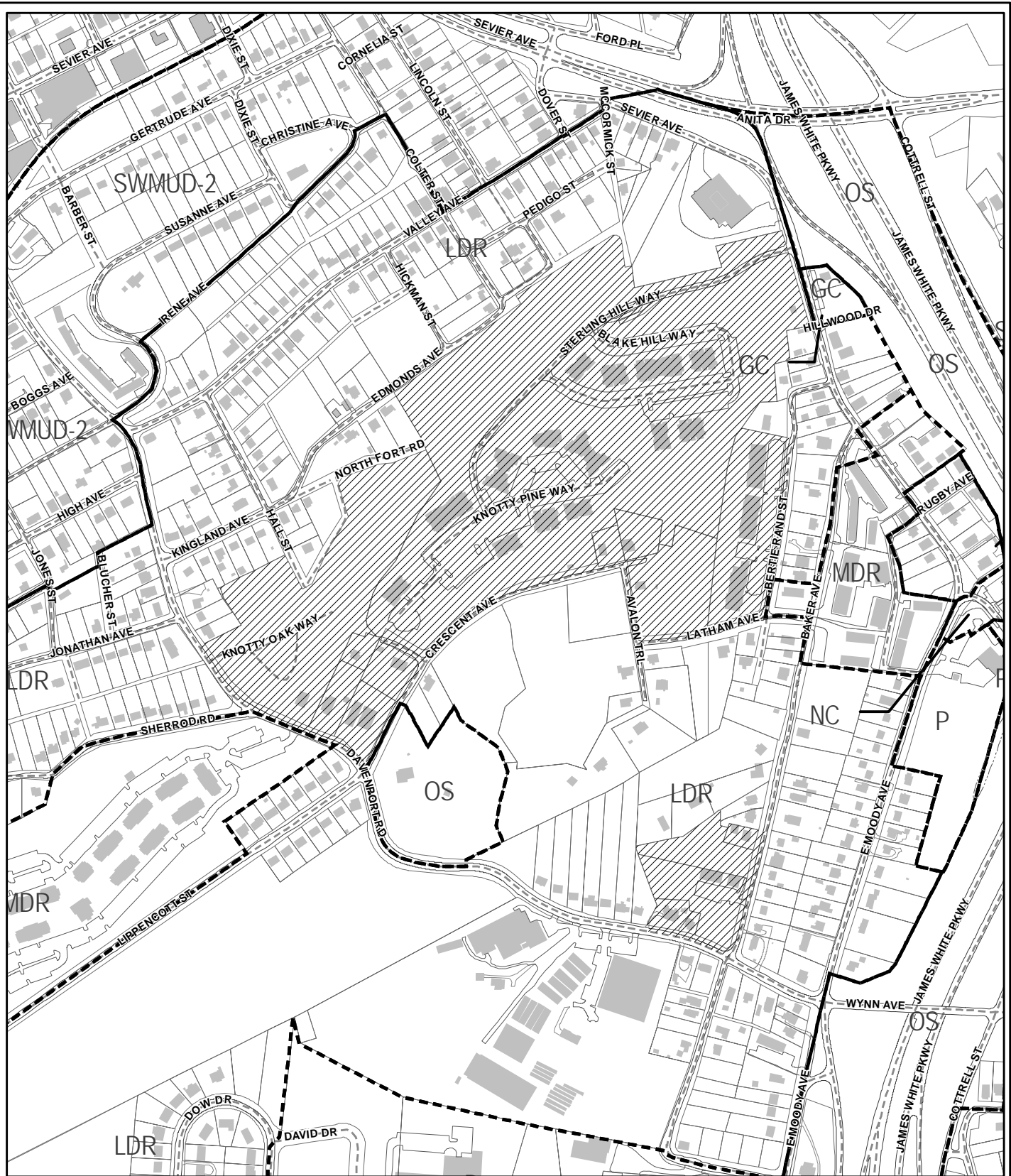
1 inch equals 500 feet
 0 500 Feet



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2009 Proposed Plan Amendments


SOUTH CITY SECTOR



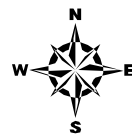
KNOXVILLE'S
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YEAR
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2009

SOUTH CITY SECTOR
STAFF AMENDMENT 1

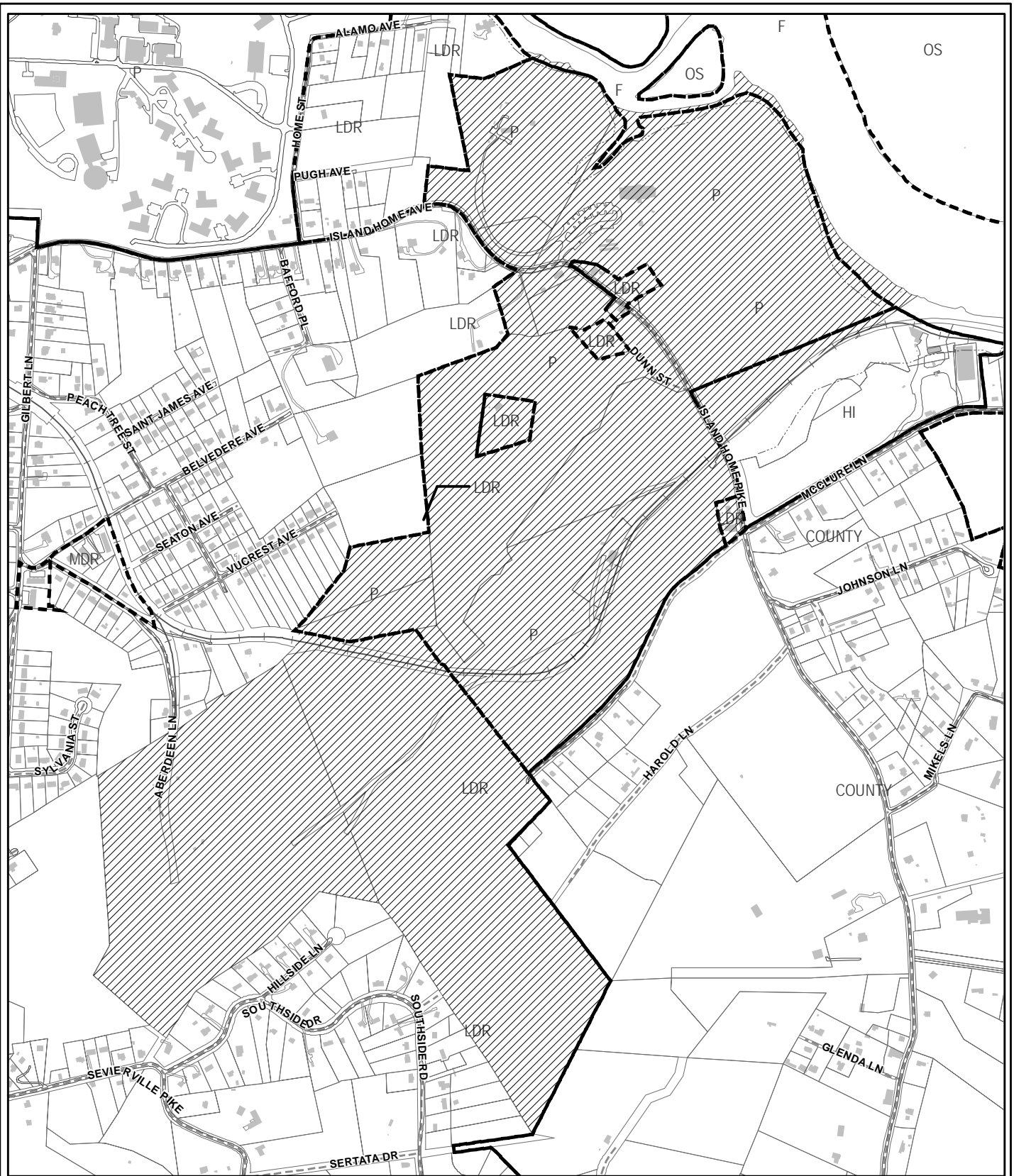
CLT: 95 & 109

 FROM: Low Density Residential (LDR)
 TO: Medium Density Residential (MDR)

1 inch equals 500 feet
 0 500
 Feet



Print Date: 2/27/2009



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SOUTH CITY SECTOR
STAFF AMENDMENT 2

CLT: 96/109/110

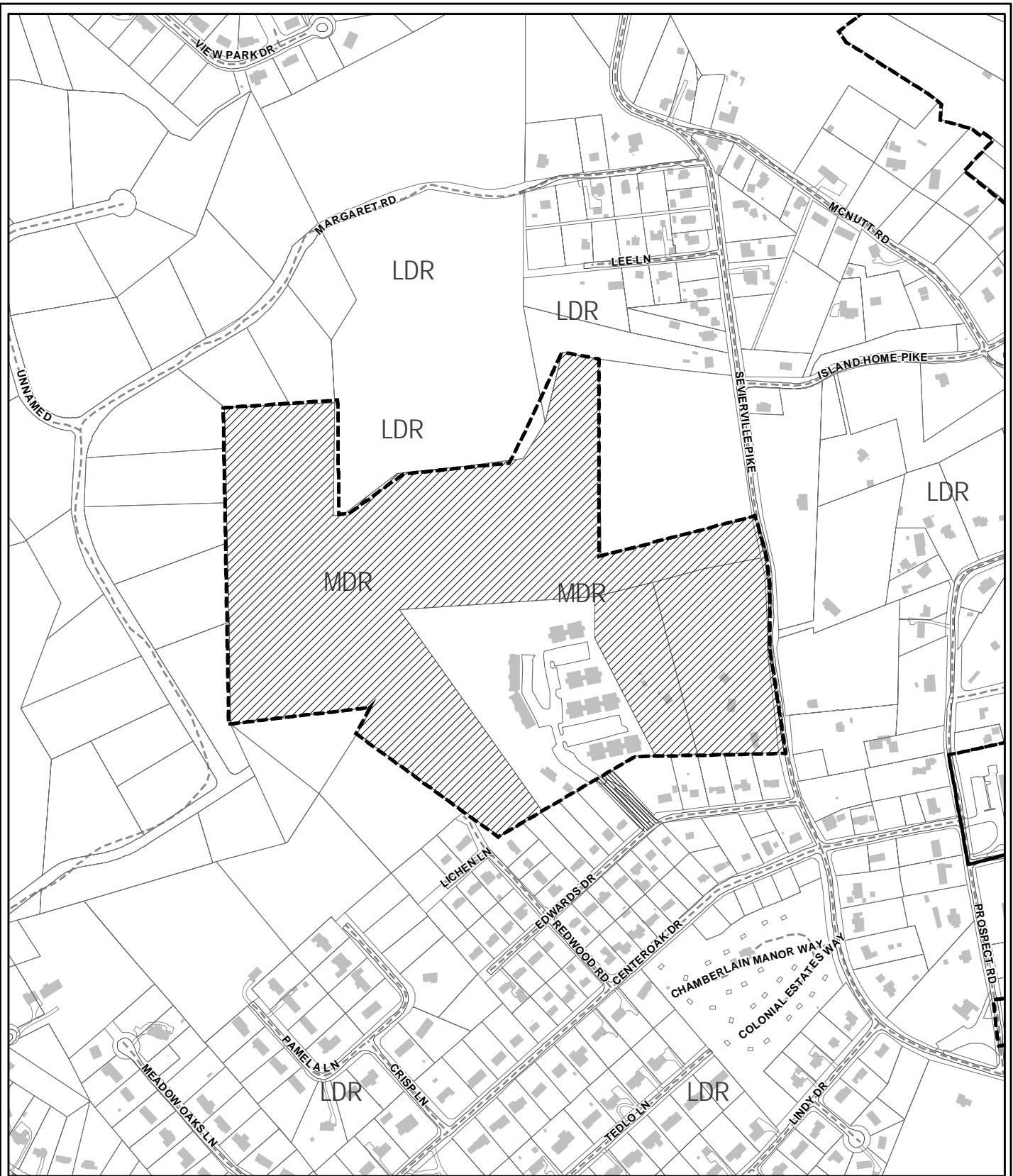


FROM: Low Density Residential (LDR) &
 Public Institution (P)
 TO: Public Parks and Refuges (PP)

1 inch equals 800 feet
 0 800
 Feet





Print Date: 2/27/2009



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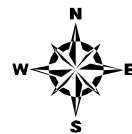
**SOUTH CITY SECTOR
STAFF AMENDMENT 3**

CLT: 123 & 124

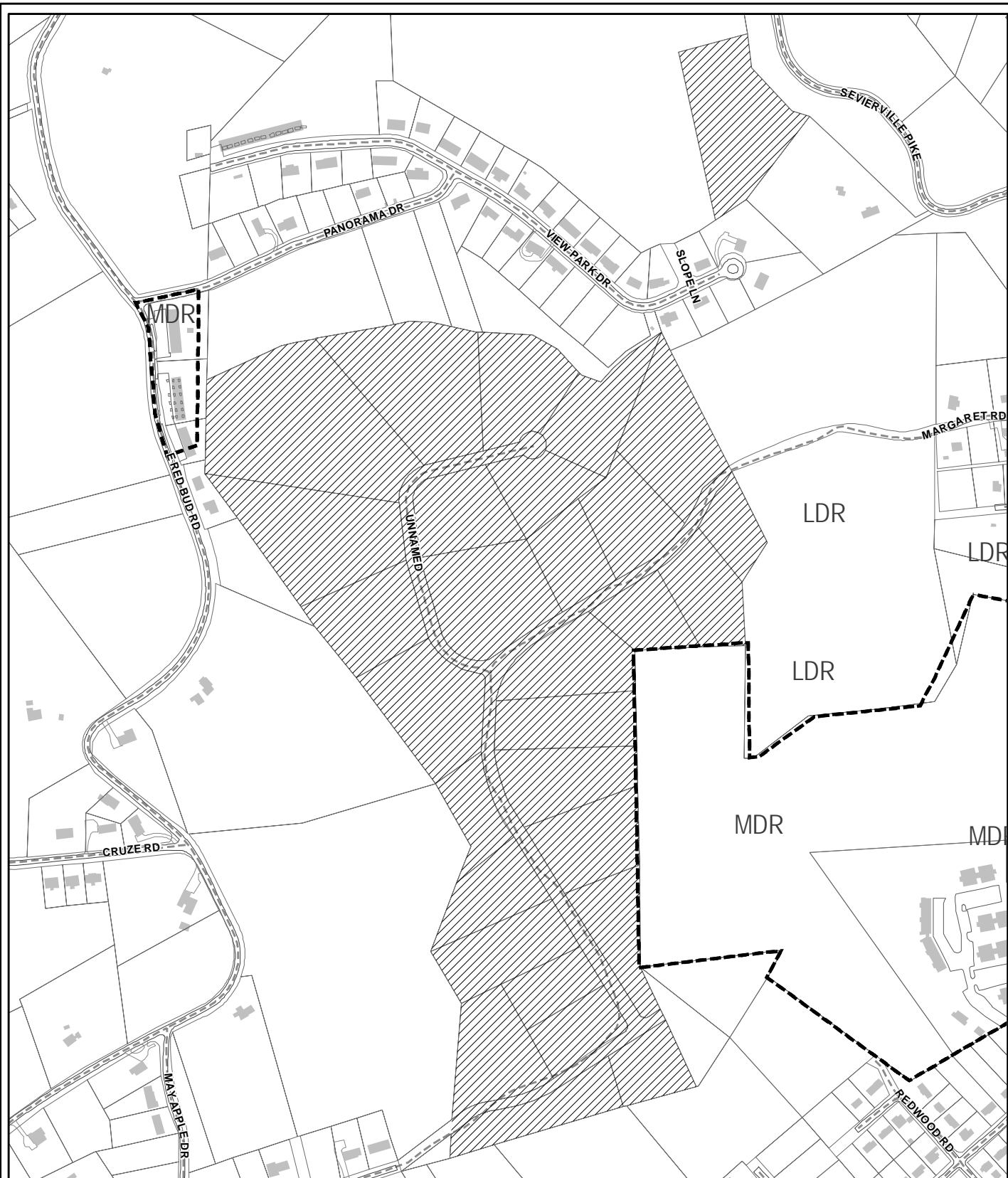
-  FROM: Medium Density Residential (MDR)
TO: Low Density Residential (LDR)
-  FROM: Low Density Residential (LDR)
TO: Medium Density Residential (MDR)

1 inch equals 500 feet

0 500
Feet



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SOUTH CITY SECTOR
STAFF AMENDMENT 4

CLT: 109 & 123



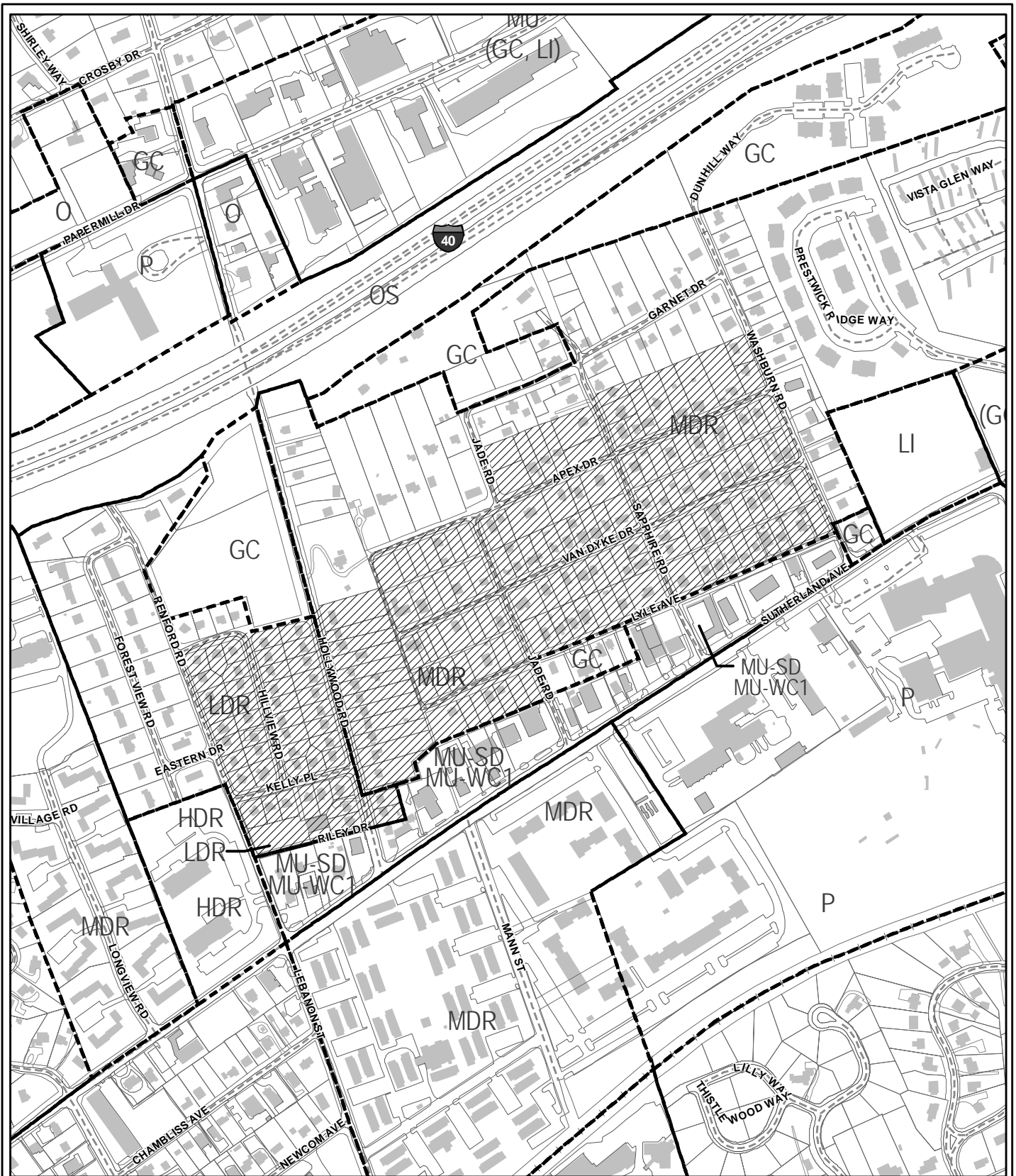
FROM: Low Density Residential (LDR)
 TO: Public Parks and Refuges (PP)

1 inch equals 500 feet
 0 500
 Feet



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2009 Proposed Plan Amendments WEST CITY SECTOR



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WEST CITY SECTOR
STAFF AMENDMENT 1

CLT: 107



FROM: Low Density Residential (LDR) /

Medium Density Residential (MDR)

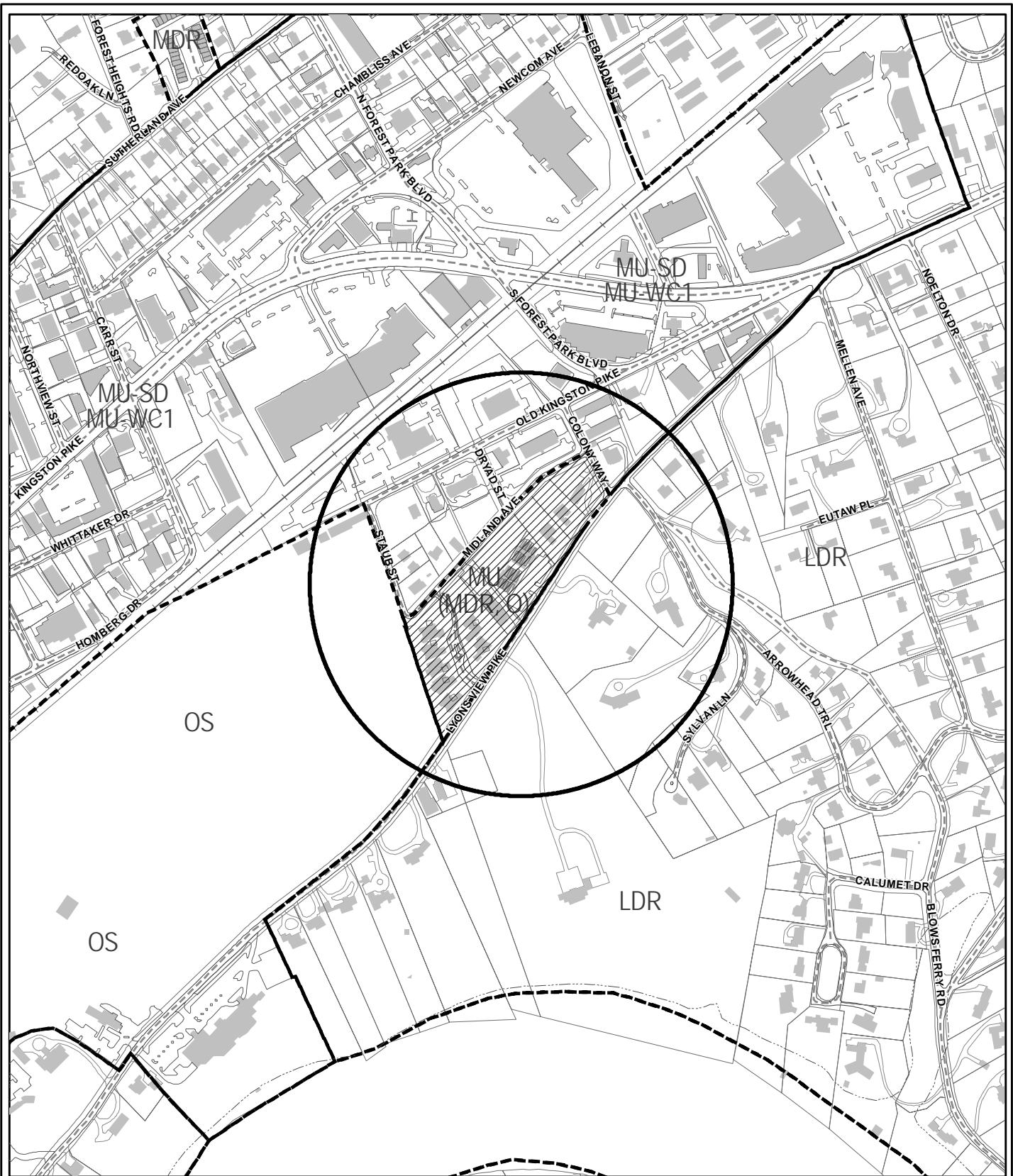
TO: Traditional Neighborhood Residential (TDR)

1 inch equals 500 feet

0 500
 Feet



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WEST CITY SECTOR
STAFF AMENDMENT 2

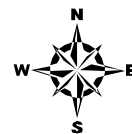
CLT: 107



FROM: Mixed Use (MU) - (Office (O),
 Medium Density Residential (MDR))
 TO: Mixed Use (MU) - (Low Density Residential (LDR),
 Medium Density Residential (MDR))

1 inch equals 500 feet

0 500 Feet



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**WEST CITY SECTOR
STAFF AMENDMENT 3**

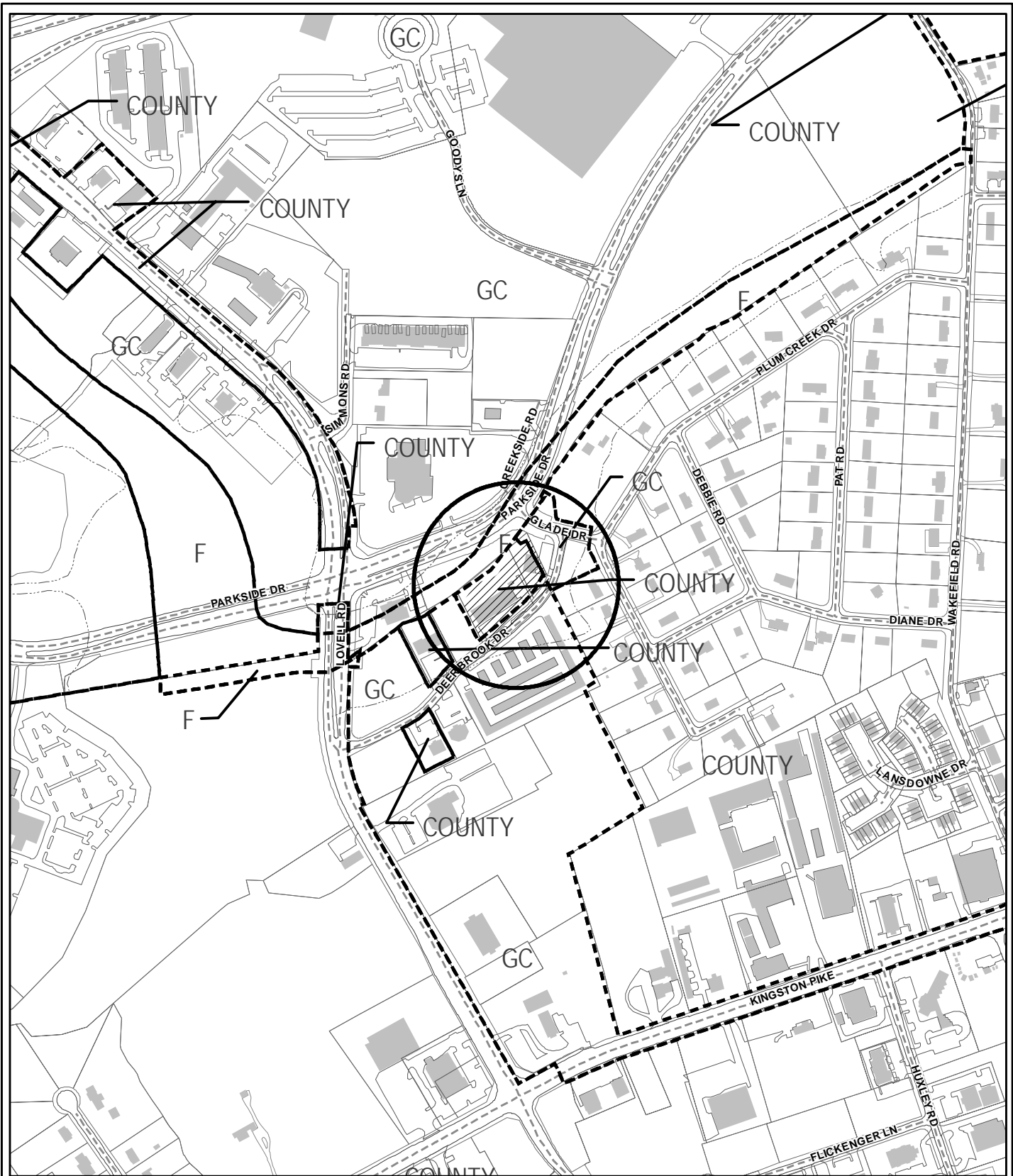
CLT: Various
 FROM: General Commercial (GC)
 TO: Major Rights of Way (ROW)



**KNOXVILLE'S
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1 inch equals 3,000 feet
 0 3,000 Feet






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**WEST CITY SECTOR
ANNEXATION AMENDMENT 1**

CLT: 131

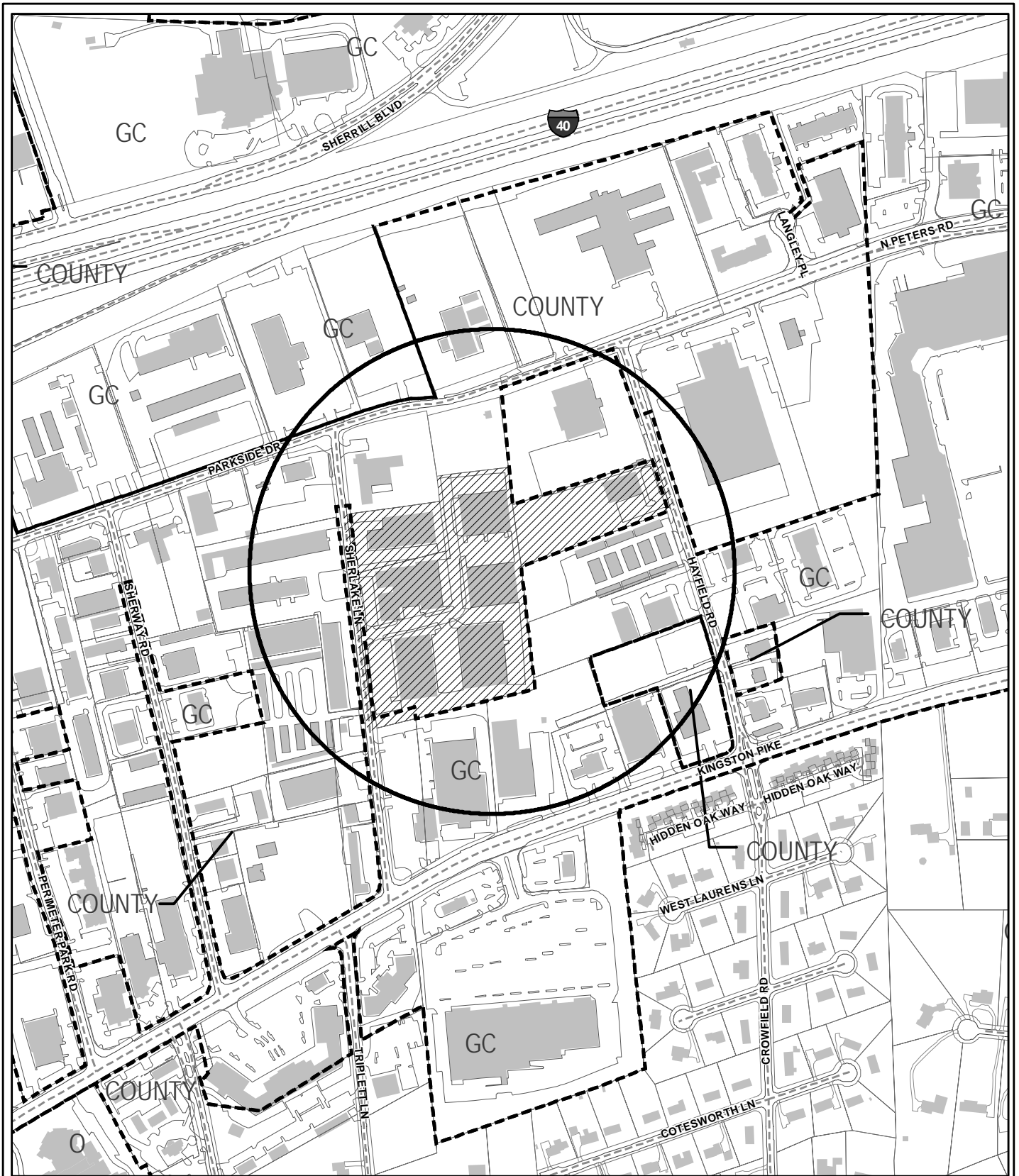
 FROM: No Plan Designation (NPD)
 TO: General Commercial (GC) & Floodway (F)

1 inch equals 500 feet

0 500 Feet



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WEST CITY SECTOR
ANNEXATION AMENDMENT 2

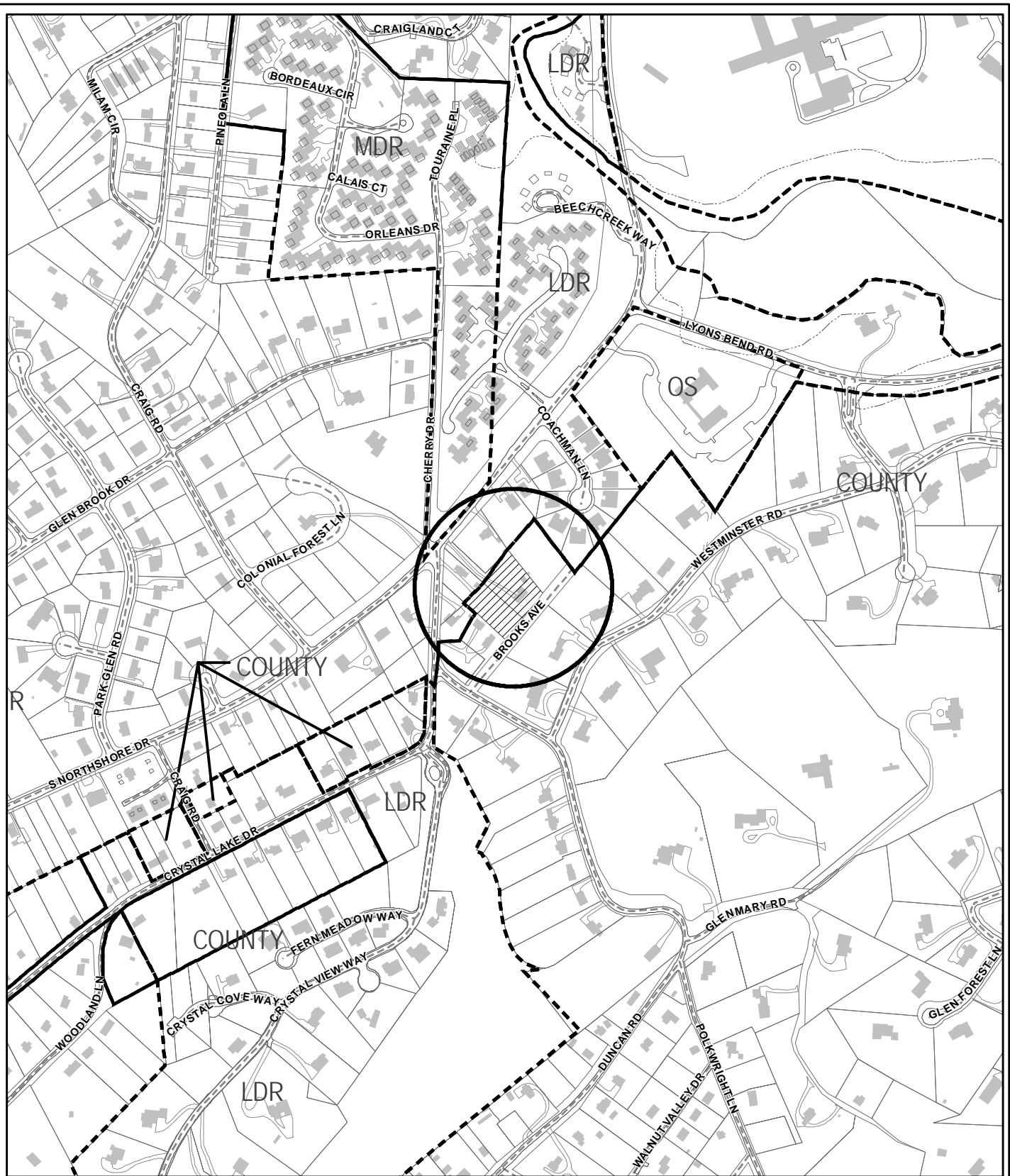
CLT: 132

FROM: No Plan Designation (NPD)
 TO: General Commercial (GC)

1 inch equals 500 feet



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WEST CITY SECTOR
ANNEXATION AMENDMENT 3

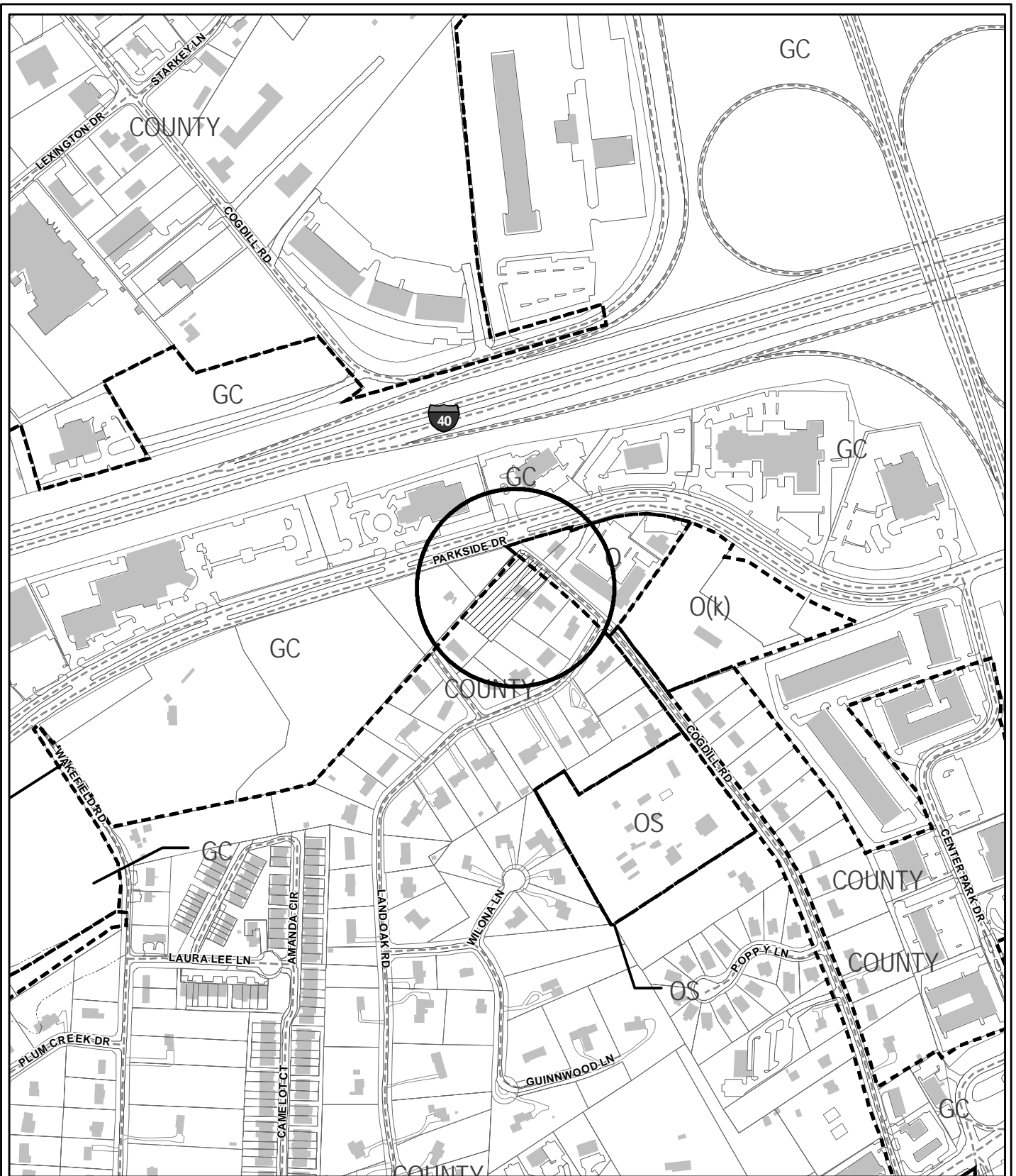
CLT: 121
 FROM: No Plan Designation (NPD)
 TO: Low Density Residential (LDR)



1 inch equals 500 feet
 0 500
 Feet




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WEST CITY SECTOR
ANNEXATION AMENDMENT 4

CLT: 131

 FROM: No Plan Designation (NPD)
 TO: Office (O)

1 inch equals 500 feet

0 500
 Feet



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Chapter 5

PROPOSED GENERAL REZONINGS

General Rezoning proposals are generated by comparing the One Year Plan land use designations to the existing zoning of the property. Where a zoning change is required to bring it into conformity with the plan, a general rezoning is proposed. All the General rezoning proposals identified in this chapter will not be completed during the next 12 months. Those that are completed will be undertaken by sector and as requested by affected property owners, City Council, or the Planning Commission. It is expected that general rezonings will be placed on the MPC agenda periodically.

The proposed general rezonings are identified by planning sector to aid in their location. Each one has a unique number within each sector.

(Please Note: Missing numbered items have been either withdrawn or completed.)

Proposed General Rezoning

CENTRAL CITY SECTOR

GR-3. General Commercial (GC)
Atlantic Avenue, just west of Broadway
(2 Lots) (Map 81)

From: R-4
To: O-1

GR-4. Low Density Residential (LDR)
Oakwood/Lincoln Park neighborhood
(residential property) (Map 69, 81)

From: R-2
To: R-1

GR-5. Low Density Residential (LDR)
Street Mary's neighborhood
(residential property) (Map 81)

From: R-2
To: R-1

GR-6. Office (O)
on the east side of Central Street,
between Columbia and Oglewood
Avenues (4 lots) (Map 81)

From: R-2
To: O-1

GR-7. Neighborhood Commercial (NC)
intersection of Coker and Whittle
Springs Road (1 Lot) (Map 82)

From: R-1A
To: C-1

GR-8. Light and Heavy Industrial (LI)
(west of Cherry Street and north side of
Hoitt Avenue (1 Lot) (Map 82)

From: R-1A
To: I-3

GR-11. Mixed Use (GC, LI)
on west side of Rudy Street, north of
Dinwiddie, just northwest of Heiskell
Avenue/I-275 Interchange (Map 81)

From: R-1A
To: C-3

GR-13. Medium Density Residential (MDR)
west side of Wilson Road, just south of
I-640 (Map 80)

From: R-1
To: R-1A

GR-15. Low Density Residential (LDR)
east and west side of Gap Road, north
side of Sharp's Ridge (Map 80, 81)

From: R-2
To: R-1

GR-17. Low Density Residential (LDR)
south side of Louisiana Avenue east of
Burnside Street (Map 81)

From: I-2
To: R-1A

GR-19. Mixed Use (MDR, NC)
McSpadden Street, north of W. Oldham
Avenue (2 Lots) (Map 81)

From: R-1A
To: R-2

GR-20. Office (O)
Sidebrook Avenue, adjacent northwest
side of Baxter Avenue/I-275 Interchange
(4 Lots) (Map 94)

From: R-1A
To: O-1

GR-21. General Commercial (GC)
between Belle Aire and West Scott
Avenues, west of I-275 (1 Lot) (Map 94)

From: R-1A
To: O-1

GR-23. Low Density Residential (LDR)
on East Fifth Avenue from Cruze Street
to Olive Street (Map 82)

From: R-2
To: R-1A

GR-24. General Commercial (GC)
on north side of Martin Luther King, Jr.
Avenue, just west of McConnell Street
(4 Lots) (Map 82)

From: R-2
To: O-1

GR-26. General Commercial (GC)
west and south of Western Avenue at
Tennessee Avenue (Map 94)

From: I-3
To: C-3
From: R-1A
To: C-3

GR-27. Neighborhood Commercial (NC)
on north and south side of Beaumont
Avenue at south side Baxter, west of
I-275 and Baxter exit (7 Lots). (Map 94)

From: R-1A To: C-1
From: R-2 To: C-1

GR-29. Open Space (OS)
north of Norfolk/Southern RR, west of
Broadway, south of Central Street
(Map 94)

From: C-3/O-2/H-1
To: OS-1/H-1

GR-31. General Commercial (GC)
the northeast corner of Middlebrook Pike
and Keith Avenue (1 Lot) (Map 93)

From: R-2
To: C-3

GR-33. Office (O)
north and south sides Middlebrook Pike,
just north of I-640/I-40 Interchange
(10 Lots) (Map 93)

From: R-2
To: O-1

GR-35. Low Density Residential (LDR)
south of Beardsley Junior High School
(Map 94)

From: R-2
To: R-1A

GR-36. Low Density Residential (LDR)
south of Beardsley Jr. and Sr. High School
(Map 94)

From: R-2
To: R-1A

GR-37. Low Density Residential (LDR)
lots fronting south side Glenwood Avenue
and north side Jefferson Avenue, between
Winona and Bertrand Streets
(2 Locations) (Map 82)

From: R-2
To: R-1A

GR-38. Low Density Residential (LDR)
south of Sutherland Drive on Tobler Lane
(Map 107)

From: R-2
To: R-1A

GR-39. Medium Density Residential (MDR)
north of Kingston Pike, west of Concord
Street (Map 108)

From: R-1
To: R-2

GR-40. General Commercial (GC)
south of I-40 on Dale Avenue, west of
17th Street (3 Parcels) (Map 94)

From: I-4
To: C-3

GR-47. Light Industrial (LI)
northwest dead end Harvey Street,
north of Morelia Avenue (Map 81)

From: R-2
To: I-2

GR-41. Medium Density Residential (MDR)
in Fort Sanders, west of 17th Street on
Highland Avenue (2 Lots) (Map 94)

From: R-4
To: R-2

GR-48. Low Density Residential (LDR)
southwest side Kenyon Street, northwest
side Emerald Avenue (1 Lot) (Map 81)

From: R-2
To: R-1A

GR-42. Low Density Residential (LDR)
northeast of Western Avenue and University
Avenue intersection on College Street and
Buffalo Avenue (2 Locations) (Map 94)

From: C-3
To: R-1A

GR-49. Office (O)
east side Glenwood Avenue, south side
Atlantic Street (2 Lots) (Map 81)

From: R-2
To: O-1

GR-43. High Density Residential (HDR) on the
southeast corner of University Avenue
and Callaway Avenue (2 Lots) (Map 94)

From: C-1
To: R-1A

GR-50. Low Density Residential (LDR)
southwest side Gap Street, northwest
side Larch Avenue (4 Lots) (Map 81)

From: R-2
To: R-1A

GR-44. Medium Density Residential (MDR)
south side I-640, west of Gap Road,
north of Lantana Lane (Map 80)

From: R-1
To: RP-1

GR-51. Low Density Residential (LDR)
neighborhood bounded by Burnside Street,
Dakota, Ohio, and Texas Avenues &
Dinwiddie Street (Map 81)

From: R-2
To: R-1A

GR-45. Office (O)
east side Gap Road, north and south
sides of Cassell Drive (Map 80)

From: R-1
To: O-1 or R-2

GR-52. Office (O)
north side Lovenia Avenue, east side
Luttrell Street (1 Lot) (Map 81)

From: R-4
To: O-1

GR-46. Open Space (OS)
Business Loop Right-of-Way, east of
Central Avenue (Map 95)

From: O-1
To: OS-1

GR-53. Mixed Use (MU, O, LI, GC)
area west of N. Fifth Avenue, south of
Caswell Avenue (9 lots, 2 locations)
(Map 81, 82)

From: I-2
To: C-3 & O-1

- GR-54. Open Space (OS)
Tyson Park, east and west sides of
Concord Street (Map 108, 94)
- From: O-1 & I-2
To: OS-1
- GR-55. Low Density Residential (LDR)
area south side Tennessee Avenue, east
side Stonewall Street, west side Burnside
Street (17 Lots) (Map 81, 94)
- From: I-2
To: R-1A
- GR-56. Neighborhood Commercial (NC)
north side Middlebrook Pike, east side
Lorraine Street (1 Lot) (Map 94)
- From: R-2
To: C-1
- GR-57. General Commercial (GC)
southwest side Johnston Street,
northwest side Ambrose Avenue (1 lot)
(Map 81)
- From: R-1A
To: C-3
- GR-58. General Commercial (GC)
south side Nichols Avenue, west side
Lemon Street (Map 82)
- From: R-1A
To: O-1
- GR-59. Light Industrial (LI)
north side Fort Loudoun Lake,
south side Riverside Drive,
west side South Knoxville Bridge
right-of-way (Map 95)
- From: I-4
To: I-3
- GR-60. Mixed Use (MDR, O)
north side Forest Avenue, south side alley,
east of 20th Street:
south side Forest Avenue,
north side alley, west of 20th Street
(2 locations) (Map 94)
- From: I-2
To: R-2
- GR-61. Low Density Residential (LDR)
northwest side Clark Street,
southeast side Arthur Street,
southwest side McGhee Avenue,
northeast side alley (Map 94)
- From: O-1
To: R-1A
- GR-62. Office (O)
southwest side I-275,
north of McGhee Avenue,
west side Clark Street (3 lots) (Map 94)
- From: C-3
To: O-1
- GR-64. Light Industrial (LI)
area between two lines of the Norfolk-
Southern Railway at Metroplex Court
(Map 81)
- From: I-4
To: I-3
- GR-67. General Commercial (GC)
west side of Elm Street,
north of Fourth Avenue (Map 94)
- From: I-2
To: C-3
- GR-68. Low Density Residential (LDR)
east side Cherry Street,
west side Kyle Street,
north and south side Linden and
Parkview Avenues (Map 82)
- From: R-2
To: R-1

GR-69. Low Density Residential (LDR)
west side Spurgeon Street,
north side Martin Luther King, Jr. Avenue
(4 lots) (Map 82)

From: C-3
To: R-1

GR-70. Low Density Residential (LDR)
east side Chestnut, north side Martin
Luther King, Jr. Avenue (Map 82)

From: C-3
To: R-1

GR-71. Medium Density Residential (MDR)
north side Martin Luther King Jr. Avenue,
west side Cherry St (Map 82)

From: C-3
To: R-2

GR-72. Medium Density Residential (MDR)
north side Bethel Avenue, southwest of
McConnell Street (Map 95)

From: R-1
To: R-2

GR-73. Medium Density Residential (MDR)
south side Martin Luther King Jr. Avenue,
east side Kyle Street (Map 95)

From: O-1
To: R-2

GR-74. Low Density Residential (LDR)
northeast & southwest sides Luttrell Street,
southeast of Third Avenue (Map 94)

From: C-3/H-1
To: R-1A/H-1 or R-1/H-1

GR-7. Mixed Use (MDR,O)
northeast and southwest sides Gap Road,
southeast side I-640, southwest of I-275,
north side Sharp's Ridge (Map 80 & 81)

From: R-1A
To: RP-1 (6-24 du/ac) or O-3

GR-76. Low Density Residential (LDR)
northeast and southwest sides Gap Road,
southeast side I-640, southwest of I-275,
south slope Sharp's Ridge (Map 80 & 81)

From: R-2
To: RP-1 (up to 5.99 du/ac)

GR-77. Medium Density Residential (MDR)
northeast side Cornelia Street, northwest
and southeast sides E. Anderson Avenue.
(Map 81)

From: C-3, I-2
To: R-2, RP-1

2009 Proposed General Rezoning

GR-78. Mixed Use [LDR,MDR (RP-1)]
south side Sharps Ridge, southeast of
I-640, southwest of I-275 (Map 81)

From: R-2
To: R-1, R-1A, RP-1

GR-79. Mixed Use (GC, O, MDR)
west side Wilson Road,
southeast side I-640 (Map 80)

From: R-1
To: C-3, O-1, R-2

GR-80. Low Density Residential (LDR)
southeast side E. Scott Avenue,
northeast of N. Central Street
(Map 82)

From: C-3/H-1
To: R-1A/H-1

General Rezonings

EAST CITY SECTOR

- GR-1. Medium Density Residential (MDR)
northwest corner of the I-640/I-40
junction (Map 71)

From: I-3
To: R-2
- GR-2. Office (O)
on north side of Asheville Highway at
corner of Macedonia (1 Lot) (Map 71)

From: R-1A
To: O-1
- GR-4. Medium Density Residential (MDR)
on south side of Holston Drive between
Dickson and Ault Streets (Maps 70, 71)

From: R-1
To: R-1A
- GR-5. Office (O)
north of Asheville Highway on Linden
Street, west of Park Street (3 Lots)
(Map 70)

From: R-2
To: O-1
- GR-6. Medium Density Residential (MDR)
on south side of Martin Luther King, Jr.
Avenue, between Bentley and Oakland
Streets (Map 82)

From: R-1
To: R-1A
- GR-7. Office (O)
on the southwest corner of Martin
Luther King, Jr. Avenue and Elmwood
Street (1 Lot) (Map 82)

From: R-1
To: O-1
- GR-8. MDR (Medium Density Residential)
south side Martin Luther King, Jr. Avenue,
west side Hembree Street, north of Louise
Avenue. (Map 82)

From: R-1
To: R-2
- GR-9. Neighborhood Commercial (NC)
on south side of Riverside Drive at
Wilder Place (1 Lot) (Map 95)

From: R-1
To: C-1
- GR-15. Low Density Residential (LDR)
north and south side Brooks Road,
north side Dandridge Avenue (Map 95)

From: C-3
To: R-1
- GR-16. General Commercial (GC)
southeast side Walker Boulevard,
east of Broadway (Map 69)

From: R-2
To: C-3
- GR-17. Mixed Use (O, MDR)
southwest side Washington Pike, north
and south sides Valley View Drive, north
and south sides Pinehurst Drive (Map 59)

From: R-1
To: O-1
- GR-18. Low Density Residential (LDR)
southeast side Asheville Hwy., west side
Chilhowee Ct. (2 lots) (Map 71)

From: O-1
To: R-1

GR-19. Office (O)
west side Whittle Springs Road, north of
Edgewood Avenue (1 lot) (Map 70)

From: R-2

To: O-1

GR-20. Low Density Residential (LDR)
east side Cherry Street,
west side Harrison Street,
north and south side of Linden Avenue,
north side Parkview Ave (Map 82)

From: R-2

To: R-1

GR-21. Medium Density Residential (MDR)
east side Cherry Street, south side
Martin Luther King Jr. Avenue (Map 82)

From: O-1

To: R-2

GR-22. Low Density Residential (LDR)
west side Harrison Street, north side
Martin Luther King Jr. Avenue,
south side Parkview Avenue (Map 82)

From: C-1/R-2

To: R-1

GR-23. Low Density Residential (LDR)
east side Cherry Street,
south side Parkview Avenue,
north side Martin Luther King Jr. Avenue
(Map 82)

From: R-2

To: R-1

GR-24. Low Density Residential (LDR)
south side Martin Luther King Jr. Avenue,
east and west sides Chestnut Street,
north side Wilson Avenue (Map 82)

From: C-3

To: R-1

GR-25. Low Density Residential (LDR)
northwest and southeast sides
Martin Luther King, Jr. Avenue,
between Harrison and Beaman Streets
(Map 82)

From: R-2

To: R-1A or R-1

GR-26. Low Density Residential (LDR)
Intersection of S. Harrison Street, and
Wilson Avenue (Map 82)

From: NC

To: LDR

2009 Proposed General Rezoning

GR-27. Public Parks and Refuges (PP)
northwest side Boyds Bridge Pike,
northeast of Biddle Street (Knoxville
Botanical Gardens) (Map 82)

From: R-2, R-1, A-1

To: OS-1

Proposed General Rezoning NORTH CITY SECTOR

GR-4. Low Density Residential (LDR)
the triangle of land in Harrill Heights
surrounded by Woodlake Drive, Nathaniel
Road, and Gaineswood Road (Map 58)

From: R-2
To: R-1A

GR-5. Office (O)
east of Broadway, on the northwest corner
of Stanton Road and Essary Drive (Map 58)

From: R-2
To: O-1

GR-7. Medium Density Residential (MDR)
on northeast corner of Jacksboro Pike and
Elmwood Drive (1 Lot) (Map 58)

From: R-1
To: R-1A

GR-8. Low Density Residential (LDR)
on north side of Elmwood Drive, third lot
east of Jacksboro Pike (1 Lot) (Map 58)

From: R-2
To: R-1

GR-9. Low Density Residential (LDR)
on east side of Jacksboro Pike, just north
of Smithwood Baptist Church
(1 Lot)(Map 58)

From: R-2
To: R-1

GR-12. Open Space (OS)
north side of Greenway Drive, east of
Broadway, the ridge and Greenwood
Cemetery (Maps 58, 59)

From: R-1
To: OS-1

GR-13. Low Density Residential (LDR)
south of Greenway Drive, north of I-640,
west side of Nora Road
(Maps 58, 59, 69, 70)

From: I-2
To: R-1A

GR-14. Office (O)
on the northeast corner of Broadway/
I-640 interchange on Addison Drive
(4 Lots) (Map 69)

From: R-1
To: O-1

GR-15. Open Space (OS) and
Low Density Residential (LDR)
east of Broadway, on north side of
Greenway Drive (Maps 58, 69)

From: R-2
To: RP-1

GR-16. Open Space (OS)
northeast corner of the intersection of
Broadway and Greenway Drive on the
ridge (Map 69, 58)

From: C-4
To: OS-1

GR-17. Office (O)
northeast corner of the intersection of
Broadway and Greenway Drive (Map 69)

From: C-4 & R-2
To: O-1

GR-18. General Commercial (GC) and Office (O)
west of Broadway, on Knox Road, east
of floodway (2 Lots) (Map 58)

From: R-2
To: O-1

GR-19. Open Space (OS)
Lynnhurst Cemetery, west of Broadway,
between Woodrow Drive and Dutch Valley
Drive (Maps 58, 69)

From: R-1
To: OS-1

GR-20. Light Industrial (LI)
south side of Dutch Valley Drive, between
Broadway and Holland Road (1 Lot)
(Map 69)

From: R-2
To: I-2

GR-21. Medium Density Residential (MDR)
on north side of Dutch Valley Drive,
directly south of Lynnhurst Cemetery
(2 Lots) (Map 69)

From: R-1
To: RP-1

GR-22. Mixed Use (O, MDR)
north side of Dutch Valley Road, east of
Plummer Road (Map 69)

From: R-1
To: R-2

GR-23. Mixed Use (C-1, C-3, O-3)
south side of Dutch Valley Drive, east of
Bruhin Road, north of I-640 (Map 69)

From: A-1
To: O-1

GR-24. General Commercial (GC)
on the southwest side of Central Avenue
Pike, southeast of Woodlawn Drive, east
of I-75 (1 Lot) (Map 69)

From: R-2
To: C-3

GR-26. Medium Density Residential (MDR)
north side of Inskip Drive, between
Fennel Road and Norfolk-Southern RR
(Map 69)

From: I-2
To: R-2

GR-27. Low Density Residential (LDR)
neighborhood bounded by Cedar Drive,
Inskip Road, Bruhin Road, and Central
Avenue Pike (Maps 68, 69, 58)

From: R-2
To: R-1A

GR-28. General Commercial (GC)
on north and south side of Pratt Road,
northwest of Cedar Drive (2 Lots)(Map 68)

From: R-1
To: O-1

GR-29. Low Density Residential (LDR)
on south side of Cedar Drive between
Heins and Inskip Road (3 Lots) (Map 58)

From: R-2
To: R-1A

GR-30. Office (O)
southeast side Shasta Drive, northeast
side Central Avenue Pike, northwest side
Fennel Road (Map 68)

From: R-2
To: O-1

GR-32. Light Industrial (LI)
south side of Greenway Drive, east of
Demarcus Lane (1 lot) (Map 59)

From: I-4
To: I-3

GR-33. Light Industrial (LI)
south side of Dutch Valley Drive, east of
Bruhin Road (1 lot) (Map 69)

From: O-1
To: I-3

GR-34. Mixed Use (O, LDR)
southwest side Mill Road, southeast side
railroad, southeast of Washington Pike

From: LI
To: RP-1 (up to 5.99 du/ac) or O-3

GR-35. Mixed Use-Special District (MU-SD) NC-10
south side railroad ROW and southwest
side Mill Road, north of the Knoxville
Center Mall

From: I-3

To: R-1A, RP-1 @ up to 5.99 du/ac, or O-1

2009 Proposed General Rezonings

None

Proposed General Rezoning NORTHWEST CITY SECTOR

GR-1. Mixed Use (O, MDR) north of I-640, east of Wilson Road, on Rickard Drive (Maps 80, 81)

From: R-1
To: O-1

GR-2. Office (O) north side Marguerite Road, generally between Merchant Drive and Bradshaw Garden Drive (2 Locations) (Map 68)

From: C-3
To: O-1

GR-3. General Commercial (GC) and Office (O) east side of Farris Drive, west side of Allen Drive, (3 lots) southwest of Clinton Highway (3 Lots) (Map 80)

From: C-4 & R-1
To: O-1

GR-7. General Commercial (GC) northeast corner of Merchant Drive and Pleasant Ridge Road (Map 80)

From: R-1
To: C-3

GR-8. Open Space (OS) southwest end of Pleasant Ridge, northeast of Pleasant Ridge Road (Map 80)

From: O-3
To: OS-1

GR-12. General Commercial (GC) eastern end of Ball Camp Pike near I-640/Western Avenue interchange (1 Lot)(Map 93)

From: R-1
To: C-3

GR-13. General Commercial (GC) along Third Creek Road, just south of intersection with Western Avenue (Map 93)

From: A-1
To: C-3

GR-14. Mixed Use (O, MDR) north of Western Avenue, west of Third Creek (2 Locations) (Map 93)

From: R-1
To: O-1

GR-15. Mixed Use (O, MDR) south side of Western Avenue, north of Ball Camp Pike, west of Third Creek (Map 93)

From: R-1
To: O-1

GR-16. General Commercial (GC) south of Western Avenue, north of Ball Camp Road, on both sides of McKamey Road (Map 92, 93)

From: R-1
To: O-1

GR-23. Medium Density Residential (MDR) on north side of Sunflower Drive, just south of Middlebrook Pike and east of Knott Road (Maps 93, 107)

From: R-1A
To: R-2

GR-24. Mixed Use (O-1 or RP-1) on the east side of Weisgarber Road, just south of Middlebrook Pike (2 Lots)(Map 106)

From: A-1
To: O-1

GR-25. Office (O)
on the east side of Weisgarber Road,
between Lonas Drive and Middlebrook
Pike (Map 106, 107)

From: A-1
To: O-1

GR-26. Low Density Residential (LDR) (R-1E)
on the north side of Corteland Drive, on
west side of Vanosdale Road (Map 106)

From: R-1
To: R-1E

GR-27. Mixed Use (GC, LI)
north side of Papermill Drive, 1/2 block
east of Hollywood Road (Church)(Map 107)

From: R-1
To: O-1

GR-28. Mixed Use (O-3, R-1, RP-1, R-1A)
on south side of Lonas Drive, directly north
of the Holiday Inn (2 Lots) (Map 107)

From: R-1
To: R-1A

GR-29. Office (O)
on east side of Weisgarber, north of
Lonas Drive (Map 107)

From: R-1
To: O-3

GR-30. Mixed Use (O-1, O-2, RP-1)
between Old Weisgarber and Weisgarber,
along the floodway (Map 107)

From: R-1
To: O-1

GR-31. Mixed Use (O-3, R-1A, RP-1)
directly north of Papermill/I-40
interchange (4 Lots) (Map 107)

From: R-1
To: RP-1

GR-32. Mixed Use (O-3, RP-1, R-1A)
on south side of Lonas Drive, east of
Weisgarber Road (2 Lots) (Map 107)

From: R-1
To: R-1A

GR-33. Medium Density Residential (MDR) north
of Nightingale Lane and I-40, just west
of Weisgarber Road (Maps 106, 120)

From: R-1A
To: R-2

GR-34. Light Industrial (LI)
on south side of L & N RR, west of
Jackson Road, north of Amherst Road
(1 Parcel) (Map 92)

From: A-1
To: I-3

GR-36. Low Density Residential (LDR) on north
side of Leahbun Drive, just east of
Weisgarber (4 Lots) (Map 107)

From: O-1
To: R-1

GR-37. General Commercial (GC)
between Jenso and Kensi Drives, just
west of I-640, I-75, and Clinton Highway
interchange (5 Lots) (Maps 69, 81)

From: R-2
To: O-1

GR-38. Office (O)
southeast side Peltier Road,
southwest side Gap Road,
northwest side I-640 (1 lot)(Map 80)

From: R-1
To: O-1

GR-39. Low Density Residential (LDR)
north side Pleasant Ridge Road,
west of Lesa Lane (1 lot) (Map 80)

From: RP-1 @ 12 du/ac
To: RP-1 @ under 6 du/ac

GR-40. Mixed Use (MU)
south side Middlebrook Pike,
west side old Weisgarber Road (Map 106)

From: A-1
To: O-1, R-1, R-1A, R-2

2009 Proposed General Rezonings

GR-41 Low Density Residential (LDR)
south side Dutchtown Road,
east side Mabry Hood Road
(Map 118)

From: C-6
To: R-1, R-1A, or RP-1 at up to 5.99 du/ac

Proposed General Rezonings

SOUTH CITY SECTOR

- GR-1. Low Density Residential (LDR)
south of Norfolk Southern RR, on east side
of Gilbert Lane, south side of Aberdeen
Lane (Map 109)
- From: R-2
To: RP-1 @ under 6 du/ac
- GR-2. Low Density Residential (LDR)
on east and west sides of Redbud Drive,
at Panorama Drive (2 Locations)
(Map 109)
- From: R-2
To: RP-1 @ under 6 du/ac
- GR-3. Low Density Residential (LDR)
just north of Sevierville Pike and
Southside Road, at the city limits
(Map 109)
- From: I-4
To: R-1
- GR-4. Medium Density Residential (MDR)
on west side of Sevierville Pike, north of
Edwards Drive (Map 124)
- From: A-1
To: R-1A
- GR-6. General Commercial (GC)
on south side of Chapman Highway,
between Ford Valley Drive and Meridan
Road (2 Lots) (Map 124)
- From: R-1
To: O-1
- GR-7. Low Density Residential (LDR)
quarry north of Smokey Mountain RR,
south of Wise Hills Road (Map 123)
- From: I-4
To: RP-1 @ under 6 du/ac
- GR-8. Open Space (OS)
east of Woodlawn Pike, north of Chapman
Highway (Woodlawn Cemetery)
(Map 109, 123)
- From: R-1
To: OS-1
- GR-9. General Commercial (GC)
southeast corner of Edington Road and
Maryville Pike (1 Lot) (Map 122)
- From: I-3
To: C-1
- GR-10. Low Density Residential (LDR)
neighborhood east side Norfolk-Southern
RR, north side Sims Road, north side city
limits, north side Gayview Drive, west
side Smelser Drive, south sides Barrar
and Childress Streets (Maps 109, 122, 123)
- From: R-2
To: R-1A
- GR-11. General Commercial (GC)
on east side of Martin Mill Pike, across
from Flenniken School (Map 109)
- From: R-1A
To: O-1
- GR-12. General Commercial (GC)
on west side of Martin Mill Pike, 3 lots
north of Flenniken School (Map 109)
- From: R-1A
To: O-1
- GR-13. General Commercial (GC) and Office (O)
on the corner of Council Place and Sevier
Avenue (Maps 95, 109)
- From: R-3
To: O-1

GR-14. Medium Density Residential (MDR)
east of Chapman Highway, south of
Mimosa Avenue, north of Lippencott Street
(Map 109)

From: R-2 & R-3
To: RP-1

GR-15. Low Density Residential (LDR)
neighborhood bounded by Davenport,
South Haven Road, Norfolk Southern
RR, Genture Avenue, Reverse Curve,
Carmichael Avenue, and Sherrod Road
(Maps 95, 109)

From: R-2
To: R-1A

GR-16. Low Density Residential (LDR)
bounded by Lippencott Street, Davenport,
and South Knoxville Jr. & Sr. High
School (Map 109)

From: R-2
To: RP-1 @ under 6 du/ac

GR-17. General Commercial (GC)
corner Sevier Avenue and Hillwood Drive
(Maps 95, 109)

From: R-2
To: C-1

GR-19. Mixed Use (LI, GC, MDR)
west side Blount Avenue, north side
Clancy Street, east side Ft. Loudoun
Lake (Map 108)

From: I-4
To: I-3

GR-20. Medium Density Residential (MDR)
south side McCall Drive, east side
Prospect Road, north side Sevierville Pk.
(Map 124)

From: R-1
To: RP-1 @ 6-12 du/ac

GR-21. Medium Density Residential (MDR)
south side of Sevier Avenue, west of Jones
Street (Maps 95, 109)

From: R-3
To: RP-1

GR-22. Mixed Use (LDR & MDR)
southeast side Ft. Loudoun Lake, south
of Clancy Avenue (Map 108)

From: I-3
To: RP-1 @ 6-12 du/ac

GR-23. Low Density Residential (LDR)
east/west side Scottish Pike and Blount
Avenue, north/south side Clancy Rd
(Map 108)

From: I-3 & R-2
To: R-1

GR-24. Medium Density Residential (MDR)
east side Southern Railroad, west of Fort
Dickerson Road. (Map 108, 109)

From: H-1
To: RP-1 @ 6-12 du/ac

GR-25. Open Space (OS)
north side Wrinkle Avenue, east of Blount
Avenue (Map 109)

From: I-4
To: H-1/OS-1

GR-27. Open Space (OS)
southwest of Fort Dickerson Road
(Map 109)

From: O-1
To: H-1/OS-1

2009 Proposed General Rezoning

GR-28. Public Parks and Refuges (PP)
west end Margaret Road, west of
Sevierville Pike (William Hastie Park)

From: RP-1
To: OS-1

Proposed General Rezoning WEST CITY SECTOR

- GR-1. Low Density Residential (LDR)
between N I-40 and Sutherland Avenue on
west side of Hollywood Road (Map 107)
From: R-2
To: R-1A
- GR-2. Open Space (OS)
the cemetery between Sutherland Avenue
and I-40, just west of Forest Heights
Road (Map 107)
From: R-1
To: OS-1
- GR-4. Office (O)
between Papermill Drive and Kingston
Pike, on Westfield Road (Map 120, 121)
From: R-1
To: O-1
- GR-6. Open Space (OS)
the cemetery on the south side of
Northshore Drive, just west of Whitower
Drive (Map 133)
From: R-1
To: OS-1
- GR-8. Office (O)
on the southwest corner of Morrell Road
and Gleason Drive (1 Lot) (Map 120)
From: R-1
To: O-3
- GR-10. Mixed Use (O, MDR)
on the south side of Gleason Drive, on the
west side of the Country Day School at
the city limits (Map 120)
From: A-1
To: O-1
- GR-12. Office (O)
on the west side of Gallaher View Road at
the city limits, just west of Bearden High
School (Map 120)
From: A-1
To: O-1
- GR-13. Light Industrial (LI)
area south side Norfolk Southern RR,
east of Agnes Road, north side of Walden
Drive (Map 121)
From: R-2
To: I-3
- GR-14. Office (O)
northeast side Northshore Drive,
northwest side Agnes Road, southwest
side Grace Lnne(1 lot) (Map 121)
From: R-2
To: O-1
- GR-16. Mixed Use (MU) (MDR,O,GC)
North side Kingston Pike,
east side N. Cedar Bluff Road (Map 132)
From: A-1
To: TC-1, R-2, O-1, C-3
- GR-17. Open Space (OS)
east side S. Northshore Drive, north side
Lyons View Pike (Map 121)
From: R-2
To: OS-1
- GR-18. Traditional Neighborhood Residential(TDR)
east side Renford Road, west side
Washburn Road, north of Sutherland
Avenue (Map 107)
From: R-2
To: R-1A or RP-1 (with IH-1, NC-1 or H-1
overlay) or TND-1

2009 Proposed General Rezoning

APPENDIX A

KNOXVILLE ZONING & OVERLAY DISTRICTS

BASE ZONING DISTRICTS

A-1 GENERAL AGRICULTURAL DISTRICT

This district is intended to provide space for agricultural uses which together comprise an important part of the economy of Knox County and the City of Knoxville. The intent here is to permit lands best suited for agriculture to be used for agricultural purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.

Further, this district is intended to provide suitable locations on the fringes of the urban area for urbanization which will occur in the foreseeable future. It is not intended that this district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. Rather, this district should promote an organized, efficient pattern of urban development by providing conditions conducive to continued use of land for agricultural purposes in appropriate locations, thereby reducing economic pressures which would otherwise lead to a scattered, inefficient, inconvenient pattern of urban activities. The types of uses, area and intensity of use of land authorized in this district are designed to encourage and protect any agriculture uses until urbanization is warranted and the appropriate changes in districts can be made. *One Year Plan classification: OS, LDR*

OS-1 OPEN SPACE PRESERVATION DISTRICT

This open space preservation district is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails and fish and wildlife and their habitats. Property classified under this district shall meet the criteria set for in the Open Space Plan approved by the City of Knoxville, and only property zoned shall be considered as open space for the purposes of property assessment under the “Agricultural, Forest and Open Space Land Act of 1976” provided the other conditions for inclusion under the Act are satisfied.

One Year Plan classification: OS, PP

R-1 LOW DENSITY RESIDENTIAL DISTRICT

This is the most restrictive residential district intended to be used for detached residential areas with low population densities. Additional permitted uses, by review of the Planning Commission, include related non-commercial recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability,

attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element. ***Possible One Year Plan classification: LDR***

R-1A LOW DENSITY RESIDENTIAL DISTRICT

This is a residential district to provide for low and medium population density. The principal uses of land are detached and duplex residential development. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Low density attached apartments, recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the Planning Commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district. ***One Year Plan classification: LDR, MDR, TDR (with overlay)***

R-1E LOW DENSITY EXCLUSIVE RESIDENTIAL DISTRICT

This is a restrictive residential district intended to be used for established low density residential subdivisions and areas immediately adjacent to such development intended for low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the detached residential environment. ***One Year Plan classification: LDR***

R-1EN ESTABLISHED NEIGHBORHOOD DISTRICT

This district is intended to protect and preserve older low density neighborhoods established with a prevalent development pattern of large lots on a highly connected street pattern and character of development dominated by large lawns and complex, intricately designed residences. The district establishes dimensional regulations that compliment the prevalent development pattern and residential design requirements that reflect the prevalent building character of the neighborhoods. The district is intended to provide for neighborhood stability while allowing continued development that is in harmony with the existing development pattern. The district is not intended for use on previously undeveloped land that is currently zoned as agricultural (A-1). It should be used in the context of the prevalent existing development pattern. ***One Year Plan classification: LDR***

R-2 GENERAL RESIDENTIAL DISTRICT

This is a residential district to provide for medium population density. The principal uses of land may range from detached to medium density attached apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the Planning Commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district. ***One Year Plan classification: MDR, HDR***

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

This residential district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas appropriate by location and character for occupancy by high density, attached dwellings. One of the important purposes of this district is to create adequate standards of residential development in order to prevent a recurrence of the overcrowded and unhealthy housing conditions which have long been a major problem. The intensity of land use should not be so great as to cause congestion of building or traffic or to preclude the amenities of good housing. Densities should be limited to provide adequate daylight, sunlight, air, and usable open space for dwellings and adequate space for all related facilities. *One Year Plan classification: HDR, CBD*

RP-1 PLANNED RESIDENTIAL DISTRICTS

RP-2
RP-3

The regulations established in this section are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, a new RP-1, RP-2, RP-3 Planned Residential district may be created to be developed specifically as planned unit development. *One Year Plan classification: LDR, MDR, HDR, SWMUD II, MDR/O, TDR (with overlay)*

District regulations shall be as outlined in this section and shall be the same for RP-1, RP-2 and RP-3 districts except for the overall population density permitted in each district.

Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the Planning Commission by review of development plans for the district.

Commercial uses may be permitted in a planned unit development which contains not less than twenty (20) acres.

R-4 RESIDENTIAL DISTRICT

The R-4 residential district is intended for medium population density areas of the City where preservation of existing structures is desirable. In addition, studios for the creative professions which are in keeping with the residential character of the area are permitted.

One Year Plan classification: HDR

O-1 OFFICE, MEDICAL, AND RELATED SERVICE DISTRICT

This district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is herein to provide centralized, compact locations for business offices, clinics, medical, and dental offices, as well as suburban locations near residential neighborhoods. *One Year Plan classification: GC, O, CI, MDR/O*

0-2 CIVIC AND INSTITUTIONAL DISTRICT

This district is intended to be reserved primarily for federal, state, county and municipal governmental operations, the University of Tennessee, Knoxville College and other cultural and civic uses. In addition, residential uses are permitted, and, as special exceptions, certain types of professional and business office uses compatible with the character of the district.

One Year Plan classification: CBD, GC, O, CI, MDR/O

0-3 OFFICE PARK DISTRICT

This district is intended to provide for orderly development of office parks so that structures, access road improvements, utility distribution, landscaping, pedestrian circulation, waste disposal and related elements are complementary and allow orderly sequential development through initial coordination of utilities and other services. It is intended to create a district which is compatible with surrounding residential areas and services as a transitional area from residential to other less compatible land uses. ***One Year Plan classification: NC, GC, O***

C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

This district is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood.

One Year Plan classification: NC, GC

Offices of non-profit organizations, private clubs and lodges are to be in accordance with the regulations in the O-1 District.

C-2 CENTRAL BUSINESS DISTRICT

This district, with complementary office, medical, civic, residential, and historical areas, forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. The intent here is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized. ***One Year Plan classification: CBD, MU-RC***

C-3 GENERAL COMMERCIAL DISTRICT

This commercial district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

One Year Plan classification: GC, CBD, CC

C-4 HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT

This highway and arterial commercial district is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. Typical uses offer accommodations and services to motorists, contain certain specialized retail outlets, or provide commercial amusement enterprises. It is the intent to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that because of the type of material or transportation requirements are suitable for display and storage outside the confines of an enclosed building. The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade; to provide for the orderly development and concentration of highway and arterial commercial uses at appropriate locations; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

One Year Plan classification: GC, CC

C-5 TOURIST COMMERCIAL DISTRICT

This tourist commercial district is established to provide areas in which the principal use of land is devoted to commercial establishments and resort areas which cater specifically to the needs of tourist oriented trade. The intent here is to reserve lands which because of particular location and natural features area adapted for tourist uses, and to encourage the development of these locations with such uses in such a manner as to minimize traffic hazards and interference with other uses in the vicinity. ***One Year Plan classification: GC, CC***

C-6 GENERAL COMMERCIAL PARK DISTRICT

The legislative purpose, intent, and application of General Park Development are as follows:

1. To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and non-commercial areas.
2. To provide for the orderly development of commercial activities so that any adverse impact on surrounding areas and on the general flow of traffic can be ameliorated.
3. To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading, and landscaping.
4. To encourage commercial development which is consistent with the long-range, comprehensive, general plan for Knoxville and Knox County.
5. To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections.
6. To encourage general commercial activities to locate in areas that have access to a major street system.

One Year Plan classification: GC, LI, CC, BP

C-7 PEDESTRIAN COMMERCIAL DISTRICT

The Pedestrian Commercial District is established to provide for a commercial area responsive to the needs of persons associated with the University of Tennessee and persons living in high density housing surrounding the University. The district will also provide a unique shopping area for a greater clientele looking for merchandise and service associated with university environment. This district is designed to accommodate a clientele that is more pedestrian than the typical clientele in other areas of the community. *One Year Plan classification: GC*

SC-1 NEIGHBORHOOD SHOPPING CENTER DISTRICT

This commercial district is intended for a unified grouping, in one or more buildings, of retail shops and stores that provide for the regular needs and are for the convenience of the people residing in the adjacent residential neighborhoods. It is intended that the neighborhood shopping center be developed as a unit, with adequate off-street parking space for customers and employees, and with appropriate landscaping and screening materials.

One Year Plan classification: GC, SWMUD II

SC-2 COMMUNITY SHOPPING CENTER DISTRICT

The community shopping center is intended to be developed as a unified group of stores and shops with adequate off-street parking for customers and employees and with appropriate landscaping and screening. A community center should provide convenience goods and shopping goods in a wider range than a neighborhood center. It should serve a population of 20,000 to 100,000 within 10-20 minutes driving time.

One Year Plan classification: GC, SWMUD II, CC

SC-3 REGIONAL SHOPPING CENTER DISTRICT

The regional shopping center incorporates the same unified design requirements as neighborhood and community centers. A regional center is intended to provide a full range of merchandise and services including apparel, furniture and home furnishing, variety and foods. A regional center should serve a population in excess of 100,000 within a 30 minute driving radius. *One Year Plan classification: GC, SWMUD II*

I-1 PLANNED INDUSTRIAL PARK DISTRICT

This industrial district is intended to be located between light or heavy industrial areas and residential areas, or in locations which are served by major roads but are not feasible for light or heavy industrial developments because of proximity to residential uses. The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts, with suitable open spaces, landscaping and parking areas. To these ends, development is limited to a low concentration; external effects are limited; and permitted uses are confined to those administrative, wholesaling, and manufacturing activities that can be carried on in an unobtrusive manner, and to certain facilities that are necessary to serve the employees of the district. *One Year Plan classification: LI, BP*

I-2 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT

The industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air, or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the general and heavy industrial districts. Regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. *One Year Plan classification: LI*

I-3 GENERAL INDUSTRIAL DISTRICT

This industrial district is established to provide areas in which the principal use of land is the manufacturing, assembling, fabrication and for warehousing. These uses do not depend primarily on frequent personal visits to customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses have some adverse effects on surrounding properties and are not properly associated with, nor compatible with, residential, institutional, and retail commercial uses. *One Year Plan classification: LI, HI*

I-4 HEAVY INDUSTRIAL DISTRICT

This industrial district is established to provide areas in which the principal use of land is for manufacturing, and other heavy uses with which there are associated adverse effects on surrounding property. Such uses are not properly associated with nor compatible with residential, institutional, retail business, or light industrial uses. *One Year Plan classification: HI*

F-1 FLOODWAY DISTRICT

The F-1 Floodway District is established for the purpose of meeting the needs of the streams to carry flood waters and protecting the river, creek channels and flood plains from encroachment so that flood heights and flood damage will not be appreciably increased; to provided the necessary regulations for the protection of the public health and safety in areas subject to flooding; and to reduce the financial burdens imposed on the community by floods and the overflow of lands. *One Year Plan classification: F*

BP-1 BUSINESS AND TECHNOLOGY PARK DISTRICT

This zone is intended to provide for a wide range of uses that rely on advanced scientific and engineering capability. It is intended to provide sites for the location of such enterprises in an attractive, park-like setting. Development is limited to a low concentration; external effects limited; and access road improvements, utility distribution, landscaping buildings and other improvements complementary and designed to enhance the natural environment. Research facilities, pilot plants, prototype production facilities, and manufacturing operations requiring a high degree of scientific input shall be permitted. Manufacturing operations permitted should be those requiring the application of research knowledge and activity continually or recurrently as an integral part of the process. The input of science, technology, research, and other forms of concepts or ideas shall constitute per unit of product a major element of value added by manufacture. *One Year Plan classification: LI, GC, TO*

PC-1 RETAIL & OFFICE PARK DISTRICT

The PC-1 district is established to provide for unified commercial development within the Development Corridor as described in the General Plan 2000. Uses range from retail stores and services such as are found in neighborhood shopping centers and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping, and the mitigation of adverse off site impacts. *One Year Plan classification: GC, SWMUD II, CC*

PC-2 RETAIL AND DISTRIBUTION PARK DISTRICT

The PC-2 Retail and Distribution Park District is established to provide unified commercial/distribution development within the Development Corridor as described in the General Plan 2000. Uses range from those found in regional shopping centers to those found within this district may cater to a variety of retail, wholesale, and service trades and may require limited outdoor storage for materials and equipment. As with other planned commercial districts, emphasis is placed on rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping, and the mitigation of adverse off site impacts.

One Year Plan classification: GC, LI, CC, BP

TC-1 TOWN CENTER DISTRICT

The purpose of the Town Center district is to encourage the creation of pedestrian-oriented, mixed-use urban developments, providing shopping, employment, housing and business and personal services. These developments are intended to promote an efficient, compact land use pattern; encourage use of public transportation; reduce reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; preserve historic structures and allow developers considerable flexibility in land use and site design. As an incentive, this district offers flexible land use and development standards. A high level of attention to site and building design is required to promote attractive, functional development that is more compatible with residential development than other commercial zoning districts.

One Year Plan classification: MU (>2 acres), GC, SWMUD II, MU-RC

TND-1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

This district is established to foster the development of comprehensively planned, pedestrian-oriented neighborhoods. This is to be accomplished by promoting a variety of land uses, housing types, and density, and by requiring skillful architectural and landscape design in creating building and open spaces. This district is also created to avoid the negative impacts of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation. *One Year Plan classification: TDR, MU, if greater than 10 acres, SWMUD II*

**SW-1
through
SW-7**

SOUTH WATERFRONT DISTRICTS

This district is intended to be an area of diverse uses allowing a range of development intensities and forms. Development is subject to regulations of the Knoxville South Waterfront Form-Based Development Code (Knoxville Zoning Ordinance, Article 4, Section 27, adopted February 27, 2007), in accordance with the Knoxville South Waterfront Vision Plan. **One Year Plan classification: SWMUD I**

OVERLAY DISTRICTS

TO-1 TECHNOLOGY CORRIDOR OVERLAY DISTRICT

The Technology Overlay Zone is established to provide for physical development review in the Tennessee Technology Corridor area of the City of Knoxville by the Tennessee Technology Corridor Development Authority (TTCDA). Within the technology Overlay Zone, no base zoning may be changed, no variance from the provision of the zoning ordinance may be granted and no building or grading permit may be issued prior to the issuance of a Certificate of Appropriateness by the TTCDA (except for a residential or agricultural use.)

One Year Plan classification: Any classification

H-1 HISTORIC OVERLAY DISTRICT

The historical overlay district zoning designates areas and structures of sufficient historical and architectural significance to warrant public protection. It is the intent to preserve and protect such structures in their present location or to provide for their moving to a special H-1 Historical Overlay District location, and to require that new construction or alteration shall be appropriate to their architectural character. It is not intended to regulate the use of such structures by this district. **One Year Plan classification: Any classification**

NC-1 NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

The Neighborhood Conservation Overlay District recognizes that older Knoxville neighborhoods need to be conserved for their cultural, historic and housing values, as provided in T.C.A. Subsection 13-7-401 est seq. The purposes of the district are: 1) to permit development which conforms to the size, orientation and setting of the buildings of the neighborhoods; 2) to avoid the need for zoning variances for building setbacks, lot dimensions and related physical characteristics; and, 3) regulate demolition. The Neighborhood Conservation Overlay District is intended to foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood through the use of Design Guidelines.

One Year Plan classification: Any classification

IH-1

INFILL HOUSING OVERLAY DISTRICT

This overlay district is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys. The purposes of the district are: 1) to promote neighborhood and economic stability; 2) to strengthen desirable physical features, design characteristics, and a neighborhood's identity, charm and flavor; 3) to enhance pedestrian-oriented streets; 4) to prevent blight, caused by incompatible and insensitive development; 5) to promote and retain affordable housing; and 6) to encourage the harmonious, orderly and efficient growth and redevelopment in older Knoxville neighborhoods. ***One Year Plan classification: Any classification***

D-1

DOWNTOWN DESIGN OVERLAY DISTRICT

This overlay district is intended to foster attractive and harmonious development and rehabilitation in downtown Knoxville. A Downtown Design Review Board will review plans for public and private improvements to assure compliance with the ***Downtown Knoxville Design Guidelines***. The objectives are to: 1) promote downtown as a place for a viable mix of commercial, office, civic and residential uses; 2) create quality publicly-oriented spaces; 3) create harmony in architectural and landscape elements; 4) create efficient processes for downtown project review; 5) establish design review for public improvements and building development/renovation; 6) foster new development that complements adjacent historic resources; and 7) provide for the development of areas of special character.

One Year Plan classification: Any classification

APPENDIX B

AMENDMENTS APPROVED SINCE ADOPTION OF 2008 UPDATE

CENTRAL SECTOR

•
4-B-08-PA

Church Avenue over James White Parkway
From: O
To: CBD

•
7-A-08-PA

Northeast side Liberty Street,
northwest of Middlebrook Pike
From: LI
To: MU (O, MDR)

•
7-B-08-PA

East side Mynderse Avenue,
north of Western Avenue
From: LI, P, MDR
To: HI

•
7-C-08-PA

Northwest side Louisiana Avenue,
southwest side Sherman Street,
northeast side Badgett Drive
From: LDR
To: HI

•
10-A-08-PA

North side Middlebrook Pike,
west of Keith Avenue
From: O
To: GC

•
10-F-08-PA

North side Division Street,
northeast of Cox Street
From: LI
To: MU (LI, O, MDR)

•
12-A-08-PA

Southeast side Kingston Pike,
southeast of Alcoa Highway
From: LI
To: MU (O, GC, HDR)

•
1-A-09-PA

Southeast side E. Oldham Avenue,
northeast of N. Central Street
From: LDR
To: GC

EAST SECTOR

•
10-D-08-PA

Southeast side Linden Avenue,
east of Nash Road
From: GC
To: LDR

NORTH SECTOR

•
10-C-08-PA

Northwest side Essary Drive,
southwest of Glenhaven Road
From: MDR
To: O

•
10-G-08-PA

North side Old Callahan Drive,
northwest of Callahan Drive
From: O
To: GC

NORTHWEST SECTOR

•
4-A-08-PA

South side Old Amherst Road,
southwest of Amherst Road
From: LDR
To: LI

•
10-B-08-PA

Southeast side Middlebrook Pike, east of
Vanosdale Road
From: LDR (R-1E)
To: LDR

•
10-G-08-PA

North side Old Callahan Drive,
northwest of Callahan Drive
From: O
To: GC

SOUTH SECTOR

None

WEST SECTOR

•
1-E-09-PA

North side Osprey Point Lane,
south of S. Northshore Drive
From: OS
To: O (conditional)

APPENDIX C

NEW LAND USE CLASSIFICATIONS

The purposes of the following new land use classifications are to:

1. Establish the location criteria for land uses in the city and county.
2. Create a consistent set of land use classes that are to be used in sector plans and the city's One Year Plan.
3. Provide a list of zoning districts that are to be considered in implementing the land use plans.

AGRICULTURAL and RURAL RESIDENTIAL LAND USE CLASSIFICATIONS		
<p>Agricultural (AG) and Agricultural Conservation (AGC) This includes farmland in the county's Rural Area as designated in the Growth Policy Plan. Undeveloped tracts with the best soils for agriculture are considered as the primary areas for agricultural conservation (AGC). Agricultural land uses are not generally recommended in the City of Knoxville, nor in the County's Planned Growth Area.</p>		
<p>Location Criteria:</p> <ul style="list-style-type: none"> • Farmland in the Rural Area as designated in the Growth Policy Plan • Land where soils are designated as prime or locally important by the U.S. Department of Agriculture are considered for agricultural conservation (AGC) 	<p>Recommended Zoning and Programs: County's Rural Area: A new zone AC (Agricultural Conservation) is proposed for Agricultural Conservation (AGC) areas, allowing agriculture and one dwelling unit per 30 acres, minimum. (Note: This density will require a change to the zoning ordinance.) Additionally, conservation easement and related programs should be considered to preserve prime farmland.</p>	<p>Other Zoning to Consider: A or PR @ densities of one dwelling unit per acre where dwellings are clustered in one portion of a subdivision.</p>
<p>Rural Residential (RR) Very low density residential and conservation/cluster housing subdivisions are typical land uses.</p>		
<p>Location Criteria:</p> <ul style="list-style-type: none"> • Rural areas characterized as forested (tree covered), especially on moderate and steep slopes • Sites adjacent to agricultural areas (AG or AGC) where conservation/cluster housing subdivisions may be appropriate 	<p>Recommended Zoning and Programs: County's Rural Area: OS, E, RR (Rural Residential, a new zone with densities of one dwelling unit per acre or less), or PR @ densities of one dwelling unit per acre where dwellings may be clustered in one portion of a subdivision</p>	<p>Other Zoning to Consider: A in the Growth Plan's Rural Area</p>
RESIDENTIAL LAND USE CLASSIFICATIONS		
<p>Traditional Neighborhood Residential (TDR) This land use is primarily residential and is characterized by neighborhoods where a mix of detached and attached houses, sidewalks, smaller lots and alleys have typically been or are to be created. Densities in the range of 4 to 8 dwelling units per acre are typical.</p>		
<p>Location Criteria:</p> <ul style="list-style-type: none"> • Neighborhoods like those in the 'Heart of Knoxville' where lots are typically less than 50 feet wide, and usually have sidewalks and alleys. This area is essentially the 19th and early 20th century grid street neighborhoods, mostly located within the I-640 beltway. • City's Urban Growth Area or county's Planned Growth Areas where neighborhood or community mixed use development is identified (see Mixed Use and Special Districts section) 	<p>Recommended Zoning and Programs: City: R-1A or RP-1 [with an Infill Housing (IH-1), Neighborhood Conservation (NC-1) or Historic (H-1) Overlay]; TND-1; and new residential zone(s), based on lot sizes less than 7,500 square feet County's Planned Growth Area: PR and new TND zoning.</p>	<p>Other Zoning to Consider: City: R-1, R-1A and RP-1 (without overlays), R-2 County's Planned Growth Area: RA, RB and PR (with conditions for sidewalks, common open spaces & alleys)</p>

RESIDENTIAL LAND USE CLASSIFICATIONS (continued)

Low Density Residential (LDR)

This type of land use is primarily residential in character at densities of less than 6 dwelling units per acre (dus/ac). Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Land served by water and sewer utilities and collector roads • Slopes less than 25 percent 	<p>Recommended Zoning and Programs:</p> <p>City: R-1, R-1E and RP-1 at less than 6 dus/ac and new residential zones based on lot sizes greater than 7,500 square feet and 75 feet or greater frontage.</p> <p>County's Planned Growth Area: RA, RAE and PR at less than 6 dus/ac.</p>	<p>Other Zoning to Consider:</p> <p>City: R-1A and A-1</p> <p>County: A and RB</p>
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Medium Density Residential (MDR)

Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 6 to 12 (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • As transitional areas between commercial development and low density residential neighborhoods • On land with less than 15 percent slopes • Along corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks 	<p>Recommended Zoning and Programs:</p> <p>City: R-2, R-3 and R-4 (within the 'Heart of Knoxville' area such zoning should be accompanied by an IH-1, NC-1 or H-1 overlay); otherwise, R-1A, RP-1, RP-2 or RP-3. Densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service.</p> <p>County's Planned Growth Area: PR, densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service; RB at 6 or more dus/ac may be considered with use on review. (Note: This proposed 6 dus/ac threshold for use on review will require a zoning ordinance change.)</p>	<p>Other Zoning to Consider:</p> <p>City's Urban Growth Boundary: R-2, R-3 and R-4</p>
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High Density Residential (HDR)

This land use is primarily characterized by apartment development at densities greater than 24 dwelling units per acre.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • On major collector and arterial streets, adjacent to regional shopping and major office districts (office sites allowing four or more stories); these sites must be identified in sector or small area plans • Within the CBD or its adjacent areas, such as portions of the Morningside community • On relatively flat sites (slopes less than 10 percent) • Along corridors with transit and sidewalks 	<p>Recommended Zoning and Programs:</p> <p>City: C-2, RP-2 and RP-3, and new form-based codes (e.g. South Waterfront). R-3 and R-4 (with an IH-1, NC-1 or H-1 overlay in the 'Heart of Knoxville' area)</p>	<p>Other Zoning to Consider:</p> <p>TC-1 and TC (where higher density residential is part or a mixed-use project)</p>
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Medium Density Residential/Office (MDR/O)

Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on thoroughfares). In areas designated MU-MDR/O, either use can be created. These uses provide a buffer to low density residential areas, particularly when located adjacent to a thoroughfare or as a transition between commercial uses and a neighborhood.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • See Medium Density Residential (MDR) criteria 	<p>Recommended Zoning and Programs:</p> <p>City: RP-1, RP-2, RP-3</p> <p>County: PR</p>	<p>Other Zoning to Consider:</p> <p>City: O-1, O-2</p> <p>County: OB</p>
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OFFICE and BUSINESS/TECHNOLOGY LAND USE CLASSIFICATIONS

Office (O)

This land use includes business and professional offices and office parks.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Low intensity business and professional offices (less than three stories) may be transitional uses from commercial or industrial uses to neighborhoods • Generally level sites (slopes less than 15 percent) • Access to major collector or arterial streets, particularly within one-quarter mile of such thoroughfares • Highest intensity office uses (development that is four or more stories), should be located in close proximity to arterial/freeway interchanges or be served by transit 	<p>Recommended Zoning and Programs:</p> <p>City: O-1, O-2, O-3, or a new office zone that requires site plan review</p> <p>County's Planned Growth Area: OA, OC, PC (with covenants) or a new office park zone that requires site plan review</p>	<p>Other Zoning to Consider:</p> <p>In areas that are identified in sector plans exclusively as office land uses, OB.</p>
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Technology Park (TP)

This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor. Additional districts could be created in other areas of the city or county. The development standards that are adopted by the Tennessee Technology Corridor Development Authority should be used for such districts.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Within the Technology Corridor or subsequent areas designated for Technology Park development • Sites near freeway interchanges or along major arterials • Water, sewer and natural gas utilities available 	<p>Recommended Zoning and Programs:</p> <p>City: BP-1</p> <p>County's Planned Growth Area: BP and PC (with covenants limiting uses to research/development)</p>	<p>Other Zoning to Consider:</p> <p>EC (with limitations to require office and research/development uses)</p>
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RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS

Rural Commercial (RC)

This classification includes retail and service-oriented commercial uses intended to provide rural communities with goods and services that meet day-to-day and agricultural-related needs.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • At the intersection of two thoroughfares (arterial or collector roads) • Rural commercial nodes should generally not exceed more than 300 feet in depth and lots and not extend more than 300 feet away from the intersection 	<p>Recommended Zoning and Programs:</p> <p>County's Rural Area: CR PC as provided in Growth Policy Plan</p>	<p>Other Zoning to Consider:</p> <p>CN</p>
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Neighborhood Commercial (NC)

This classification includes retail and service-oriented commercial uses intended to provide goods and services that serve the day-to-day needs of households, within a walking or short driving distance. Neighborhood commercial uses may also be accommodated within neighborhood centers (see Mixed Use and Special Districts).

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Generally located at intersections of collectors or arterial streets at the edge of or central to a neighborhood • New NC should not be zoned for or developed within ½ mile of existing commercial that features sales of day-to-day goods and services • Automobile-oriented uses (e.g. gas stations or convenience stores) should be located on arterial street at the edge of neighborhood • Should not exceed the depth of the nearby residential lots and not extend more than a block (typically no more than 300 feet) away from the intersection 	<p>Recommended Zoning and Programs:</p> <p>City: C-1 County's Planned Growth Area: CN</p>	<p>Other Zoning to Consider:</p> <p>SC-1</p>
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RETAIL and RELATED SERVICES LAND USE CLASSIFICATIONS (continued)

Community Commercial (CC)

This land use includes retail and service-oriented development, including shops, restaurants, and what has come to be known as “big box” retail stores; typical service area includes 20,000 to 30,000 residents. Community commercial uses may also be considered within community centers (see Mixed Use and Special Districts).

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Locate at intersection of arterial streets • Sites should be relatively flat (under 10 percent slope) and with enough depth to support shopping center and ancillary development. • Vehicular and pedestrian connections should be accommodated between different components of the district (e.g. between stores, parking areas and out-parcel development) • Infrastructure should include adequate water and sewer services, and major arterial highway access • Community commercial centers should be distributed across the city and county in accordance with recommended standards of the Urban Land Institute 	<p>Recommended Zoning and Programs:</p> <p>Because of traffic and lighting impacts (potential glare) and buffering needs of surrounding interests, ‘planned zones’ should be used.</p> <p>City: SC-2, PC-1 and PC-2.</p> <p>County’s Planned Growth Boundary: PC or SC</p>	<p>Other Zoning to Consider:</p> <p>As infill development within areas already zoned C-3, C-4, C-5 and C-6 (City), and CA, CB and T (County)</p>
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Regional Commercial (RS)

This land use includes retail and service-oriented development that meets the needs of residents across Knox County and surrounding areas. Development typically exceeds 400,000 square feet; malls have been a typical form and ‘life-style centers’ (e.g. Turkey Creek) are examples. Regional Commercial uses may also be considered in Regional Centers (see Mixed Use and Special Districts).

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Flat sites (under 10 percent slope) • Locate near interstate interchanges with major arterial highway access • Water, sewer, gas and stormwater systems should be capable of handling the development • Vehicular and pedestrian connections should be accommodated between components of the development 	<p>Recommended Zoning and Programs:</p> <p>Because of the magnitude of the traffic and environmental impacts, planned zones should be used.</p> <p>City: SC-3, PC-1 and PC-2</p> <p>County’s Planned Growth Boundary: PC</p>	<p>Other Zoning to Consider:</p> <p>As infill development within areas already zoned C-3, C-4, C-5 in the City CA, CB and SC in the County</p>
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General Commercial (GC)

This category includes previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. Such land use classification and related zoning should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Existing commercial areas 	<p>Recommended Zoning and Programs:</p> <p>City: C-6 and PC-1</p> <p>County’s Planned Growth Area: PC</p> <p>New corridor design overlays when designated as special districts (see Mixed Use and Special Districts)</p>	<p>C-3, C-4, C-5, SC-1, SC, CA and CB for infill commercial development in areas previously zoned for commercial uses</p>
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MIXED USE and SPECIAL DISTRICTS

There are several types of mixed-use areas: neighborhood, community and regionally-scaled districts and urban corridors. Mixed Use areas can be developed with higher intensity uses because of infrastructure and ability to sustain alternative modes of transportation. Development plan review is crucial. These areas should typically be created with sidewalks. Shared parking may be considered. Automobile and truck-dependent uses, such as heavy industrial, distribution and highway-oriented commercial uses should not be located in neighborhood, community and regional mixed-use centers. There are likely to be several distinctions between types of mixed use designations. Each Sector Plan and the One Year Plan will have a separate section which outlines the intent of each mixed use district and the development criteria for the district.

1. Neighborhood Mixed Use Center (MU-NC)

These are the least intense of the proposed mixed use districts. Residential densities of 5 to 12 dus/ac are appropriate within the area. Locations at the intersection of a local street and thoroughfare are generally most appropriate. The surrounding land uses should primarily be planned for low or medium density residential. The buildings of these centers should be designed with a residential character and scale to serve as a complement to the surrounding neighborhoods.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Flat terrain (slopes generally less than 10 percent) • Served by or planned to be served by sidewalks • The location does not include auto and truck-oriented uses such as industrial, strip commercial and warehouse/distribution uses unless the proposal calls for a redevelopment of such areas • At the intersection of a local street and throughfare • Next to low or medium density residential 	<p>Recommended Zoning and Programs:</p> <p>TND-1</p>	<p>Other Zoning to Consider:</p> <p>Other form- or design-based codes</p>
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2. Community Mixed Use Center (MU-CC)

These centers are envisioned to be developed at a moderate intensity with a variety of housing types (8 to 24 dus/ac). The core of the district, with its predominant commercial and office uses, should be within ¼ mile of the higher intensity residential uses (such as townhouses and apartments). The district should be located within a ¼-mile radius of an intersection of the thoroughfare system (a collector/arterial or arterial/arterial intersection). In addition to sidewalks, the district should be served by transit. Redevelopment of vacant or largely vacant shopping centers are considerations for these centers.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Flat terrain (slopes generally less than 10 percent) • Location does not include auto/truck-oriented uses such as industrial, strip commercial and warehouse/distribution, unless the proposal calls for redevelopment of such areas • Within a ¼-mile radius of an intersection (a collector/arterial or arterial/arterial intersection) • Commercial/office core should be within ¼ mile of the higher intensity residential uses (townhouses & apts.) • Served by or planned to be served by sidewalks and transit services 	<p>Recommended Zoning and Programs:</p> <p>TC-1, TC</p>	<p>Other Zoning to Consider:</p> <p>Other form- or design-based codes</p>
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3. Regional Mixed Use Center (MU-RC)

These are envisioned to be highest intensity mixed use centers. These districts should be served by sidewalk and transit systems and be located on a major arterial, adjacent to an Interstate highway or adjacent to downtown. Housing densities in the core of such districts can be 24 or more dus/ac. Downtown Knoxville's Central Business District is a regional mixed use center.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Flat terrain (slopes generally less than 10 percent) • Served by or planned to be served by sidewalks • Location does not include auto/truck-oriented uses such as industrial, strip commercial and warehouse/distribution, unless proposal calls for redevelopment of such areas • On a major arterial, adjacent to an interstate highway or adjacent to downtown 	<p>Recommended Zoning and Programs:</p> <p>C-2 in the Central Business District (Downtown); an adaptation of C-2 for the 'Downtown North' area (Central City Sector); TC-1, TC or new form-based codes (and regulating plans) for other community and regional centers</p>	<p>Other Zoning to Consider:</p> <p>Other form- or design-based codes</p>
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MIXED USE and SPECIAL DISTRICTS (continued)

4. Urban Corridor Mixed Use (MU-UC)

Several street corridors within the city have potential for redevelopment with a mix of retail, restaurants, office and residential uses. Commercial cores should be created at points (nodes) along these corridors, allowing a vertical mix of uses (for example, shops at ground level and apartments above); such nodes should not be more than four blocks long.

Location Criteria:

- Corridors should have sidewalks, transit services, street trees and related beautification
- Capable of sustaining on-street parking along corridor or along side streets

Recommended Zoning and Programs:
City: form-based or design-based codes (e.g. South Waterfront)

5. Special Mixed Use District (MU with reference number)

These can include designations to address urban design, pedestrian and transit-oriented development and vertical mixed use in designated areas. The areas may include older portions of the city or county where redevelopment and/or preservation programs are needed for revitalization purposes.

Location Criteria:

- Case-by-case analysis is recommended

Recommended Zoning and Programs:
TND-1, TC-1, TC, especially in greenfield areas, or form-based or designed-based codes as noted in the Sector Plan and One Year Plan for each of these districts.

6. Special Corridors (CD with reference number)

These can include designations to address urban design and environmental concerns along commercial or industrial corridors (where overlays for aesthetic reasons or sidewalks may be recommended, like the Chapman Highway corridor). Other potential corridor designation could include rural/farmland conservation areas.

Location Criteria:

- Case-by-case analysis is recommended

Recommended Zoning and Programs:
Should be noted in Sector Plan & One Year Plan for each of these districts.

INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS

Light and Heavy Industrial (LI and HI) and Mining (HIM)

These classifications are typically used to identify older industrial areas, which were intended for manufacturing, assembling, warehousing and distribution of goods. Light industrial uses include such manufacturing as assembly of electronic goods and packaging of beverage or food products. Heavy industrial uses include such processes used in the production of steel, automobiles, chemicals, cement, and animal by-products and are viewed as clearly not compatible with areas designated for residential, institutional, office and retail uses. Quarry operations and asphalt plants are a particular form of heavy industrial, generally located in rural areas.

Location Criteria:

- Existing industrial areas
- Within one mile of an interstate interchange with access via standard major collector or arterial streets

Recommended Zoning and Programs:
City: I-1, I-2, I-3 and I-4 (infill development, using those zones, may be appropriate); C-6, PC-2 and a new planned, industrial zone, that requires site plan review, may be warranted to address environmental and transportation issues and surrounding community concerns.
County's Planned Growth Boundary: LI; EC zone should be used in future development

Other Zoning to Consider:
County: I (Industrial) should be used in cases involving rezonings to accommodate mining activities and should be accompanied by buffering and other conditions to protect adjacent property owner. PC, LI, I and CB may be considered for infill industrial development.

INDUSTRIAL AND WAREHOUSE/DISTRIBUTION LAND USE CLASSIFICATIONS (continued)

Business Park (BP) Type 1

Primary uses are light manufacturing, office and regionally-oriented warehouse/distribution services in which tractor-trailer transportation is to be a substantial portion of the operations. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans shall address landscaping, lighting, signs, drainage, and other concerns that are raised in the rezoning process. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Relatively flat sites (predominant slopes less than 6 percent) out of floodplains • Relatively large sites (generally over 100 acres) • Away from low and medium density areas or where truck traffic would have to go through such areas • Areas with freeway and arterial highway access (generally within two miles of an interchange) • Rail access is a consideration • Can be served with sanitary sewer, water, natural gas 	<p>Recommended Zoning and Programs:</p> <p>City: I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p>County's Planned Growth and Rural Areas: EC</p>	<p>Other Zoning to Consider: PC</p>
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Business Park (BP) Type 2:

Primary uses are light manufacturing, offices, and locally-oriented warehouse/distribution services. Retail and restaurant services, which are developed primarily to serve tenants and visitors to the business park can be considered. A zoning category which requires site plan review is expected in the development or redevelopment of such areas. Site plans must include provisions for landscaping, lighting and signs. Substantial landscaped buffers are necessary between uses of lesser intensity, particularly residential, office and agricultural uses.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Relatively flat sites (predominant slopes less than 6 percent) out of floodplains • Relatively large sites (generally over 100 acres) • Away from low and medium density areas or where truck traffic would have to go through such areas • Freeway and arterial highway access (generally within two miles of an interchange) • Rail access is a consideration • Sites that can be served with sanitary sewer, water and natural gas 	<p>Recommended Zoning and Programs:</p> <p>City: I-1, C-6, PC-2 or a new Planned Industrial Park zone</p> <p>County's Planned Growth and Rural Areas: EC</p>	<p>Other Zoning to Consider: PC</p>
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PARK, PUBLIC INSTITUTIONAL, OTHER OPEN SPACE & ENVIRONMENTAL PROTECTION

Public Parks and Refuges (PP)

This land use classification contains existing parks, wildlife refuges or similar public or quasi-public parks, open spaces and greenways. It also contains quasi-public spaces, which are owned by civic or related organizations. Location criteria is not needed relative to large components of the park system, like community, district and regional parks and refuges; these areas are generally established through capital expenditures or land transfers from state or federal governments.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Neighborhood parks, squares and commons should be within ¼ mile of residents in the traditional residential areas (particularly the 'Heart of Knoxville') and within ½ mile of residents within the balance of the city and county's Planned Growth area. • Greenways should be located along or within the flood plains of streams and rivers/reservoirs. Other potential locations include ridges and utility corridors. 	<p>Recommended Zoning and Programs:</p> <p>City: OS-1</p> <p>County's Planned Growth and Rural Area: OS, E and OC</p> <p>A new zone should be created to designate parks, schools and similar institutional lands for both city and county jurisdictions.</p>	<p>Other Zoning to Consider: Other zones that allow parks and open space as permitted uses</p>
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PARK, PUBLIC INSTITUTIONAL, OTHER OPEN SPACE & ENVIRONMENTAL PROTECTION

Civic/Institutional (CI)

Land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Existing public uses, other than parks and greenways • Quasi-public uses of two acres or more 	<p>Recommended Zoning and Programs:</p> <p>City and County: New zoning categories for such uses or continue to use conventional zones (e.g. O-1, O-2 and OB)</p>	<p>Other Zoning to Consider:</p> <p>Other zones that allow civic/institutional as permitted uses.</p>
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Other Open Space (OS)

Land uses include cemeteries, private golf courses, and similar uses.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Existing cemeteries, private golf courses and private open spaces 	<p>Recommended Zoning and Programs:</p> <p>City: OS-1 and a new zone created to designate parks, schools and similar institutional lands County's Planned Growth and Rural Area: OS, E and OC</p>	<p>Other Zoning to Consider:</p> <p>A-1, and A</p>
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Hillside/Ridge Top Protection Areas (HP)

This classification is used to identify hillsides, ridges and similar features that have a slope of 15 percent or more. Open space, recreation land or very low density housing (one dwelling unit per two acres) is recommended for slopes exceeding 25 percent. For slopes of 15 to 25 percent, housing densities should not exceed 2 dus/ac). Office uses may also be considered. Building height should not exceed 35 feet.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Hillsides greater than 15 percent slope 	<p>Recommended Zoning and Programs:</p> <p>City: RP-1, OS-1 and a new hillside protection zoning overlay, that has standards for various residential and office land uses and the amount of land disturbance that can take place relative to the degree of slope. County's Planned Growth and Rural Areas: OS, E, A (on slopes less than 15 percent) and PR; a new hillside protection zoning overlay, that has standards for various residential and office land uses and the amount of land disturbance that can take place relative to the degree of slope.</p>	<p>Other Zoning to Consider:</p> <p>Other zones that require use-on-review</p>
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Stream Protection Areas (SP)

Typically these are areas which are subject to flooding. Such areas include both the floodway, which carries the significant portion of stormwater, and the 500-year flood fringe, which the city and county govern with various stormwater regulations.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Floodways and flood fringes 	<p>Recommended Zoning and Programs:</p> <p>City: F-1 and 'planned zones' (such as RP-1 and PC-1), which entail site plan review. County's Planned Growth Area: F and 'planned zones' (such as PR and PC), that require site plan review to address flooding and stream protection issues</p>
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Water (W)

Typically includes the French Broad River, Holston River, Fort Loudoun Lake/Tennessee River, and Melton Hill Lake/Clinch River.

<p>Location Criteria:</p> <ul style="list-style-type: none"> • Rivers, TVA reservoirs 	<p>Recommended Zoning and Programs:</p> <p>City: F-1 County: F</p>
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Major Rights of Way (ROW)

Generally, the rights-of-way of interstates and very wide parkways and arterial highways are depicted on the future land use map.

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902
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