



MEMORANDUM

Agenda Item# 9

Date: August 11, 2011
To: Planning Commission
From: Mark Donaldson, Executive Director
RE: [South City Sector Plan - 8-A-11-SAP](#)

RECOMMENDATION: APPROVE

I recommend that you adopt the South City Sector and forward it to both the City Council and County Commission with recommendations for a doption. A resolution is included for that purpose.

BACKGROUND

Adoption of this plan will update the previous version that was created in 2001. The plan consolidates recommendations from the Urban Wilderness Corridor initiative, the Knoxville-Knox County Parks, Recreation and Greenways Plan, the Knoxville Street Tree Master Plan, the South Waterfront Vision Plan, the Vestal Site Improvement Plan, and the Chapman Highway Corridor Study. It also offers several new mixed land use districts.

This sector plan is the first to include a green infrastructure element, outlining recommendations for connecting the trail system, parks, and schools and for protecting forested ridge lines. Several implementation strategies are outlined:

- Support Legacy Park's Knoxville Urban Wilderness and Historic Corridor initiative
- Connect new community facilities to the Urban Wilderness and Historic Corridor
- Conserve wooded hillsides, which help maintain our natural ridge system
- Protect the area's watershed system
- Preserve historic fort areas
- Extend the Urban Wilderness and Historic Corridor to other South County areas
- Preserve the South Waterfront Greenbelt that forms the backdrop to the waterfront.

The land use pattern remains primarily the same, with the addition of seven new mixed use special districts. These districts are areas within which there may be a variety of land uses developed, and they often have their own specific community facilities and transportation recommendations. These districts include:

- The South Waterfront - which builds off the recommendations contained in the Vision Plan, including new streets, parks, and pedestrian and bicycle connections
- An area adjacent to the South Waterfront District - where planned zones are recommended to ensure proper buffering of adjacent residential uses

- Log Haven - where planned zones are recommended in order to maintain the natural setting
- Chapman Highway (Downtown to Martin Mill Pike) - where higher intensity uses are encouraged and a form-based zone is proposed
- Chapman Highway (Taliwa Court to Fronda Lane) - where a town center and park improvements are encouraged
- Chapman Highway (Lakeview Drive to Lindy Drive) - where a new form-based district is recommended to create neighborhood-oriented mixed use development
- Downtown Vestal - where a new form-based district will implement the design concepts of the Vestal Site Improvement Plan.

MPC staff held three open house-style meetings in developing the plan. The first was directed to a review of trends and recently adopted plans (e.g., the South Waterfront and Vestal plans), and to discuss citizens' concerns. At the second meeting, plan concepts were presented and discussed. Finally, at the last meeting held on July 26, the draft was presented; citizens were satisfied with the plan and did not recommend changes. The plan has also been highlighted on the MPC website; staff has not received any adverse comments about the document.

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE SOUTH CITY SECTOR PLAN
AND AMENDING THE KNOXVILLE/KNOX COUNTY GENERAL 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, the Metropolitan Planning Commission staff prepared a background report, containing an inventory of existing conditions and trends regarding the sector; and

WHEREAS, this plan is consistent with the plan maps and policies of the Farragut-Knoxville-Knox County Growth Policy Plan, maintaining the Urban Growth Boundary, Planned Growth Area and Rural Area of the Growth Plan; and

WHEREAS, this plan is consistent with the goals of the Knoxville-Knox County General Plan, including those related to development of a strong economy, provisions of transportation choices, development and enhancement of neighborhoods, communities and corridors, provisions for strategic investments, and protection of historic resources and water quality; and

WHEREAS, the Metropolitan Planning Commission staff held three public meetings to solicit public input and incorporated the input into this plan; and

WHEREAS, this plan includes recommendations concerning land use, transportation, community facilities, green infrastructure, and includes a five and fifteen year plan with proposed implementation methods, including capital improvements.

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

SECTION 1: The Commission hereby adopts the South City Sector Plan, dated August 2011 and amends the General Plan.

SECTION 2: The Planning Commission further recommends (a) that the Knoxville City Council adopt the plan and amend the General Plan and (b) that the Knox County Commission adopt the plan and amend the corresponding General Plan by resolution.

SECTION 3: This Resolution shall take effect upon its approval.

Date

Chairman _____

Secretary _____