

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: March 7, 2013
File #: 3-A-13-OYP
Subject: Knoxville One Year Plan 2013 Update

Staff Recommendation:

APPROVE the 2013 One Year Plan update.

Comments:

The Knoxville City Charter requires that a One Year Plan be developed and adopted to tie the City of Knoxville's zoning districts to the Comprehensive Plan for the community. The Charter also requires the development of 15 year (Sector Plans) and 5 year (CIP) plans for policy and midrange guidance for the One Year Plan. The One Year Plan is used as the basis for rezoning decisions and short term public improvements within the City of Knoxville.

Staff mailed out 248 postcards to various members of the community, inviting them to participate in the annual update. Twenty-two of these postcards were returned with invalid addresses. Three public meetings were held throughout the City during February to present and discuss this year's update. Approximately 35-40 people in total attended the meetings.

Pursuant to the requirements of the City Charter, the staff has completed the annual update of the One Year Plan, which is included separately with your agenda package. Highlights of the 2013 update include the following:

- The staff is recommending nine general plan amendments. The South County sector has the largest proposal, as far as acreage. Staff is recommending that the entire proposed land use plan of the recently adopted South County Sector Plan be incorporated into the One Year Plan. This only applies to the areas within the South County Sector Plan that are within the City Limits of Knoxville. The South County Sector Plan update was adopted by City Council on November 27, 2012. All of the proposed staff recommended changes are shown by sector on maps

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located in Chapter 4 and are labeled as ‘Staff Amendments.’ These changes will bring the proposed areas of the One Year Plan into conformity with the Sector Plan, as called for by the City Charter.

- An appropriate land use designation is recommended for eight properties annexed by the City of Knoxville since the adoption of the 2012 Update. This was located in the South sector. This recommendation is shown by sector on a map in Chapter 4 and labeled as ‘Annexation Amendment.’
- Appendix B lists twelve individual quarterly plan amendments that were approved since the 2012 One Year Plan update.
- Staff has evaluated the list of General Rezoning in Chapter 5 of the Plan. Many of the proposals have been eliminated because they are either no longer relevant or they have already been rezoned.
- Staff is presenting several areas that may be appropriate for general rezonings, based on recommendations from either the ‘General Rezoning’ section of the One Year Plan, or from recommendations of adopted sector plans. Staff is requesting that MPC recommend that City Council consider these potential areas for general rezonings, which would give MPC staff the go-ahead to initiate the formal applications to begin the process. General rezonings, since they are neither initiated by the owners of the subject properties nor result from the annexation of property into the City Limits, need to be authorized by City Council before being initiated.

Please let me know if you have any questions about specific plan recommendations, this year’s update process or any other issues related to the One Year Plan.

POTENTIAL GENERAL REZONINGS LIST

1. SOUTH – 1st Council district – GR-7 from OYP – SW of Stone Rd and Wise Hills Rd.- Currently zoned I-4 - OYP and SP propose LDR - surrounded by LDR and a park - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
2. SOUTH – 1st Council district – GR-1 from OYP – SW side Aberdeen Ln., E side Gilbert Ln.-Currently zoned R-2- OYP and SP propose LDR- surrounded by LDR- Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
3. SOUTH – 1st Council district – GR-29 from OYP – E side Colonial Dr., N side Easton Rd., S of Chapman Hwy. - Currently zoned C-3- OYP and SP propose LDR- undeveloped under C-3 since rezoning in 1989 - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
4. SOUTH – 1st Council district – GR-2 from OYP – E and W sides E. Red Bud Rd., S side Panorama Dr. - Currently zoned R-2 - OYP and SP propose LDR - surrounded by LDR, park and some condos on E. Red Bud Rd. - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
5. SOUTH – 1st Council district – specific South City Sector Plan recommendation – South Haven neighborhood - E side James White Pkwy., N of Sevierville Pike - Currently zoned R-2 - OYP and SP propose LDR - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
6. NORTHWEST – 2nd Council district – GR-26 from OYP – West Hills - N side Corteland Dr., W of Vanosdale Rd. - Currently zoned R-1 - OYP and SP propose LDR, OYP has condition for R-1E zoning only - surrounded by LDR - Rezone to R-1E
7. NORTHWEST – 3rd Council district – GR-39 from OYP – N side Pleasant Ridge Rd., W of Lesa Ln. - Currently zoned RP-1 at 12 du/ac - OYP and SP propose LDR - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
8. NORTH – 4th Council district – GR-8 & 9 from OYP – E side Jacksboro Pike, N and S sides Elmwood Dr. – Currently zoned R-2 - OYP and SP propose LDR – 2 single lots surrounded by R-1 zoning - Rezone to R-1
9. NORTH – 4th Council district – GR-13 from OYP – W side Nora Rd, along Addison Dr., S of Greenway Dr. – Currently zoned I-2 - OYP proposes LDR, SP proposes LDR & CI – Mostly residential lots or churches surrounded by R-1 zoning, 1 business - Rezone to R-1 if not business
10. NORTH – 5th Council district – Inskip Small Area Plan recommendations – Inskip low density residential neighborhoods - Currently zoned R-2 – Where plans propose LDR – Detached homes on individual lots - Rezone to R-1 or R-1A

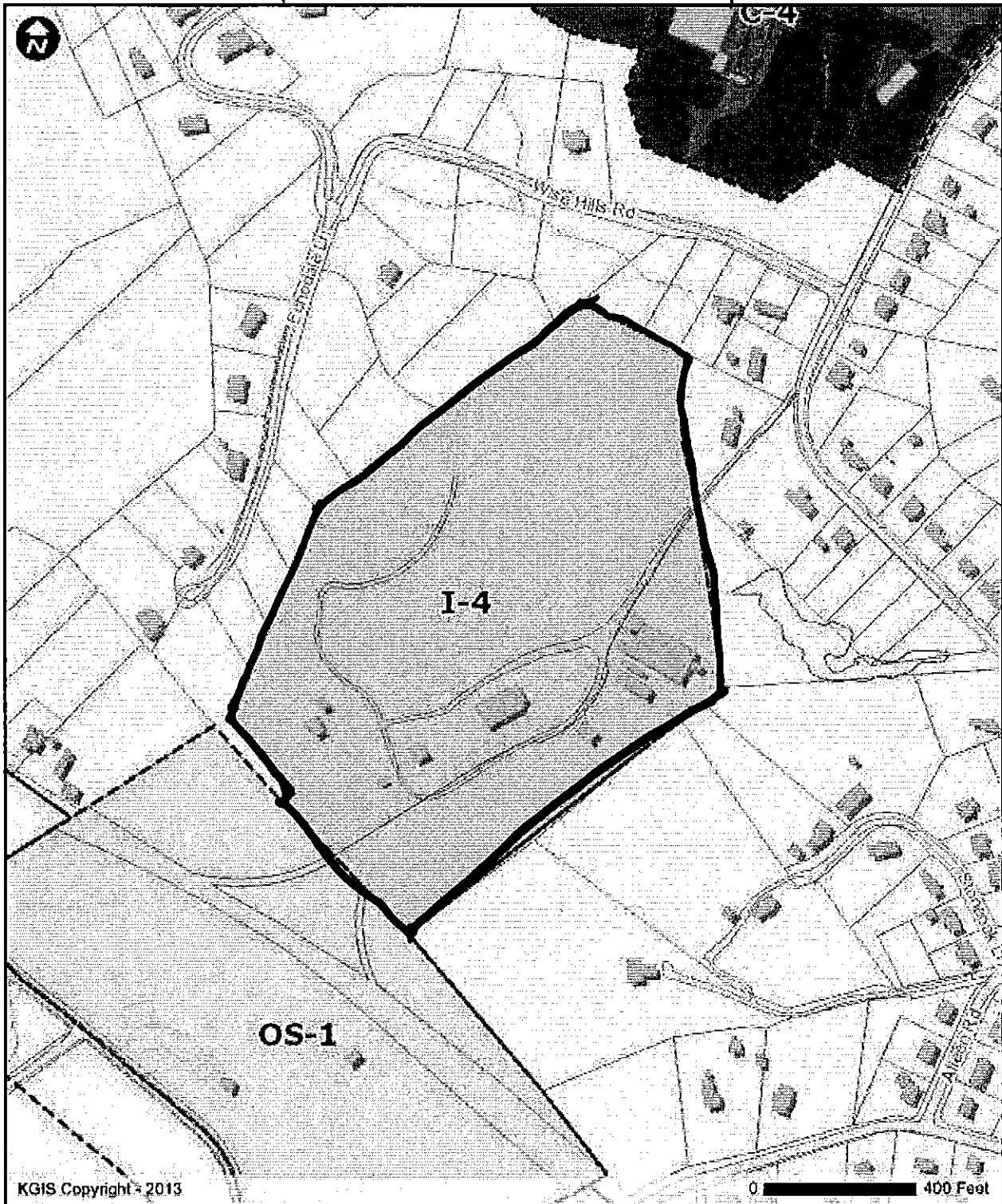
11. CENTRAL – 5th Council district – GR-76 from OYP – SE side Sharps Ridge, SW of I-275 - Currently zoned R-2 or R-2/IH-1 - OYP and SP propose LDR and Slope Protection - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac

12. CENTRAL – 6th Council district – based on 2012 OYP recommendation for change from HI to MU (LI, LDR) – N and S sides Mitchell St., W of Cherry St. - Currently zoned I-3 – Proposed OYP allows LDR, SP proposes LI – residential uses zoned I-3 - Rezone to R-1A

13. CENTRAL – 6th Council district – GR-23 from OYP – N and S sides E. Fifth Ave., E and W of Polk St. – Currently zoned R-2 - OYP and SP propose LDR – Mostly detached residential on individual lots adjacent to R-1A zoning - Rezone to R-1A

14. CENTRAL – 6th Council District – GR-82 from OYP – E and W sides McConnell St. at Kenner Ave. – Currently zoned C-3 – SP proposes MDR – 2 single lots surrounded by R-2 zoning – Rezone to R-2

#1 SOUTH I-4 to R-1, R-1A, RP-1 at 6dube.



1st Council District

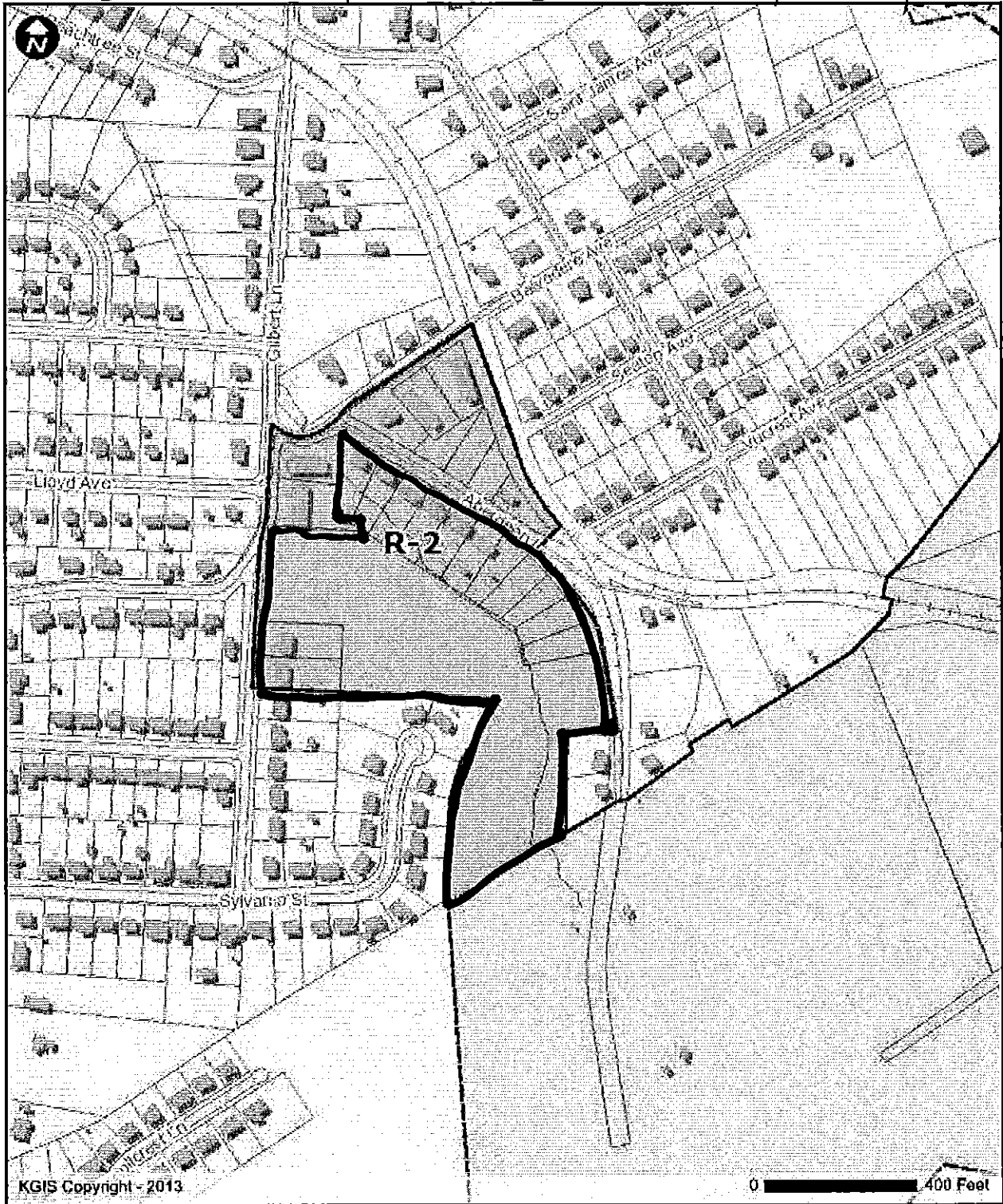
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#2 SOUTH

R-2 to R-1, R-1A, RP-1 ← 6/6/13



1st Council District

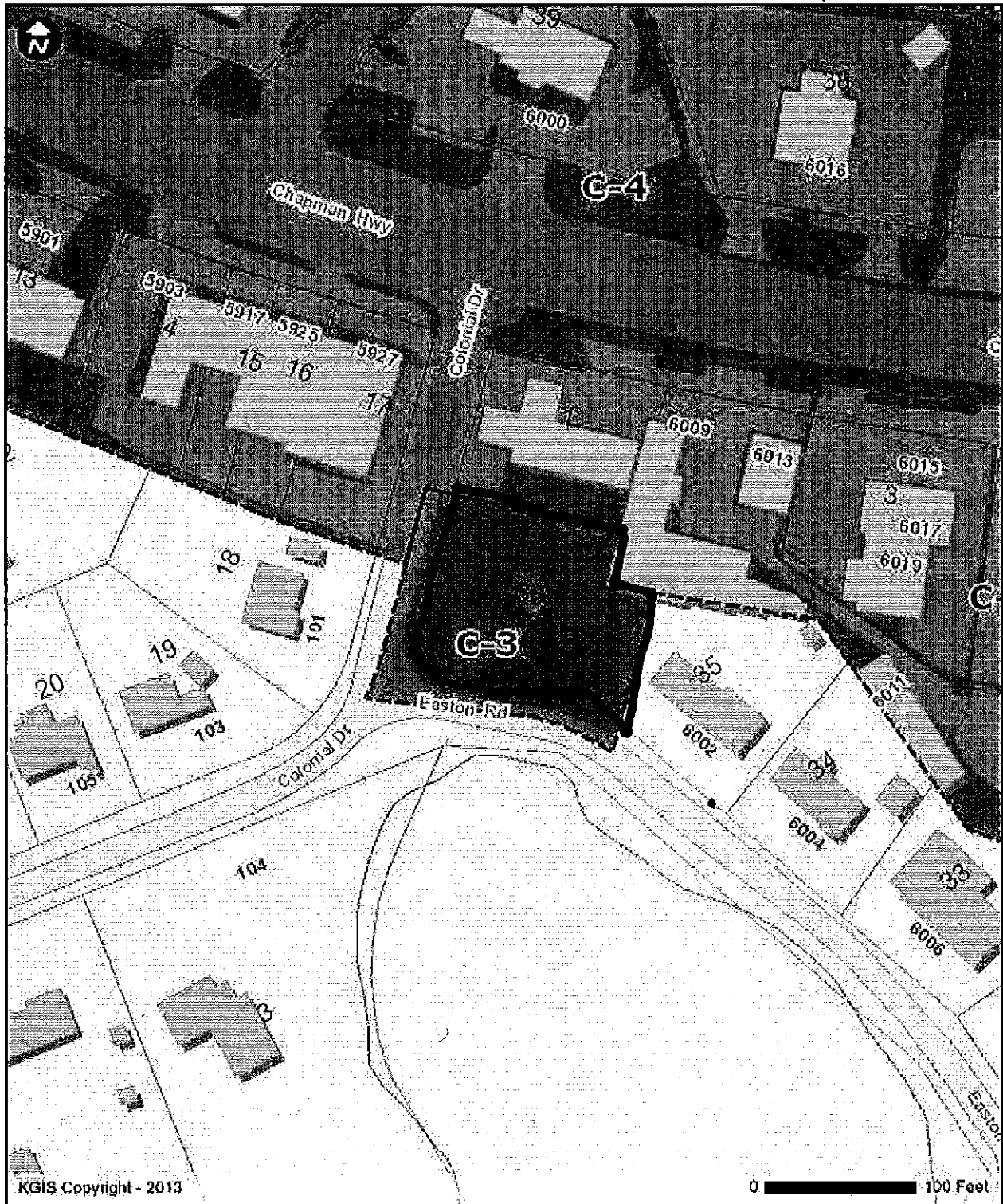
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#3 SOUTH

C-3 to R-1, R-1A, or RP-1 ← Gduka



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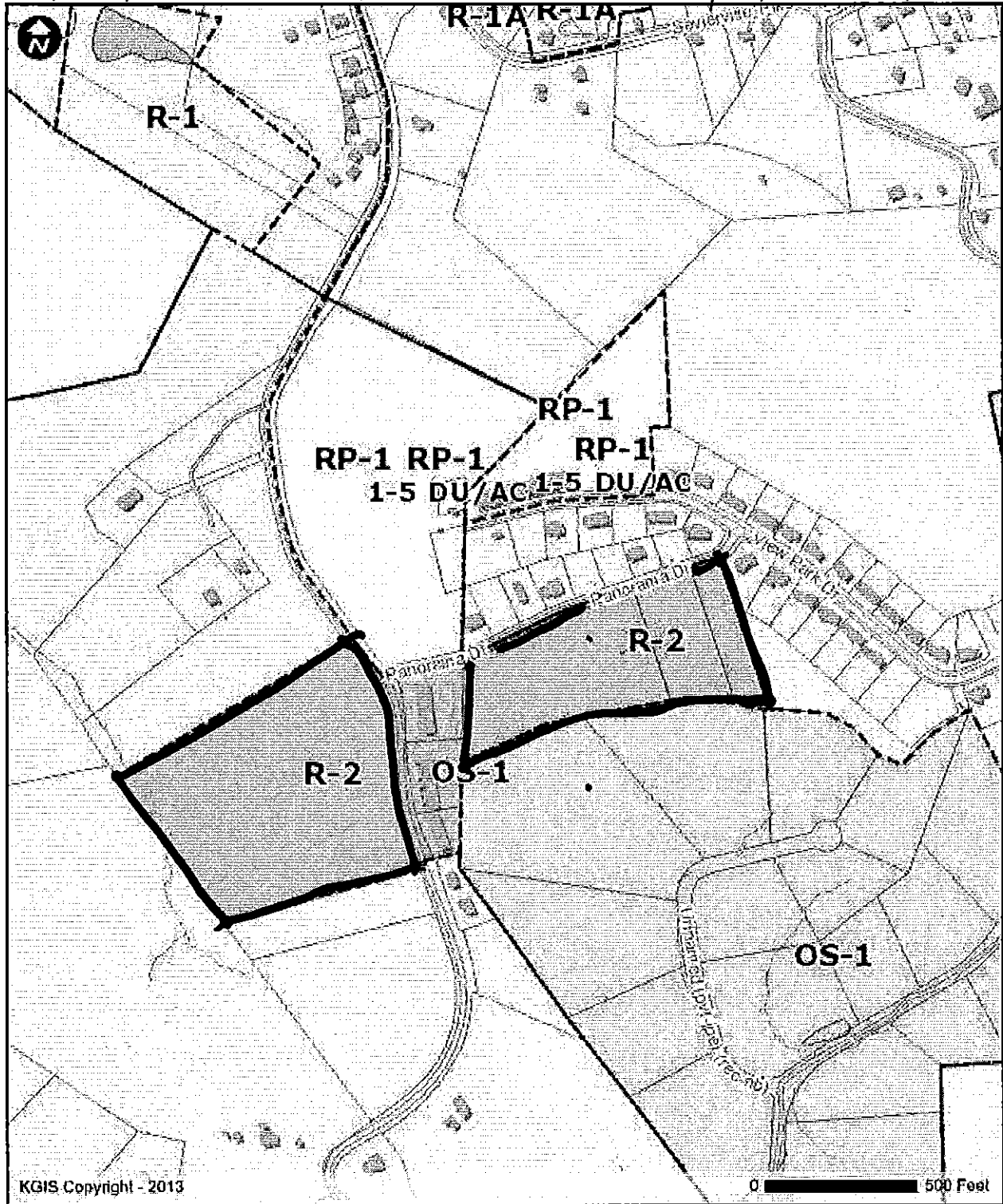
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#4 SOUTH R-2 to R-1, R-1A or RP-1 ← 6 du/acre



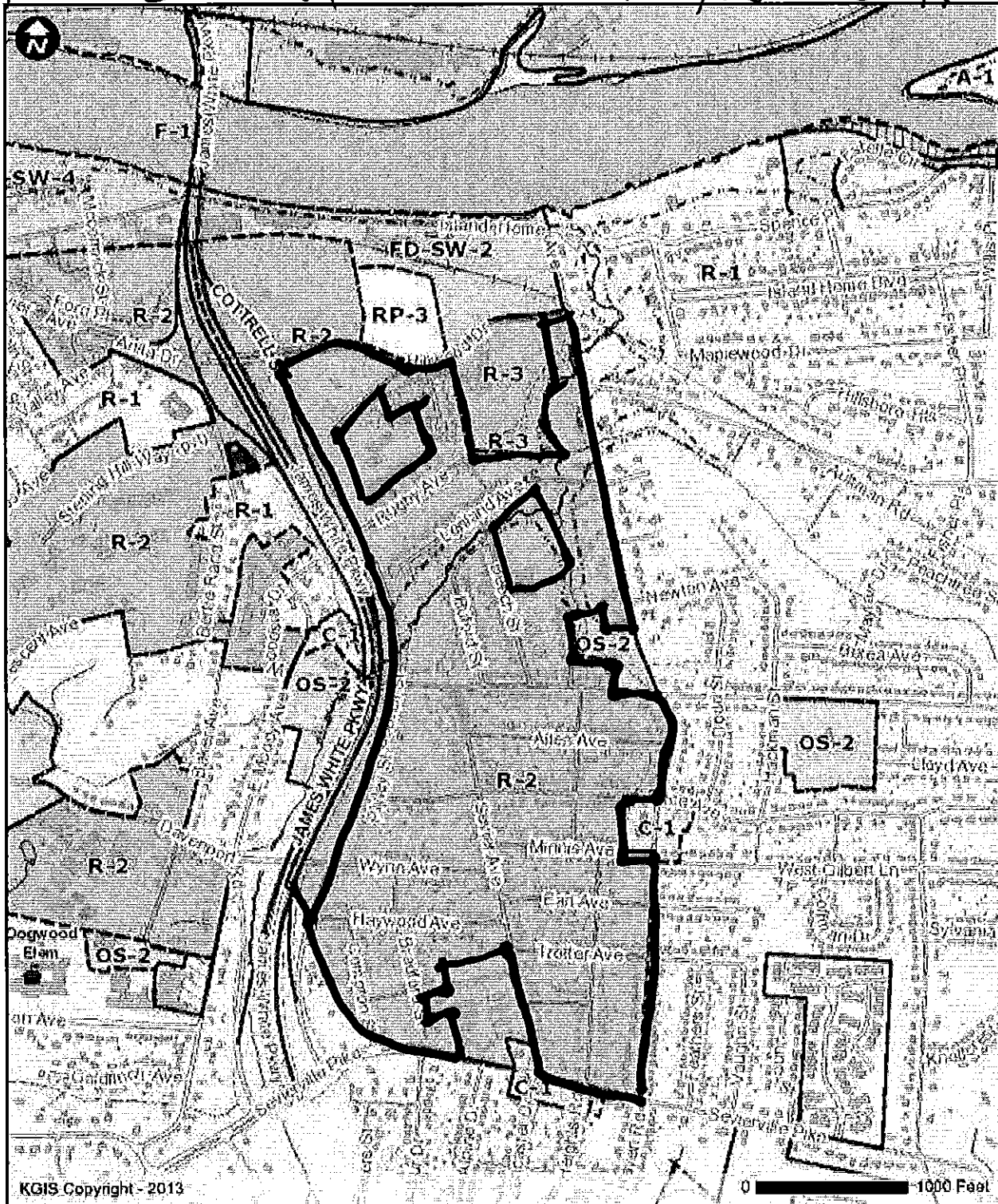
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#5 SOUTH R-2 to R-1, R-1A or RP-1 ← Gdubac



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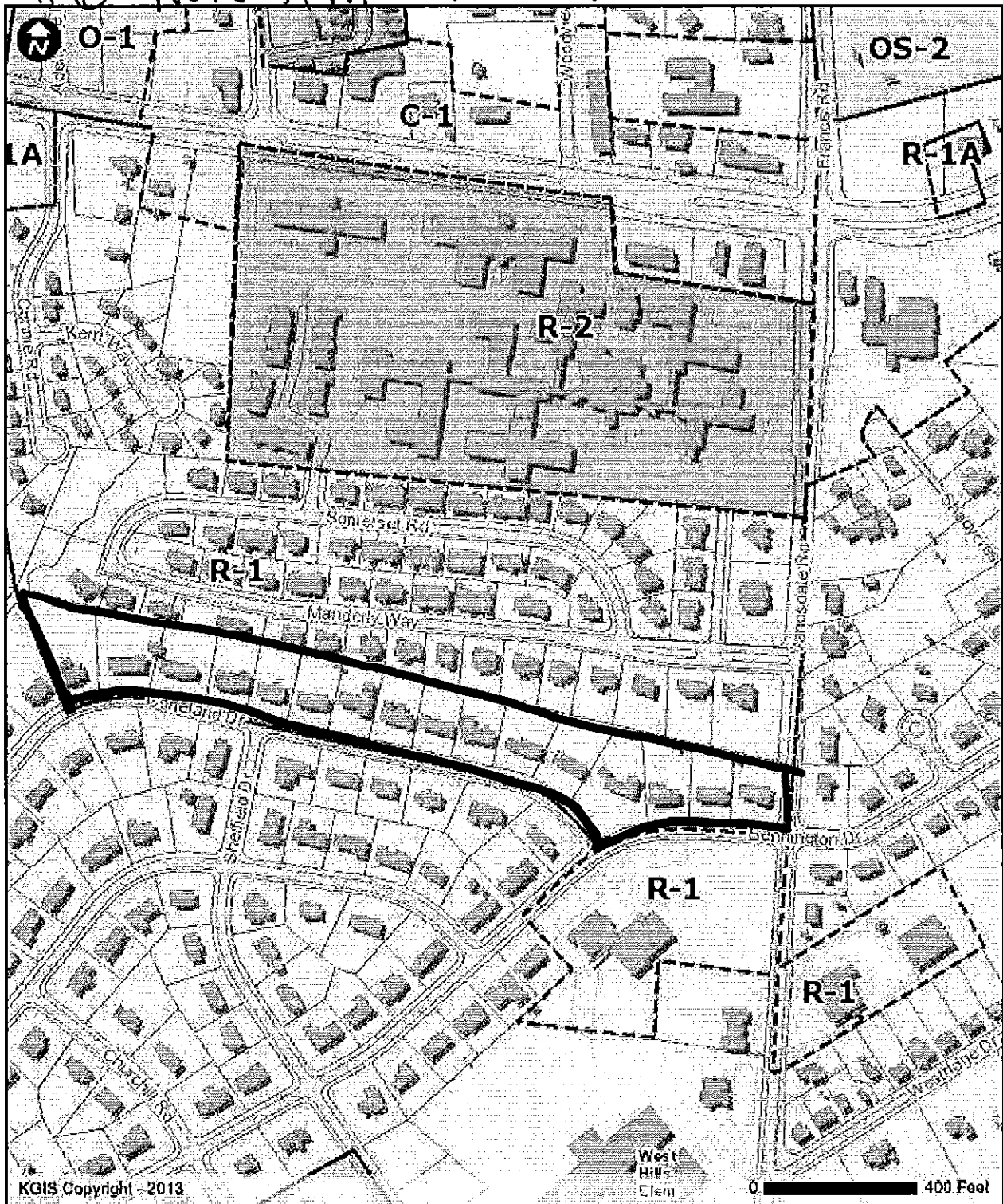
1st Council District

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#6 NORTHWEST R-1 to R-1E



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West Hill

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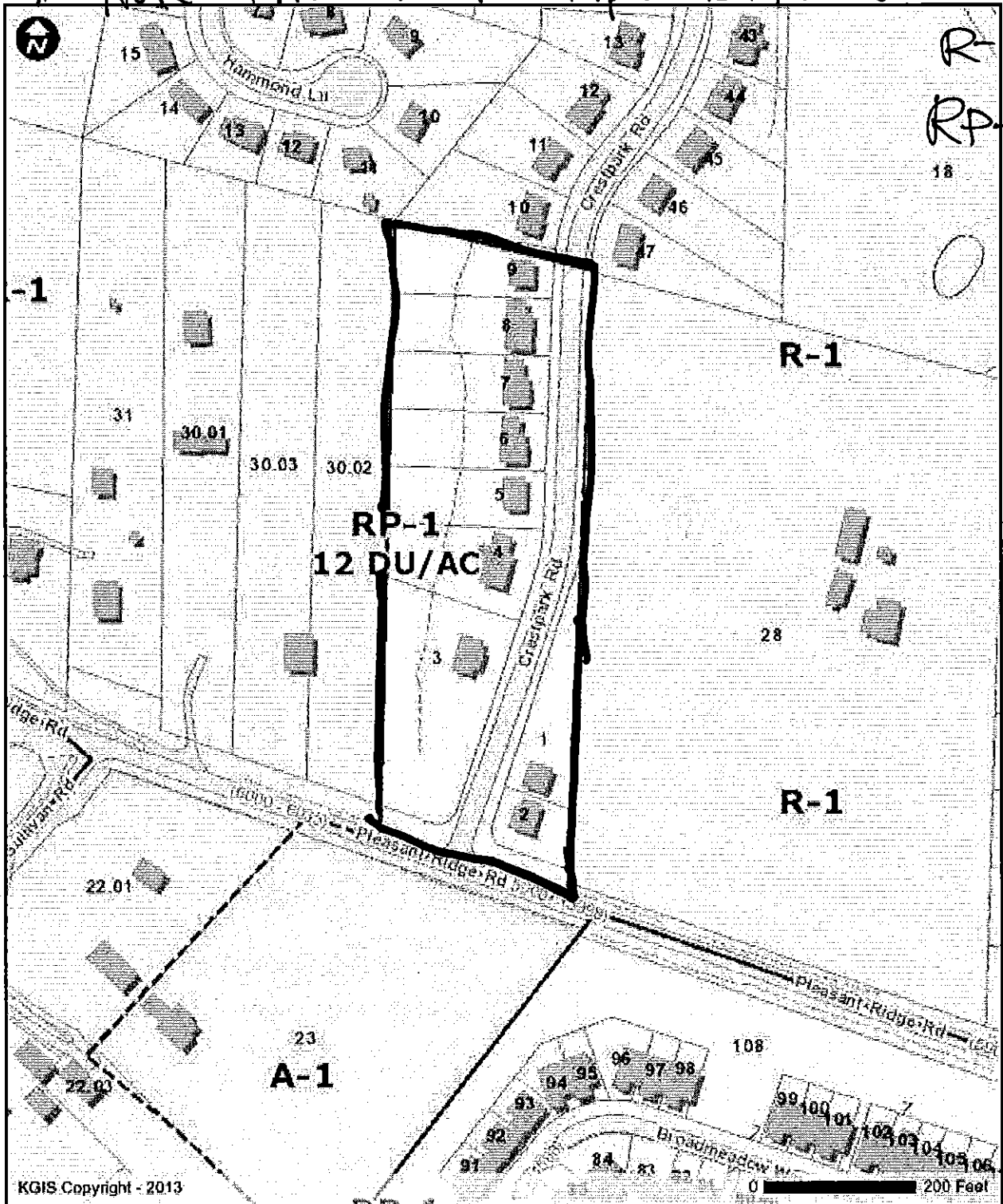
2nd Council District

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#7 NORTHWEST RP-1 upto 12du/ac to R-1



R-1A
RP-1 < 6 du/ac

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3rd Council District

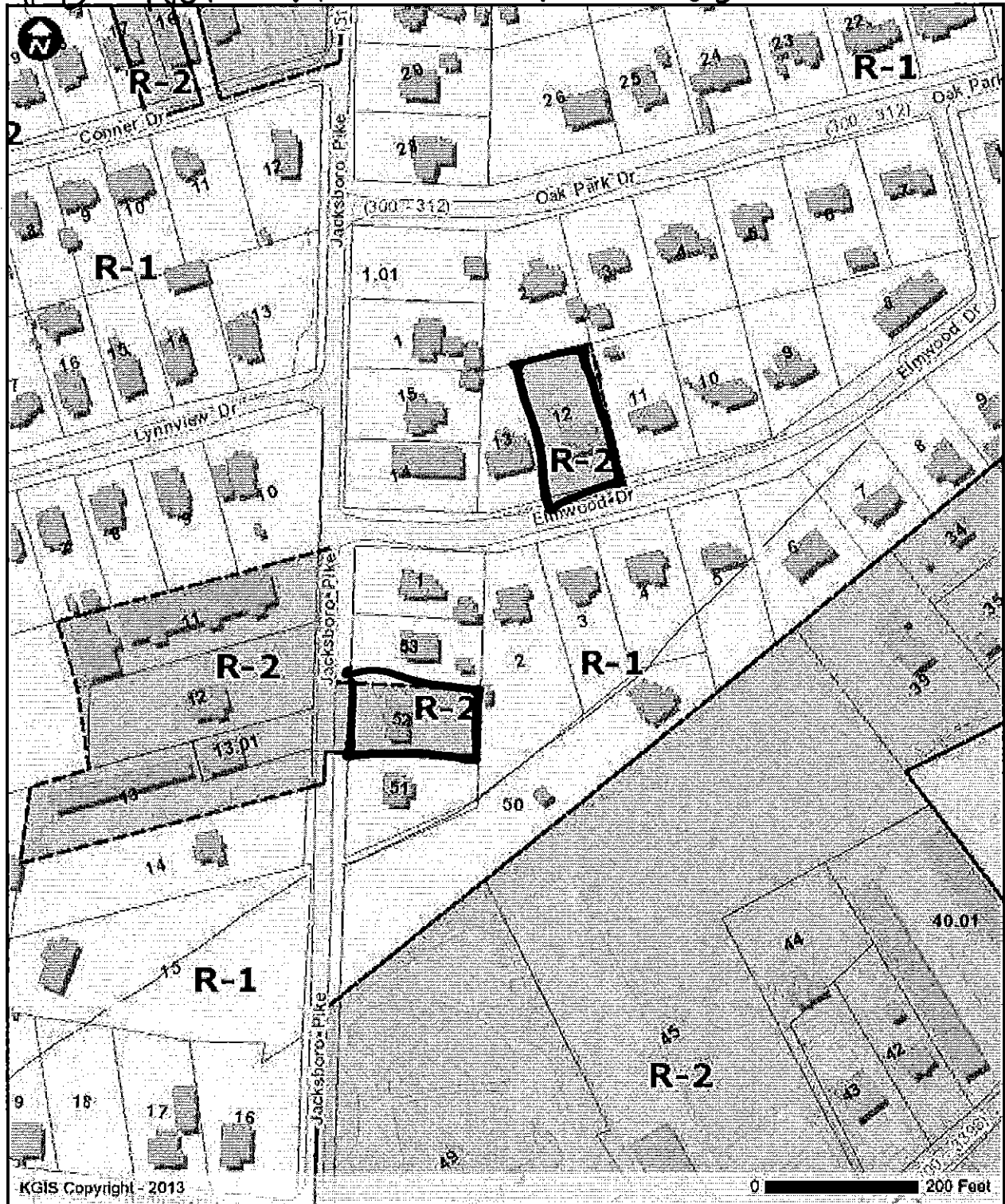
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#8 NORTH

R-2 to R-1



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0 200 Feet

4th Council District

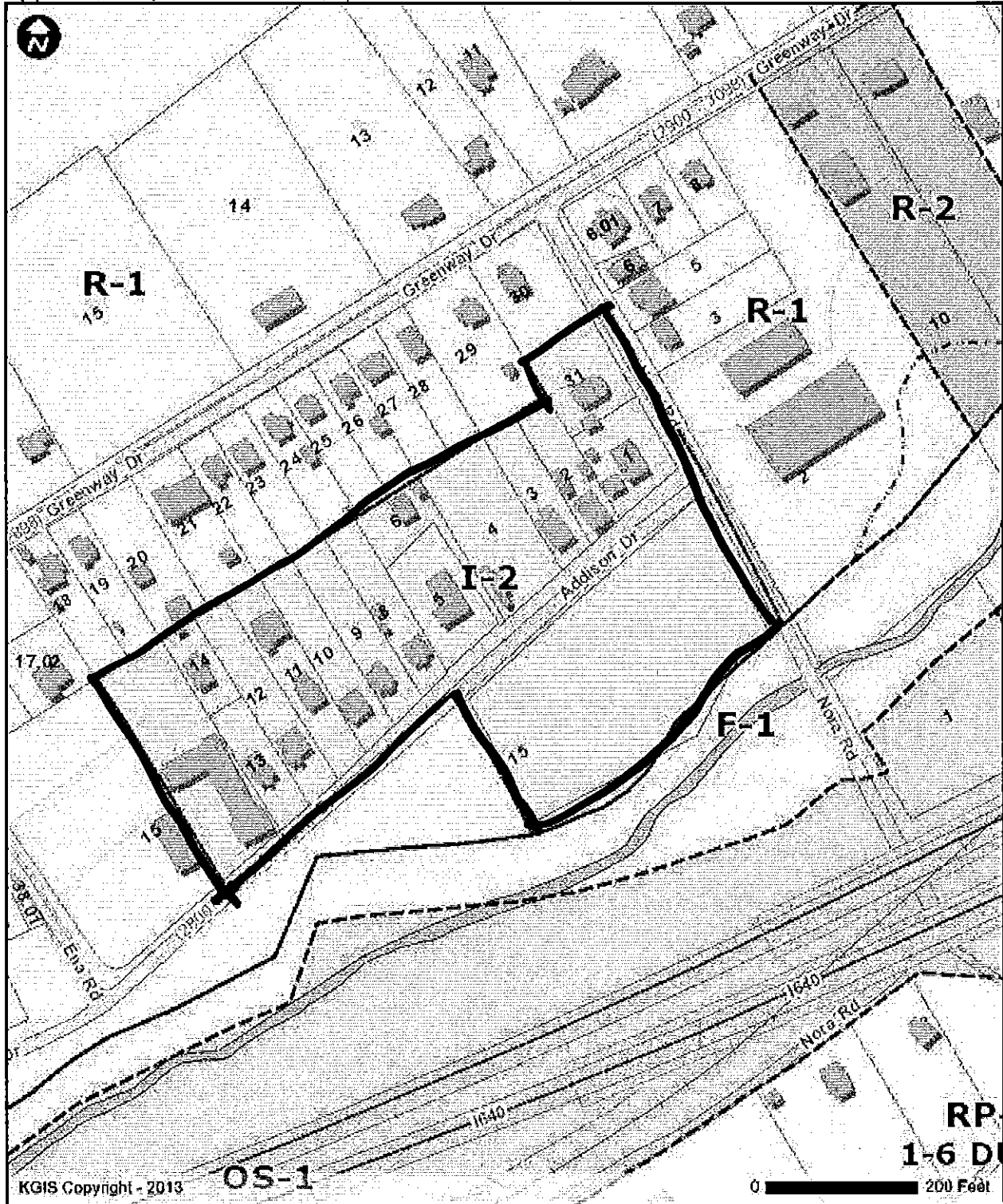
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#9 NORTH

I-2 to R-1



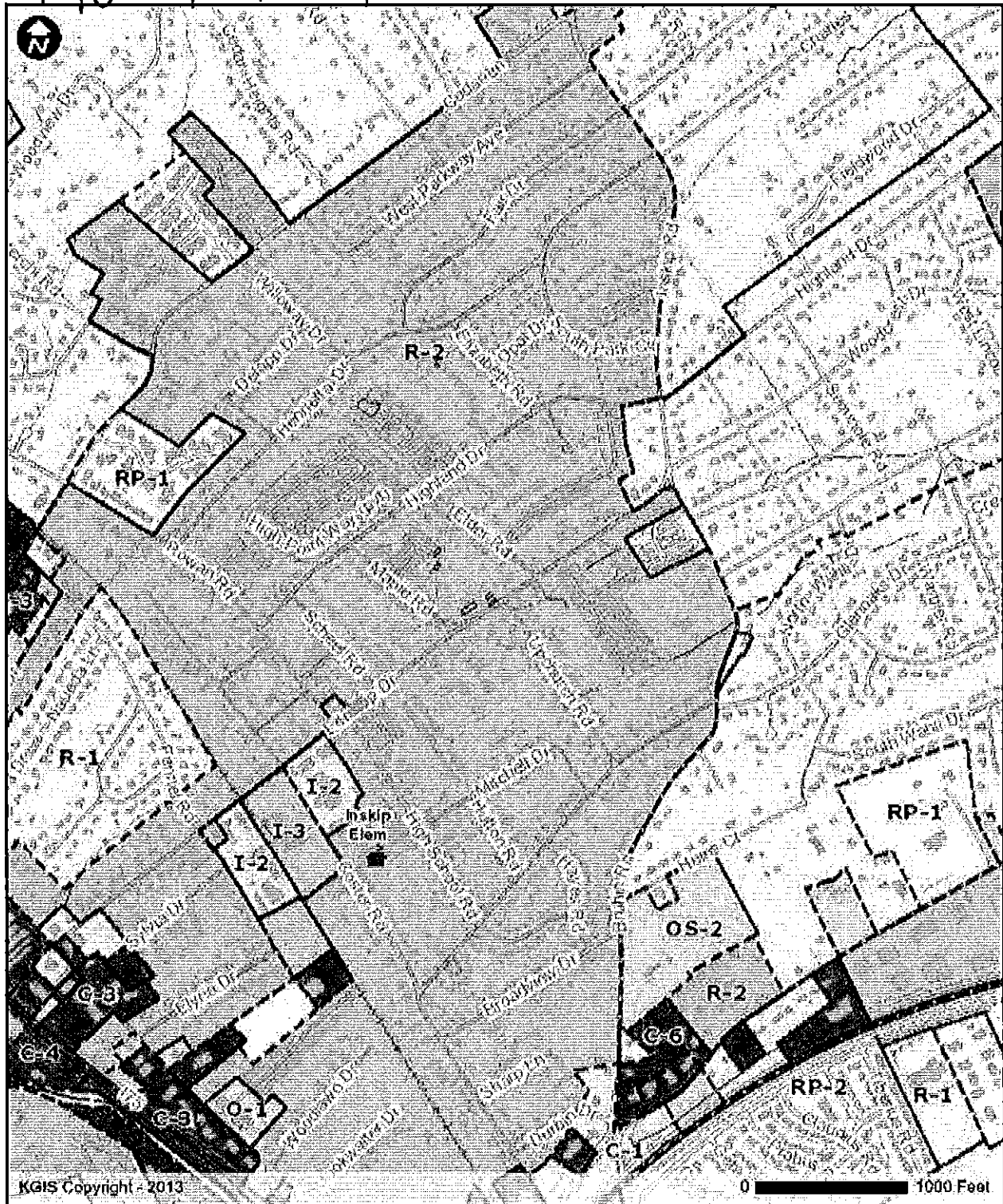
4th Council District

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#10 NORTH R-2 to R-1 or R-1A



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5th Council District

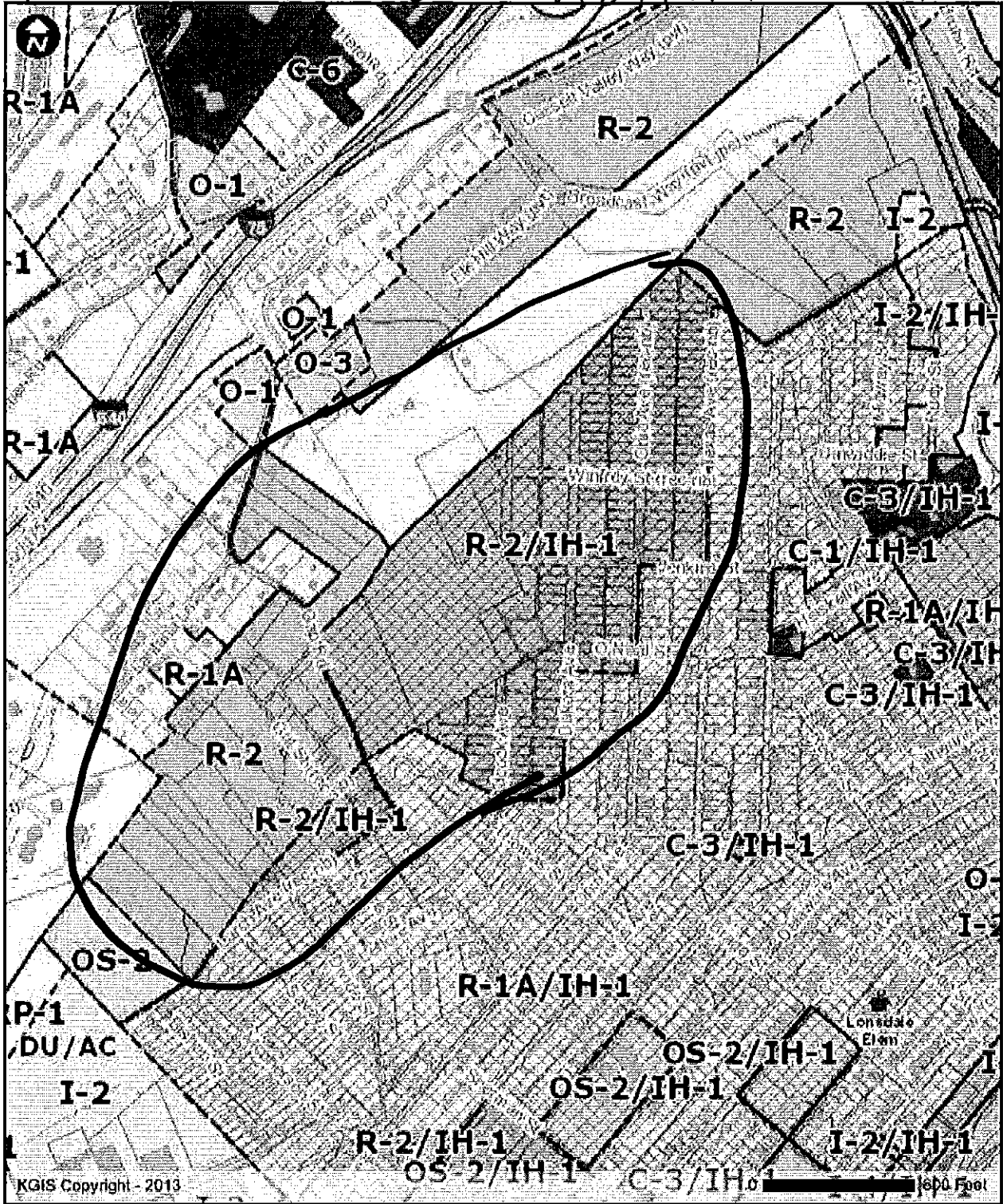
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#11 CENTRAL

R-2
B-2/IH-1 to R-1
R-1A or RP4
← Gd/loc



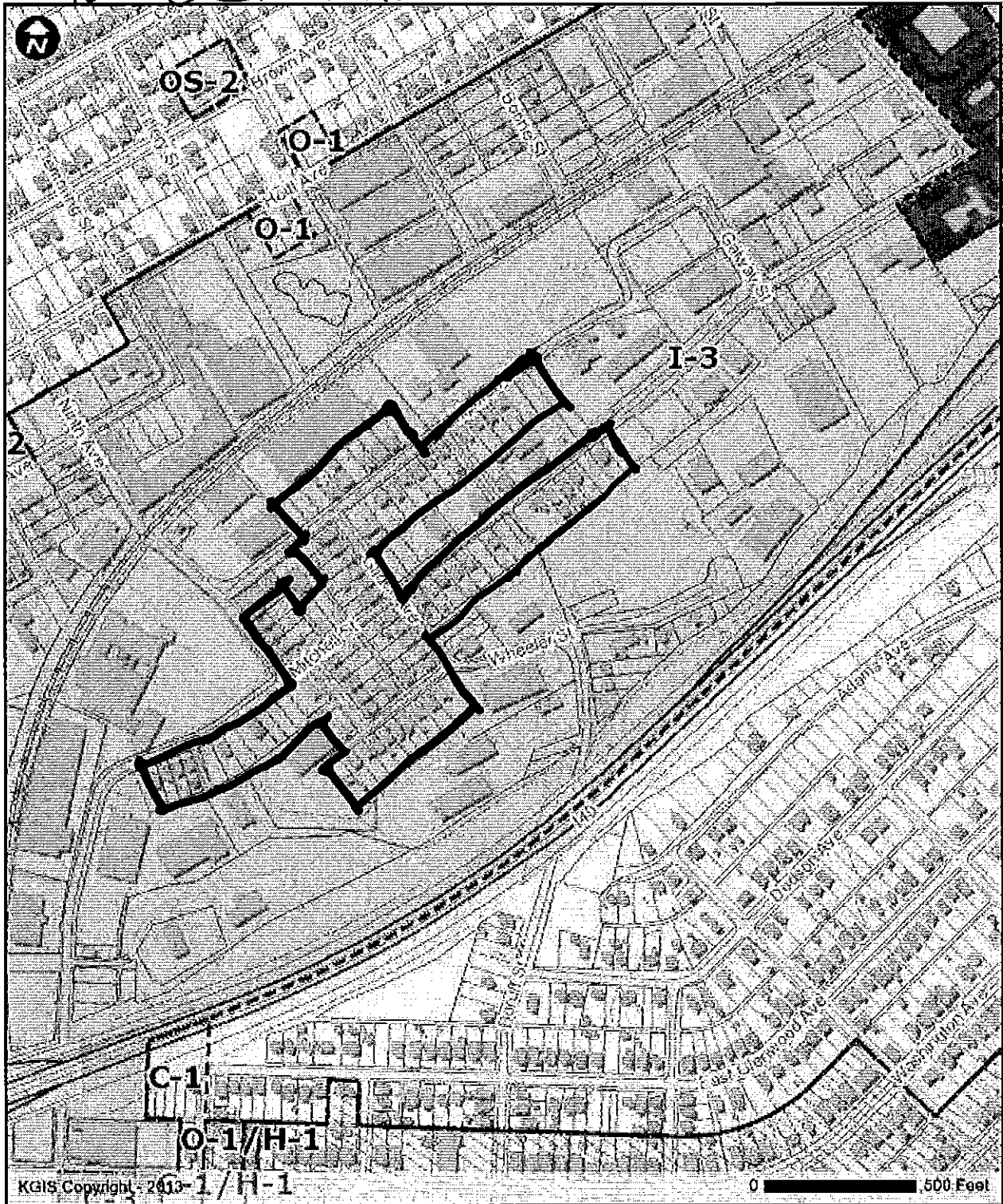
5th Council District

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#12 CENTRAL I-3 to R-1A



6th Council District

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13 CENTRAL R-2 to R-1A



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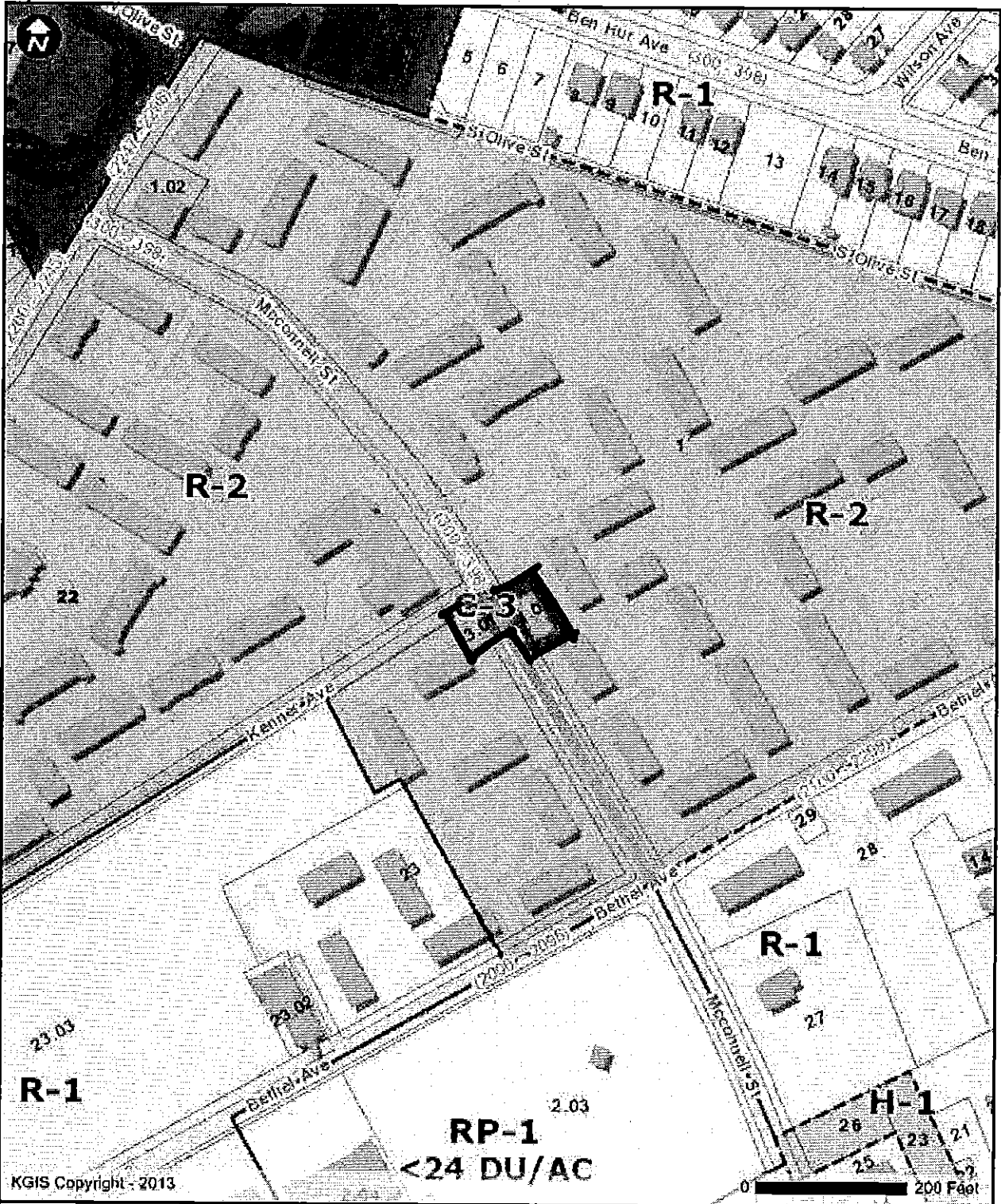
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#14 CENTRAL - C-3 to R-2



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