

MEMORANDUM

Date: December 10, 2015
To: Planning Commission
From: Gerald Green, Executive Director
Prepared By: Bryan Berry, Research Associate
Subject: **Northeast County Sector Plan and Amendment to the General Plan**
Agenda Item: Agenda # 12-A-15-SP

STAFF RECOMMENDATION

APPROVE THE 2015 NORTHEAST COUNTY SECTOR PLAN, ALSO AMENDING THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033.

BACKGROUND

MPC staff completed the 2015 Northeast County Sector Plan update (attached) that amends the previously adopted 2003 Northeast County Sector Plan and the General Plan. The major sections of the plan include land use, community facilities, green infrastructure, historic resources, transportation, and five and fifteen year improvements.

The public engagement process included the use of a survey (46 responses), neighborhood and community meetings (approximately 158 attendees).

Summarized below are highlights of the plan recommendations:

1. The land use section of the plan contains one mixed-use special district (MU-SD), located along Tazewell Pike and Emory Road at the Harbison Crossroads intersection. This MU-SD includes recommendations for a mixture of land uses, sidewalk and greenway improvements, and a future small area plan study for the Gibbs community.
2. The land use section implements the standard sector plan land use classification system. The biggest change in using the new land use classification resulted in reassigning almost 11,000 acres of Slope Protection and Stream Protection Areas to another land use classification since these two areas are now considered environmental overlays.
3. The land use section also proposes the concepts of a new agricultural zoning district as well as conservation subdivisions as tools for preservation and protection of farmland and rural landscapes.
4. The transportation section incorporates complete streets and sidewalk recommendations.
5. The five and fifteen year improvement section summarizes the recommendations contained within the plan sections and adds a responsible agency.

SCHEDULE

If approved by the Metropolitan Planning Commission, the plan update will be scheduled for adoption by the Knoxville City Council on January 5th and January 19th, and by the Knox County Commission on January 25th.

ATTACHMENTS

Draft 2105 Northeast County Sector Plan

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE NORTHEAST 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 the City 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; a summary of citizen input; and provided amendment recommendations updating the 2003 Northeast County Sector Plan and Knoxville-Knox County General Plan 2033; and

WHEREAS, the 2015 Northeast County Sector Plan is consistent with the plan maps and policies of the Farragut-Knoxville-Knox County Growth Policy Plan, maintaining the Urban Growth Boundaries, Planned Growth Areas and Rural Areas of the Growth Policy Plan; and

WHEREAS, the 2015 Northeast County Sector Plan is consistent with the goals of the Knoxville-Knox County General Plan 2033, including those related to the development of a strong economy, provisions for transportation choices, development and enhancement of neighborhoods, communities and corridors, strategic investments, and protection of historic resources and water quality; and

WHEREAS, the Metropolitan Planning Commission staff held seven public meetings and conducted a citizen survey to solicit public input and incorporated the input into this plan; and

WHEREAS, the 2015 Northeast County Sector Plan includes recommendations concerning land use, transportation, community facilities, green infrastructure, historic resources, 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 2015 Northeast County Sector Plan and amends the General Plan.

SECTION 2: The Planning Commission further recommends that the Knoxville City Council and Knox County Commission adopt the plan and amend the General Plan.

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

_____ *Date*

Chairman _____

Secretary _____