



## MEMORANDUM

Date: October 02, 2012  
To: Planning Commission

Agenda

Item #11

From: Mark Donaldson, Executive Director  
RE: South County Sector Plan - 8-A-12-SP

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### **RECOMMENDATION: APPROVE**

Staff recommends that the planning commission adopt the [South County Sector Plan](#) and forward it to both the City Council and County Commission with recommendations for adoption. A resolution is included for that purpose.

### **BACKGROUND**

Adoption of these plan sections will replace the previous version that was created in 2002.

**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 coincides with the Rural Area of the Growth Policy Plan.

The plan contains three special land use districts, one of which is part of a small area plan. Several of these are mixed use districts in which commercial, office and/or residential would be appropriate with further development or redevelopment. These districts include:

*South Knox County Gateway Mixed Use District:* The Highland View Shopping Center, the adjacent golf driving range, and the Bower Field area are prime for revitalization given the area's position in entering Knox County. A mixed use district and policies are proposed whereby office, commercial and low-medium density residential uses could be considered.

*John Sevier Highway/Sevierville Pike Mixed Use District:* This section of Governor John Sevier Highway is in close proximity to large retail, medical, and call center employers. It is largely zoned commercial and has several vacant and underutilized lands making it advantageous for redevelopment. A walkable mixed-use redevelopment that encourages medium density residential uses, office and retail commercial uses could open up housing opportunities and walkability for employees in the area.

*Alcoa Highway Small Area Plan and Mixed Use District:* Alcoa Highway shopping centers have languished in recent years. While traffic has increased in the corridor the surrounding population has actually declined in the last ten years. With the upcoming TDOT widening project changes in the adjacent properties are expected. Two alternative land use plans are provided for this area given that TDOT may provide frontage roads as part of the redesign or they may not. Alternative 1, is a mixed-use district provides the opportunity for additional residential growth in the area, encouraging a mix of medium to high density residential, commercial and office uses. However, Alternative 2, without frontage roads, discourages additional residential growth, and relies solely on office and commercial uses, given the existing zoning, for future redevelopment.

**Other proposals:** 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.

In response to many comments from the public regarding the need to preserve the scenic integrity of Governor John Sevier Highway, the plan recommends the pursuit of an overlay zoning district to create better design and conservation standards. These design guidelines are proposed for the highway corridor on pages 34-35 of the plan.

The French Broad Conservation Corridor is also recommended in this sector plan and is outlined in the appendix of the plan. This area is proposed to better ensure that the area's natural resources and historic resources are conserved. The conservation area includes approximately 4,700 acres on the south side of the French Broad River. This boundary was first introduced in the East County Sector Plan and is based on the following factors: areas of prime farmland, the distribution of historic and archaeological resources, existing open space such as the Seven Islands Refuge and the prominent edges of the scenic vistas in the corridor, which are defined by the ridge lines that frame the area. The plan identifies a wide range of programs that could be used in implementing the corridor plan (for example, additional farm conservation easements and conservation subdivisions) and the principles for developing design guidelines to foster new development that is keeping with its traditional rural character.

## **PUBLIC PARTICIPATION**

MPC staff held six 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 a meeting regarding the Alcoa Highway Small Area Plan was held and then a final meeting where the full draft of the plan was presented; citizens were satisfied with the plan overall 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 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 six 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 Planning Commission hereby adopts the South County Sector Plan, dated October 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* \_\_\_\_\_