



MEMORANDUM

Date: March 2, 2011
To: Planning Commission
From: Mark Donaldson, Executive Director
Subject: Inskip Small Area Plan - 2-A-11-SAP

RECOMMENDATION: APPROVE

MPC staff recommends that you adopt the [Inskip Small Area Plan](#) (an amendment to the Knoxville Knox County General Plan and update to the North City Sector Plan and update to the Knoxville-Knox County Park, Recreation and Greenways Plan) and forward the plan to City Council with a recommendation for adoption. A resolution is included for that purpose.

Overview of the Plan

In March 2009, former City Councilman Bob Becker asked for a study of the land uses and zoning of properties along Inskip Drive. In the process of doing background analysis, it became apparent to MPC staff that there were other land use and zoning issues that needed to be addressed outside the Inskip Drive corridor. Since there is no official boundary for Inskip, staff determined that the study area for the Inskip Small Area Plan should be Cedar Lane to the north, I-75 to the west, I-640 to the south, and Bruhin/Inskip Road to the east.

During the time the Inskip Small Area Plan was being developed, there were two other efforts underway in the Inskip area: Healthy Kids, Healthy Communities and Safe Routes to Schools. These two programs were addressing similar issues of the Inskip community and are germane to the plan. Consequently, access to sidewalks and parks for both recreation and safety purposes is heavily emphasized in the plan.

The Inskip Small Area Plan has three basic components: pedestrian accommodations, land use and neighborhood conservation, and community facilities, as described below.

Pedestrian accommodations (sidewalks, crosswalks and traffic calming): This section outlines the extensive need for pedestrian safety in the Inskip community. There are only a handful of sidewalks, which do not create a cohesive sidewalk network. Within the study boundary, the vast majority of the area is within either the Inskip or Sterchi

Elementary parental responsibility zone. The lack of pedestrian accommodations along streets and key intersections make it dangerous for children and their parents to walk to school. In addition, there are small neighborhood commercial areas that many area residents walk to that would benefit from additional pedestrian accommodations. The plan highlights streets and intersections that are the highest priority for pedestrian accommodations to make connections to the Inskip Elementary School, parks and neighborhood commercial centers. Also, this plan includes recommendations on potential greenways in the area.

Land use plan and neighborhood conservation: This section addresses a broad scope of issues in the Inskip area. There are many land uses within the community, ranging from single family residential to industrial. The majority of the area is used for single family residential purposes; however, the predominant zoning is R-2 (general residential) which allows medium density residential development, such as apartments up to 24 units per acre. The plan recognizes that the land use and zoning discrepancy does not foster neighborhood stability in particular areas and makes the recommendation that many single family residential properties should be considered for rezoning to an appropriate low density residential zoning classification. This is already supported by the One Year Plan and the North City Sector Plan land use designations. The plan will also amend the North City Sector Plan by creating three new neighborhood mixed use districts along Inskip Drive and by fixing a discrepancy between the One Year Plan and the sector plan along Central Avenue Pike, south of Inskip Drive.

Community facilities: This section of the plan addresses the recommendation of the Knoxville-Knox County Park, Recreation and Greenways Plan for a neighborhood park in the northeast quadrant of the Inskip area. In studying the vacant land in this area, there is not sufficient property for such a park. The plan does make a recommendation for the expansion of the Inskip Ballfields, which is just outside of the Inskip study boundary but is used by the Inskip community. There is property that sits between the ballfields and Interstate 75 that is predominantly within a floodplain and is heavily vegetated. This property would make a logical expansion of the existing park to provide for more passive recreational uses like walking trails.

Public meetings and hearings

MPC staff held three public meetings concerning the Inskip Small Area Plan. At each meeting MPC staff presented information about the plan and was available to answer questions, and record comments and suggestions. The draft plans were also posted to the MPC website for review and comments.

In addition to the MPC public hearing, there will be two additional public hearings before City Council.

**KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE INSKIP SMALL AREA PLAN AND AMENDING THE
KNOXVILLE/KNOX COUNTY GENERAL PLAN AND UPDATING THE NORTH CITY SECTOR
PLAN AND UPDATING KNOXVILLE-KNOX COUNTY PARK, RECREATION, AND
GREENWAYS 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, including economic development, uses associated with trade and housing, conservation of agricultural and forest resources, and provisions of utilities and facilities for schools, parks and open space, transportation and other infrastructure; 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, provisions for strategic investments, and protection of water quality; and

WHEREAS, the Community Facilities Plan is consistent with the intent of the Knoxville-Knox County Park, Recreation and Greenways Plan, adopted by MPC (2009) and Knoxville City Council (2010); and

WHEREAS, the Metropolitan Planning Commission staff prepared the Inskip Small Area Plan, and presented the plan concepts at three public meetings, and on the MPC website, to identify issues, discuss alternatives, develop the draft plan and review the final draft.

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

SECTION 1: The Commission hereby adopts the Inskip Small Area Plan, dated March 2011, as an element of the General Plan, update to the North City Sector Plan, and update to the Knoxville-Knox County Park, Recreation, and Greenways Plan.

SECTION 2: The Planning Commission further recommends that the Knoxville City Council adopt the plan through passage by ordinance.

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

Date

Chairman _____

Secretary _____