
MEMORANDUM

Agenda Item # 8

Date: January 6, 2010
To: Metropolitan Planning Commission
From: Mark Donaldson, Executive Director
Subject: **Vestal Site Improvement Plan – 12-B-09-SAP**

RECOMMENDATION: APPROVE

MPC staff recommends that you adopt the [Vestal Site Improvement Plan](#) and forward the plan to City Council with a recommendation for adoption. A resolution is included for that purpose.

BACKGROUND

This Vestal Site Improvement Plan was created to implement new development and renovation in the heart of Vestal, an area surrounding the Ogle Avenue and Martin Mill Pike intersection. The projects that are identified in this document are in keeping with the provisions of the Vestal Redevelopment Plan, adopted by City Council in 2006. This plan is intended to:

- provide direction for the future form of the area, including buildings and road and sidewalk profiles;
- establish the design program for street, sidewalks, plaza and greenway space;
- establish phases for the improvements, including estimates of cost; and
- outline the overall development and implementation approaches.

This plan was created as part of the Empowerment Zone (EZ) process. The central focus revolves around a brownfield site (a former gas station at 4119 W. Martin Mill Pike; now demolished), which was identified by the community as the prime site for restoration and redevelopment. Prior to the identification of the EZ project, a separate effort was underway by a group of people including staff of the city's Community Development Department, East Tennessee Community Design Center and Knoxville-Knox County Metropolitan Planning Commission to develop a master plan for this area. In an effort to make sure that these two efforts were complementary, the city worked with Elizabeth Eason Architecture, llc. and their associates to develop this document, which expands upon the previous small area plan concepts.

In addition to meetings with the project area stakeholders, the consultants held a public workshop and a public meeting in Vestal to create the plan.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE VESTAL SITE IMPROVEMENT PLAN**

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

WHEREAS, City of Knoxville requested that the Metropolitan Planning Commission assist in document preparation, and pursue the adoption of this plan by the Metropolitan Planning Commission and City Council; and

WHEREAS, this plan is a guide for specific site improvements in the Vestal Redevelopment Area and its concepts and proposals form a new part of the South City Sector Plan; and

WHEREAS, the consultants held meetings with stakeholders, a public workshop and a public hearing in the community to develop and review the plan concepts.

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

SECTION 1: The Commission hereby adopts the Vestal Site Improvement Plan, dated January 2010, as an element of the General Plan and amendment to the South City Sector Plan.

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

Date

Chairman _____

Secretary _____