KNOXVILLE·KNOX COUNTY

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METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

MEMORANDUM

Agenda Item # 43

To: Metropolitan Planning Commission

From: Michael Reynolds, Secretary for the Downtown Design Review Board

Date: June 30, 2010

Re: Revision to "Districts Map" – Downtown Knoxville Design Guidelines – 3-B-10-OB

BACKGROUND:

On May 18, 2010, City Council rezoned a portion of World's Fair Park to place the D-1 (downtown design overlay) district over the existing C-2 zone (see hatched area on Attachment 1). With this rezoning, all of World's Fair Park is now covered by the D-1 overlay district.

Once an area is added to the D-1 district it must receive a "District" designation because there are four districts within the Downtown Knoxville Design Guidelines (the Guidelines) which have specific design requirements. The four districts are: Boulevard, Traditional Grid, Warehouse, and Promenade. These districts can be viewed in more detail in the Guidelines which are located at the following website:
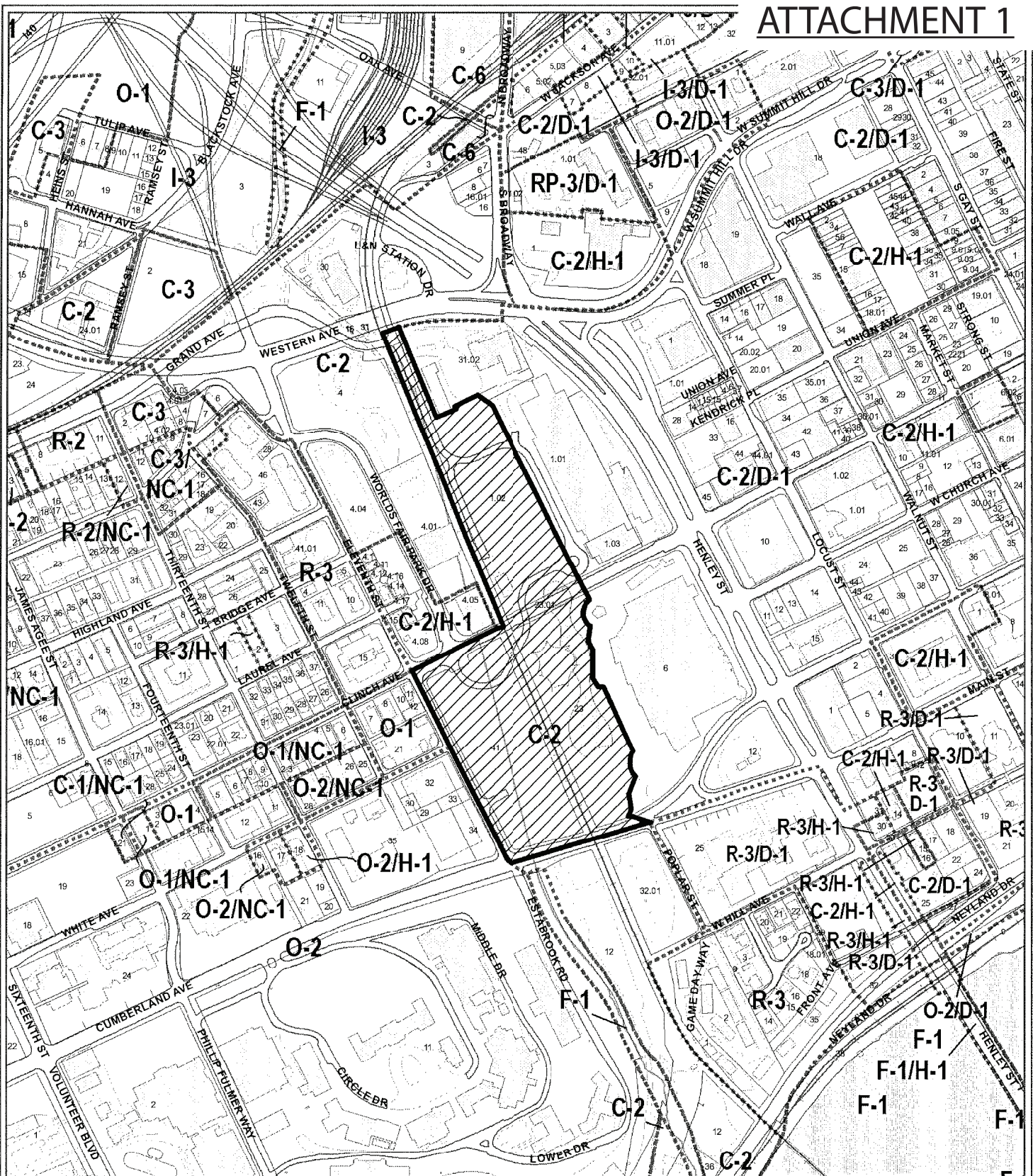http://archive.knoxmpc.org/plans/dguides/downtown.pdf

OVERVIEW:

The district boundaries are shown in Attachment 2, "The Districts" map. The Downtown Design Review Board reviewed the area that was added to the D-1 district to determine which district is most appropriate. The surrounding development and adjacent district designations were taken into consideration.

The adjacent district is the Boulevard District, which covers the Convention Center and balance of World's Fair Park. This district recognizes development patterns that have lawns or landscaped area between the building and the sidewalk, and allows small monument signs within the lawn area. This type of development is typical of this area of World's Fair Park and was determined appropriate for a park setting.

RECOMMENDATION:

The Downtown Design Review Board recommends that the area rezoned to D-1 district in World's Fair Park, be designated as the "Boulevard District" on "The Districts" map in the Guidelines.

1

C-3
O-1
TULIP AVE
C-3
HEINS
RAMSEY'S
BLACKSTOCK AVE
I-3
HANNAH AVE
C-2
C-3
O-1
F-1
C-2
C-6
I-3
C-6
W JACKSON AVE
WYANDFORD
C-2
S BROADWAY
C-2/D-1
O-2/D-1
I-3/D-1
I-3/D-1
RP-3/D-1
W SUMMIT HILL DR
N SUMMIT HILL DR
C-3/D-1
C-2/D-1
STATE ST
FIRE ST
S GAY ST
C-2/H-1
L&N STATION DR
GRAND AVE
WESTERN AVE
C-2
C-3
R-2
C-3/NC-1
R-2/NC-1
WORLDS FAIR PARK DR
31.02
1.02
1.01
WALL AVE
C-2/H-1
SUMMER PL
UNION AVE
KENDRICK PL
C-2/D-1
HENLEY ST
LOCUST ST
WALNUT ST
STRONG ST
MARKET ST
C-2/H-1
W CHURCH AVE
R-3
ELEVENTH ST
C-2/H-1
R-3/H-1
HIGHLAND AVE
THIRTEENTH ST
BRIDGE AVE
LAUREL AVE
C-2
NC-1
FOURTEENTH ST
C-1/NC-1
O-1
O-1/NC-1
O-2/NC-1
O-1
CLINCH AVE
O-1
C-2
C-2/H-1
C-2/H-1
R-3/D-1
C-2/H-1
R-3/D-1
R-3
D-1
R-3/H-1
R-3/D-1
MAIN ST
R-3
O-2/H-1
O-1/NC-1
O-2/NC-1
WHITE AVE
O-2
SIXTEENTH ST
VOLUNTEER BLVD
CUMBERLAND AVE
PHILLIP FULMER WAY
CIRCLE DR
MIDDLE DR
ESTABROOK RD
POPLAR ST
GAME DAY WAY
W HILL AVE
R-3/H-1
C-2/H-1
R-3/H-1
R-3/D-1
R-3
FRONT AVE
NEYLAND DR
C-2/D-1
O-2/D-1
F-1
F-1/H-1
F-1
HENLEY ST
F-1
C-2
LOWER DR
C-2
F-1

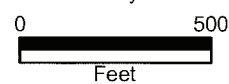|	
9-C-09-RZ **REZONING**	Petitioner: City of Knoxville
From: C-2 (Central Business District) To: C-2 (Central Business District) / D-1 (Downtown Design Overlay) and Design Guidelines	Map No: 94 Jurisdiction: City 0 500 Feet

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Section 2: The Districts

WAREHOUSE DISTRICT

PROMENADE DISTRICT

BOULEVARD DISTRICT
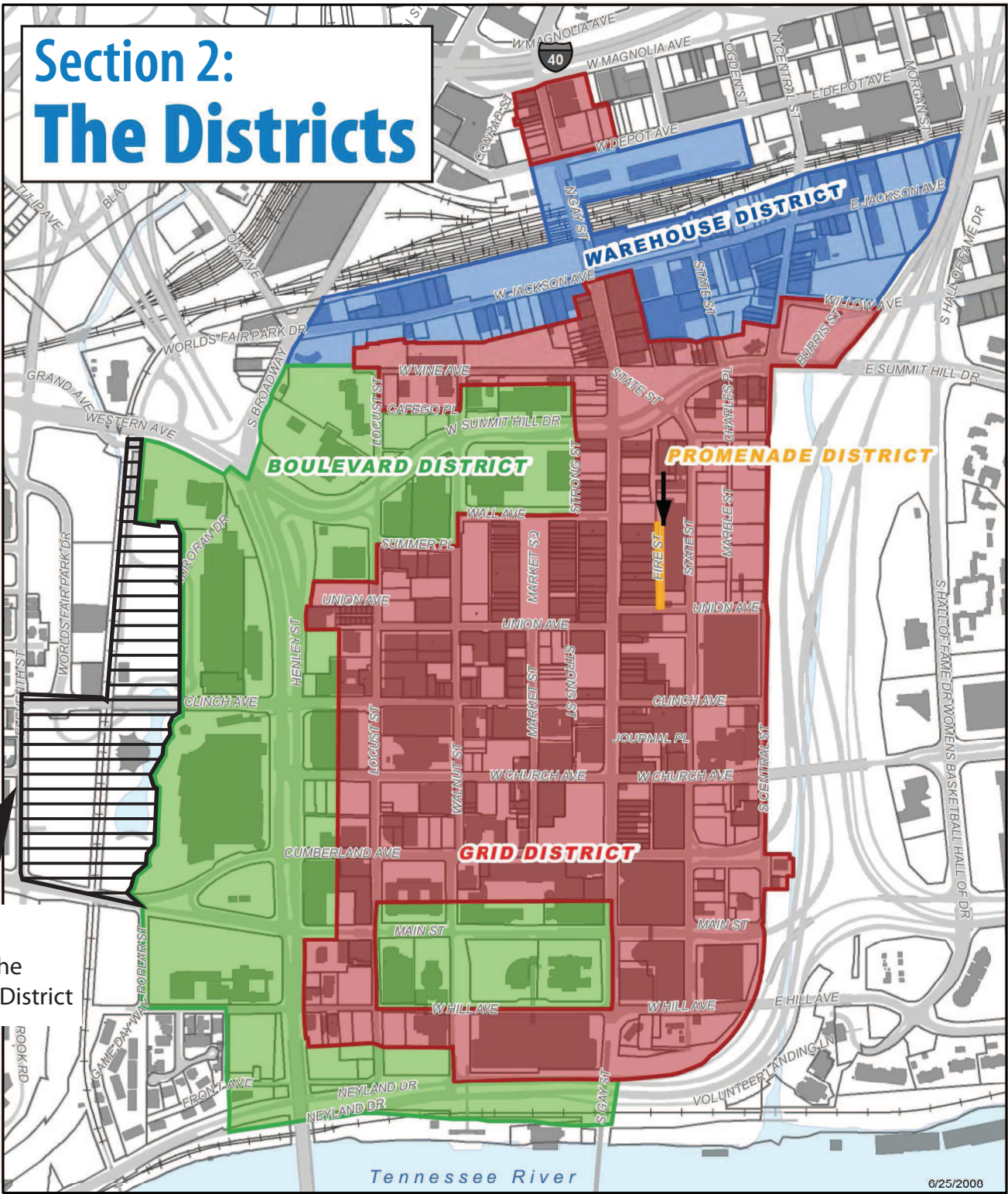
GRID DISTRICT

Area to be added to the Boulevard District

Tennessee River

6/25/2000

The Districts map shows the unique areas that have developed in downtown. Most of the District boundaries are at mid-block (that is, at the alleys), which helps to keep similar patterns of development on both sides of the street. Districts, while interrelated to each other, have a special identifying character as outlined in this chapter.

LEGEND

Districts
- Boulevard District
- Grid District
- Promenade District
- Warehouse District

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