



MEMORANDUM

To: Metropolitan Planning Commission  
From: Mark Donaldson, Executive Director  
Copy: Steve Wise  
Subject: [North County Sector Plan, 6-A-12-SP](#)  
Date: July 5, 2012

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**RECOMMENDATION: APPROVE**

Staff recommends that you adopt the North County Sector Plan and forward it to both the City Council and County Commission with recommendations for adoption to make the plan operative. A resolution is included for that purpose.

**BACKGROUND**

Adoption of this plan will replace the previous version that was created in 1998.

***Land Use Proposals*** The proposed land use pattern remains primarily the same, with the areas identified for low density residential largely coinciding with the county's Planned Growth Area. The Agriculture/Rural area is kept to Bull Run and Raccoon Valleys, which coincides with the Rural Area of the Growth Policy Plan.

The plan contains six special land use districts. Several of these are mixed use districts in which commercial, office and/or residential uses would be appropriate with further development or redevelopment. These districts include:

***Clinton Highway/Powell Drive Mixed Use District:*** The completion of Powell Drive will place this section of Clinton Highway in an advantageous position for revitalization. A mixed use district and policies are proposed whereby office, light manufacturing, commercial and residential uses could be considered.

***Historic Powell Center:*** This area will likely experience a significant drop in thru-traffic with the completion of Powell Drive. However, because it is quite pedestrian-oriented now, the businesses and community can build upon its assets---three schools, historic buildings, and neighborhood-oriented commercial uses---in reinforcing historic Powell vitality.

## Agenda Item #6

*Callahan Road Mixed Use District:* The 2001 Corridor Plan land use proposals are left intact, which included office, retail, warehousing, and light industrial uses.

*Emory Road/I-75 Mixed Use District:* The continuation of commercial, office and medical-related development is recognized to the northeast as is medium density residential, which could be apartments or senior housing. West of the interchange, the relatively underdeveloped areas could sustain more intensity. Offices (medical and professional), retail, hotels and medium density residential would be appropriate for this area.

*I-75/Raccoon Valley Industrial and Commercial Center:* Outside of the mining sites and fragmented commercial uses, there are about 400 acres that could be more intensively developed, especially for warehousing/distribution uses and light industrial purposes. The creation of a master plan for the area should also be considered including expansion of utilities, layout of new roads and access points for more intense uses, design and development standards, and an economic development program

*Halls Mixed Use District:* This proposal focuses on and around Black Oak Shopping Center and the former Walmart Shopping Center. Several hundred square feet of vacant retail building space or land exists. Rather than concentrating solely on commercial uses, the proposed land use designation would allow a mix of retail, residential, and office uses, including vertical mixed use.

**Other Proposals** The Parks, Greenways and Recreation Facilities Plan was modified slightly. The Heiskell Community Park is depicted. The "Orange Route" greenway was removed, and two additional greenway proposals were added in Halls. A Green Infrastructure Plan is also included showing the greenway connections, Hillside Protection Areas, floodplains and areas with prime agricultural soils. No changes were made to the Long Range Transportation Plan.

### **PUBLIC PARTICIPATION**

MPC staff held five open house-style meetings in developing the plan. The first set was directed to a review of trends and recently adopted plans (e.g., the Park and Greenways Plan), and afforded citizens the opportunity to discuss their vision and concerns. At the second set of meetings, plan concepts were presented and discussed. Finally, last month 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 NORTH COUNTY 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 five 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 North County Sector Plan, dated July 2012 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 \_\_\_\_\_