

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: March 4, 2015
File #: 3-A-15-OYP
Subject: [Knoxville One Year Plan 2015 Update](#)

Staff Recommendation:

RECOMMEND that City Council APPROVE the 2015 One Year Plan update.

RECOMMEND that City Council consider the attached list of potential areas for general rezonings (maps also included).

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 246 postcards to various members of the community, inviting them to participate in the annual update. Seventeen of these postcards were returned with invalid addresses. Those names will be removed from next year's mailing list. Three public meetings were held throughout the City during February to present and discuss this year's update. Approximately 30 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 2015 update include the following:

- The staff is recommending five general plan amendments, one of which was added in the West City sector after a suggestion by a citizen at the public meeting on February 19. All of the proposed staff recommended changes are shown by sector on maps located in Chapter 4 and are labeled

MPC Agenda Item # 6

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 five properties annexed by the City of Knoxville since the adoption of the 2014 Update. These recommendations are shown by sector on maps in Chapter 4 and labeled as ‘Annexation Amendments,’ with corresponding MPC file numbers.
- Appendix B lists ten individual quarterly plan amendments that were approved since the 2014 One Year Plan update.
- Staff is presenting several areas that may be appropriate for general rezonings, based on recommendations from either the ‘General Rezonings’ 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

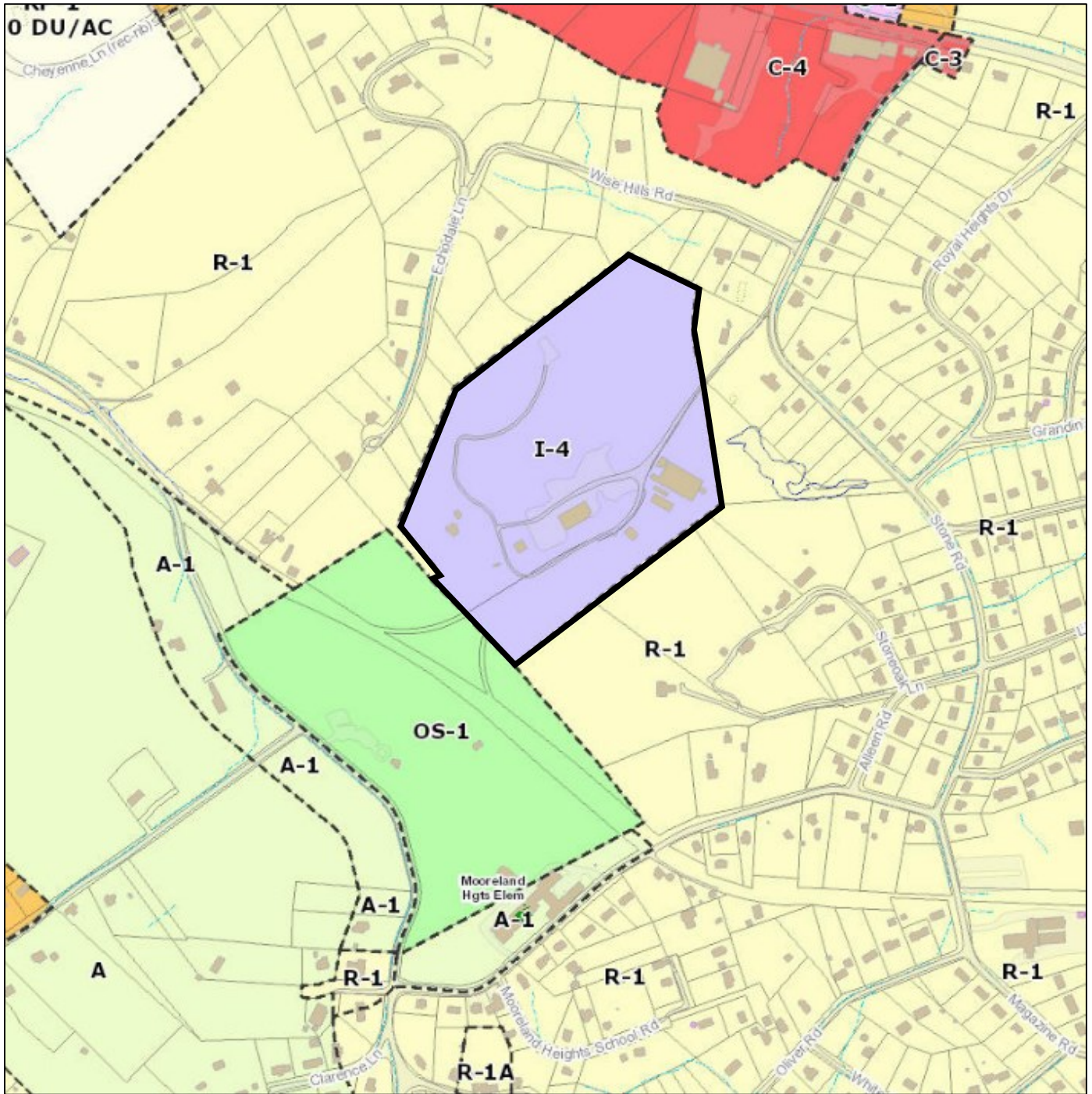
1. SOUTH – 1st Council district – GR-7 from OYP – SW of Stone Rd and Wise Hills Rd.- Currently zoned I-4 - OYP and SP propose LDR - surrounded by LDR and a park - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
2. SOUTH – 1st Council district – GR-1 from OYP – SW side Aberdeen Ln., E side Gilbert Ln.-Currently 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 – GR-30 from OYP – 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. SOUTH – 1st Council District – GR-31 from OYP - Land adjacent to Ijams Nature Park and William Hastie Park, owned by Legacy Parks and Ijams - Currently zoned R-1 and RP-1 – proposed OYP will show PP for future public parkland - Rezone to OS-2, consistent with other public parks
7. 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
8. 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
9. 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
10. 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

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 – GR-83 from OYP – 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

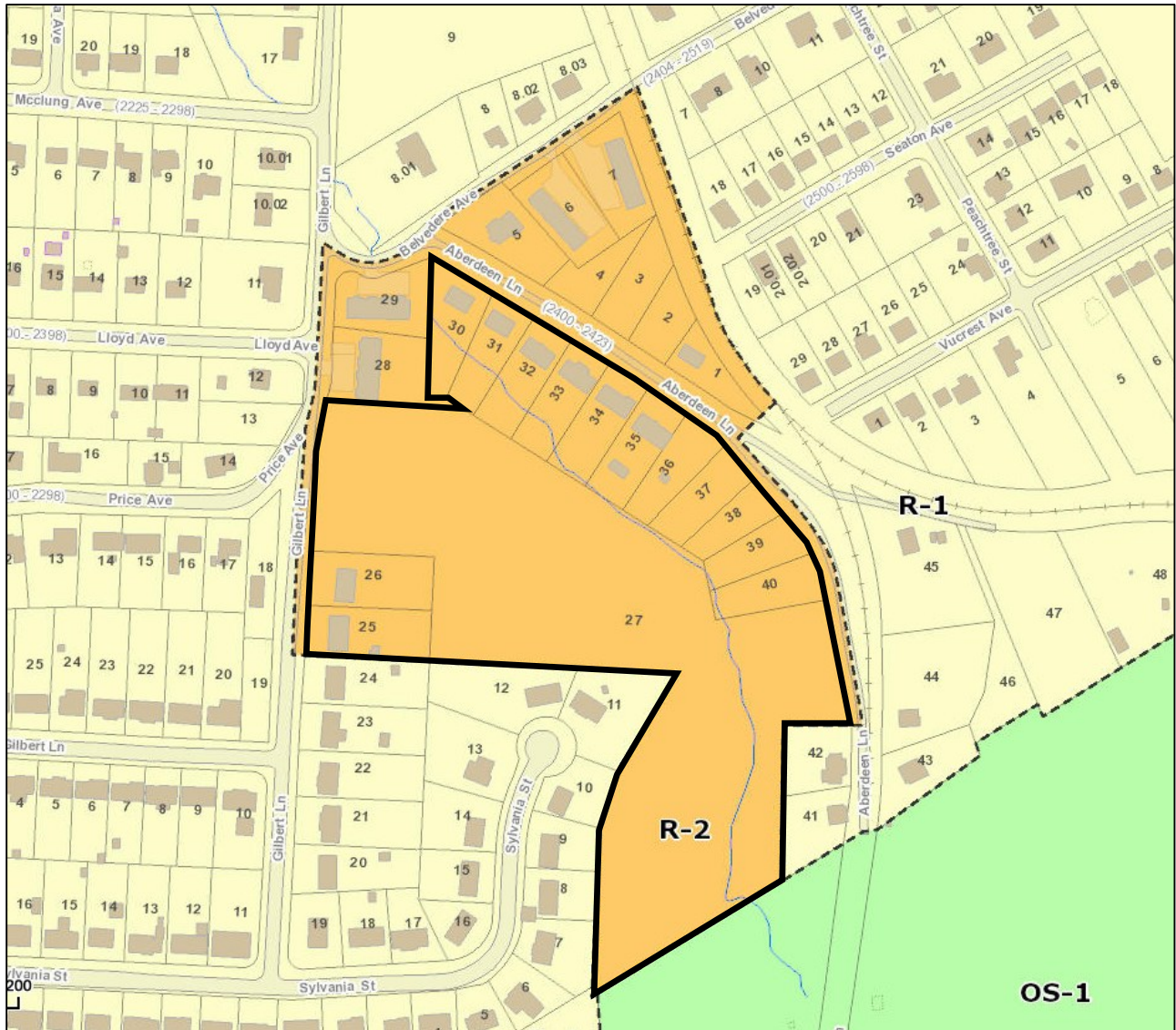


Potential General Rezoning #1

South Sector / 1st Council District

Current Zoning: I-4

Potential Rezoning to: R-1, R-1A, or RP-1 (less than 6 DUA)

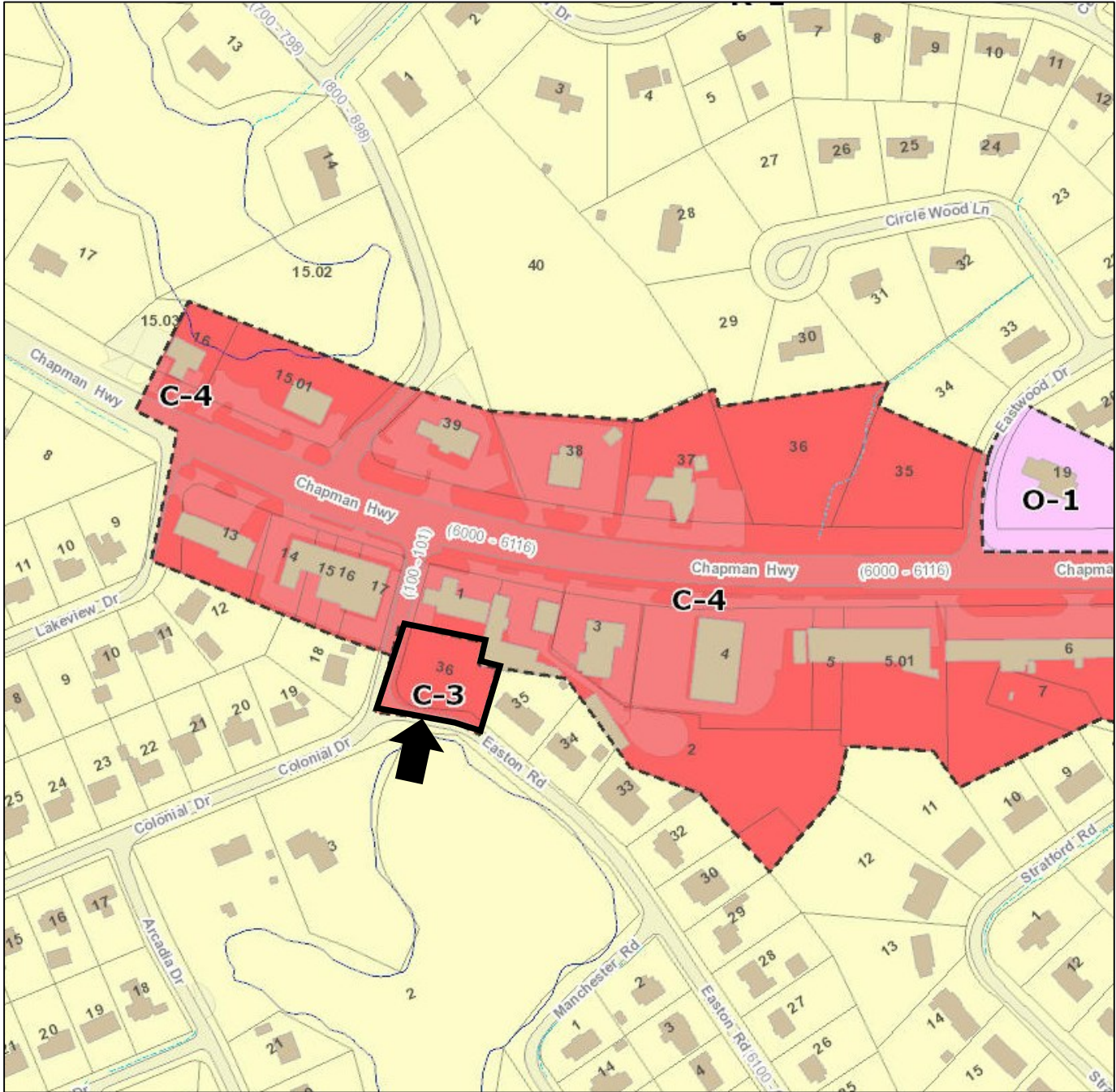


Potential General Rezoning #2

South Sector / 1st Council District

Current Zoning: R-2

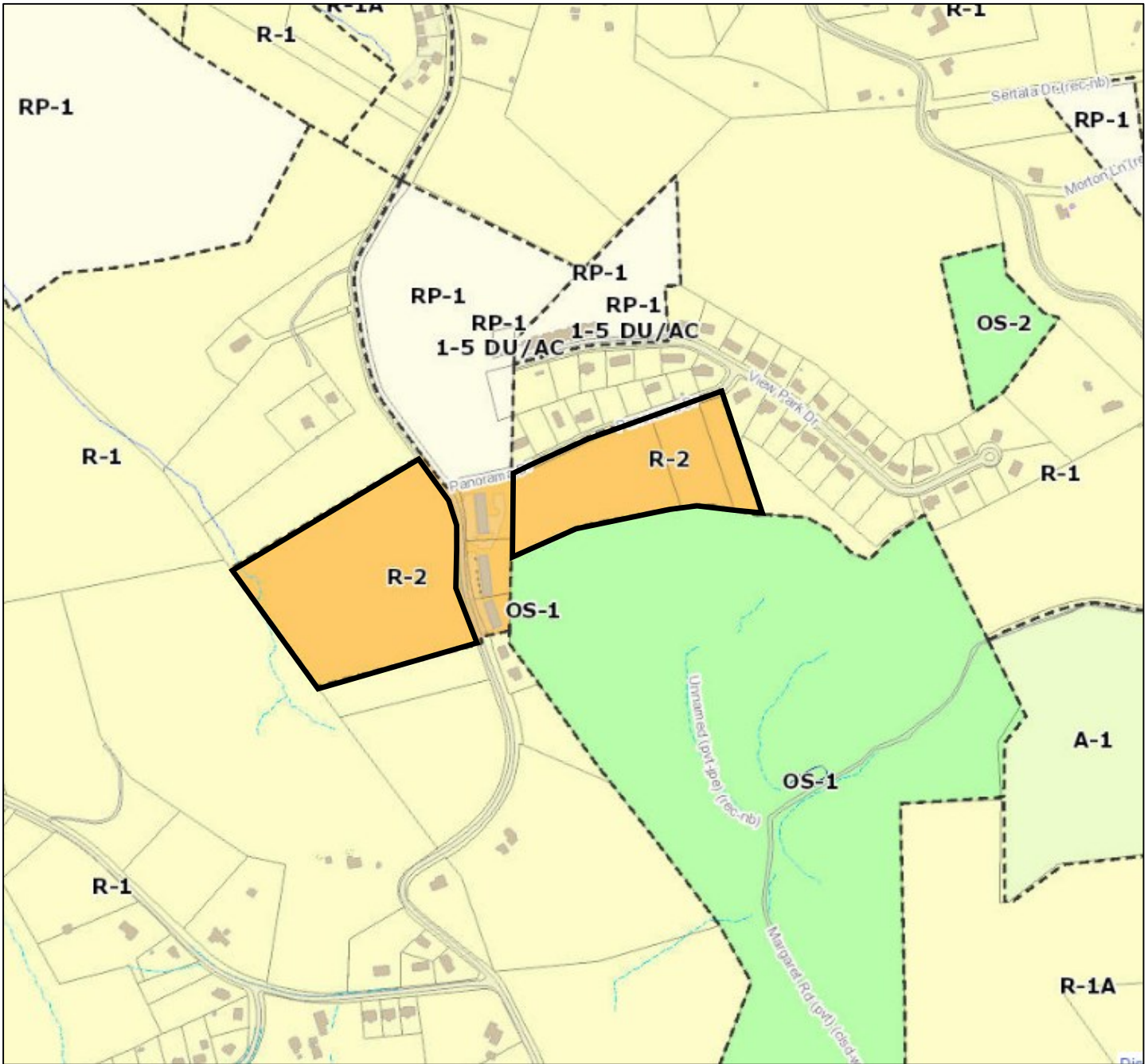
Potential Rezoning to: R-1, R-1A, or RP-1 (less than 6 DUA)



Potential General Rezoning #3

South Sector / 1st Council District

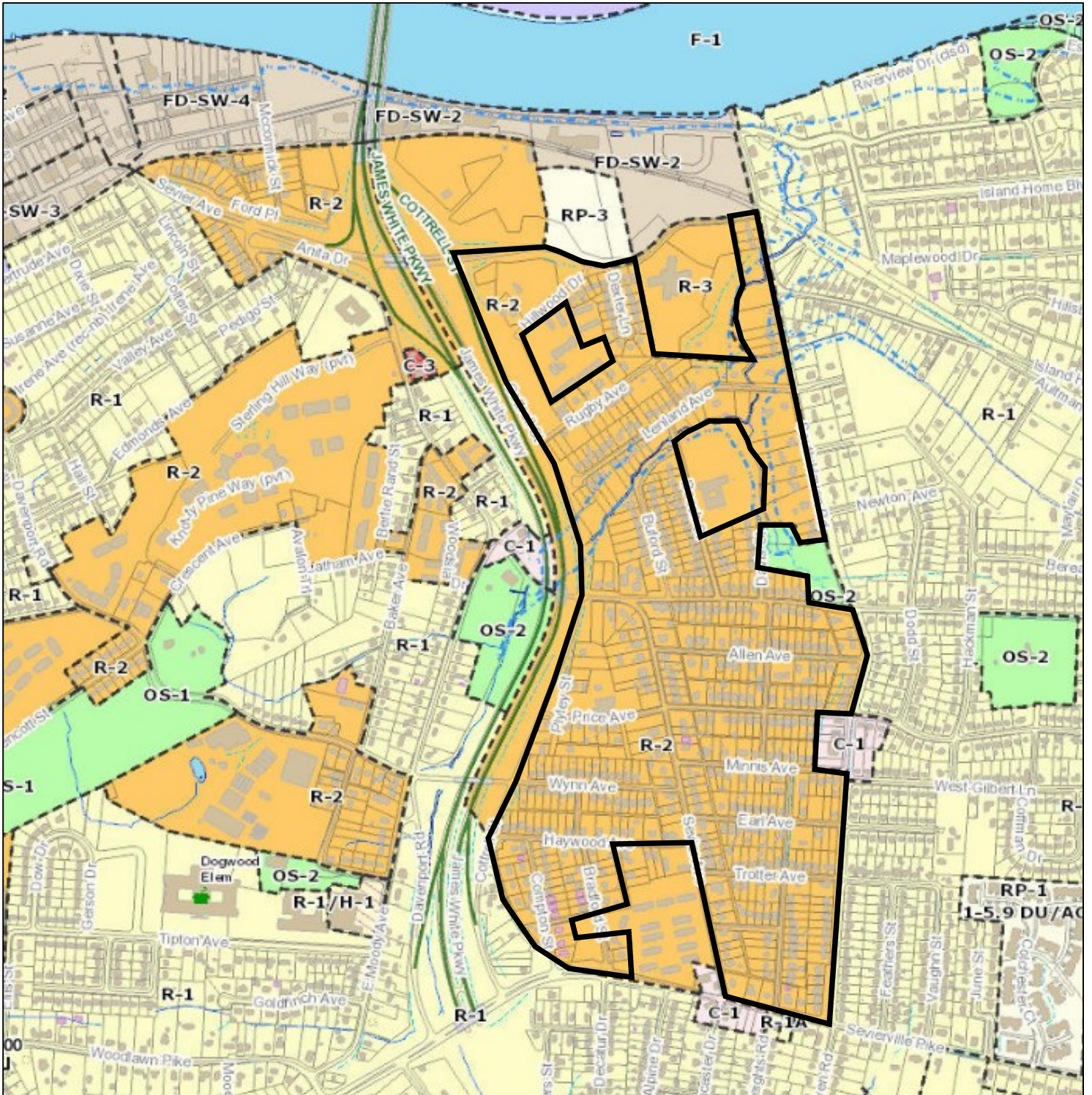
Current Zoning: C-3 **Potential Rezoning to:** R-1, R-1A, or RP-1 (less than 6 DUA)



Potential General Rezoning #4

South Sector / 1st Council District

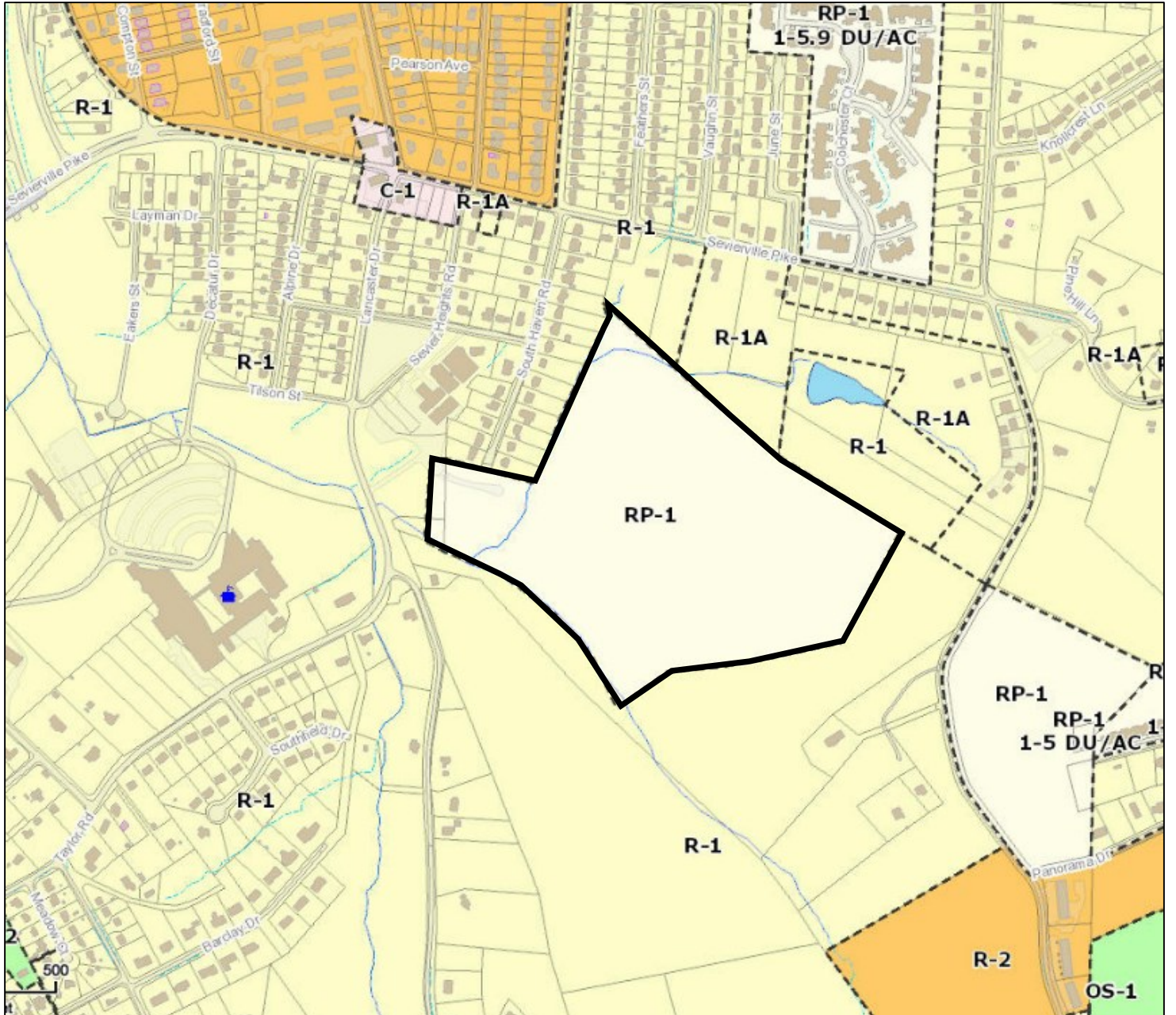
Current Zoning: R-2 **Potential Rezoning to:** R-1, R-1A, or RP-1 (less than 6 DUA)



Potential General Rezoning #5

South Sector / 1st Council District

Current Zoning: R-2 **Potential Rezoning to:** R-1, R-1A, or RP-1 (less than 6 DUA)

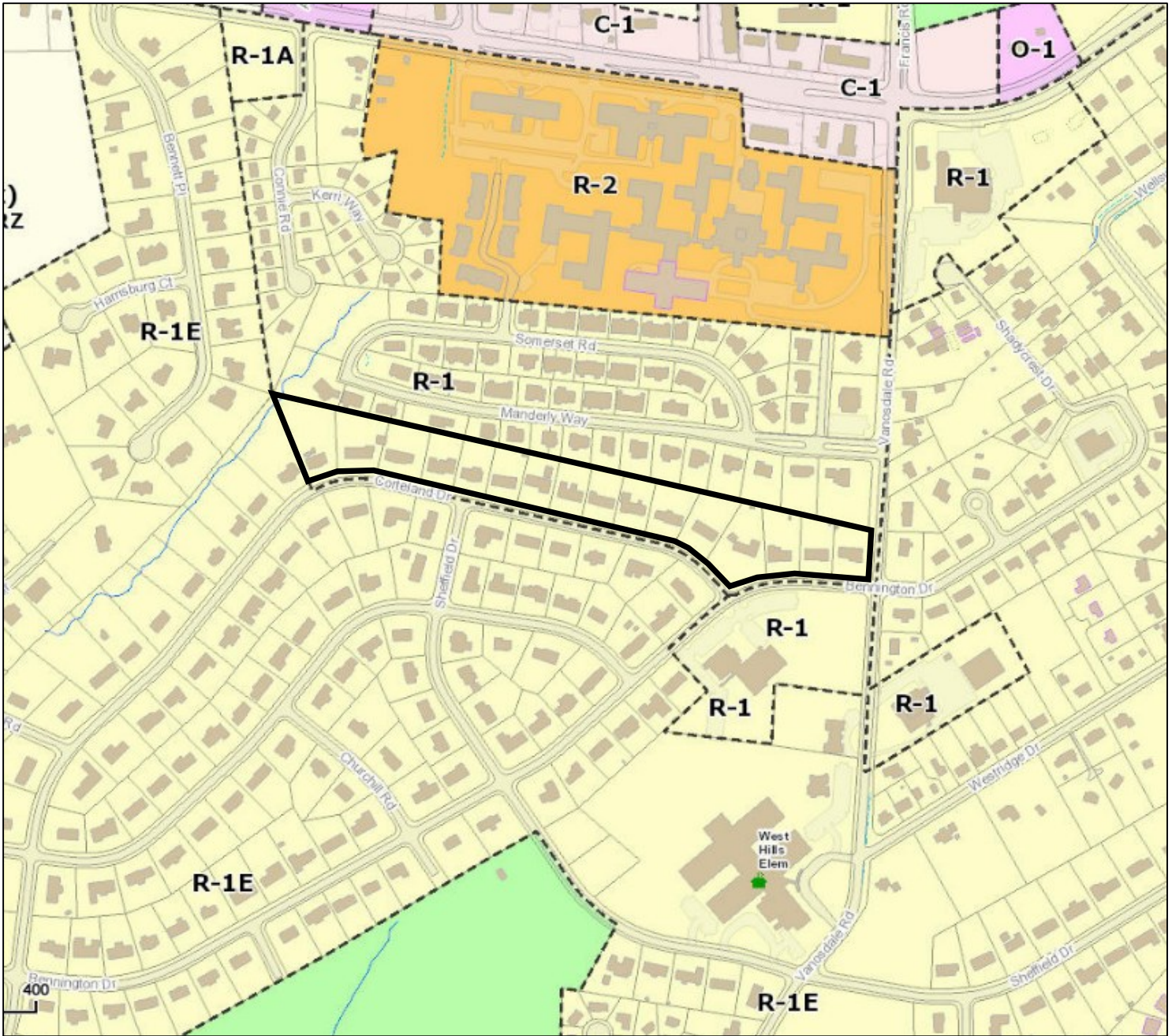


Potential General Rezoning #6

South Sector / 1st Council District

Current Zoning: RP & RP-1

Potential Rezoning to: OS-2

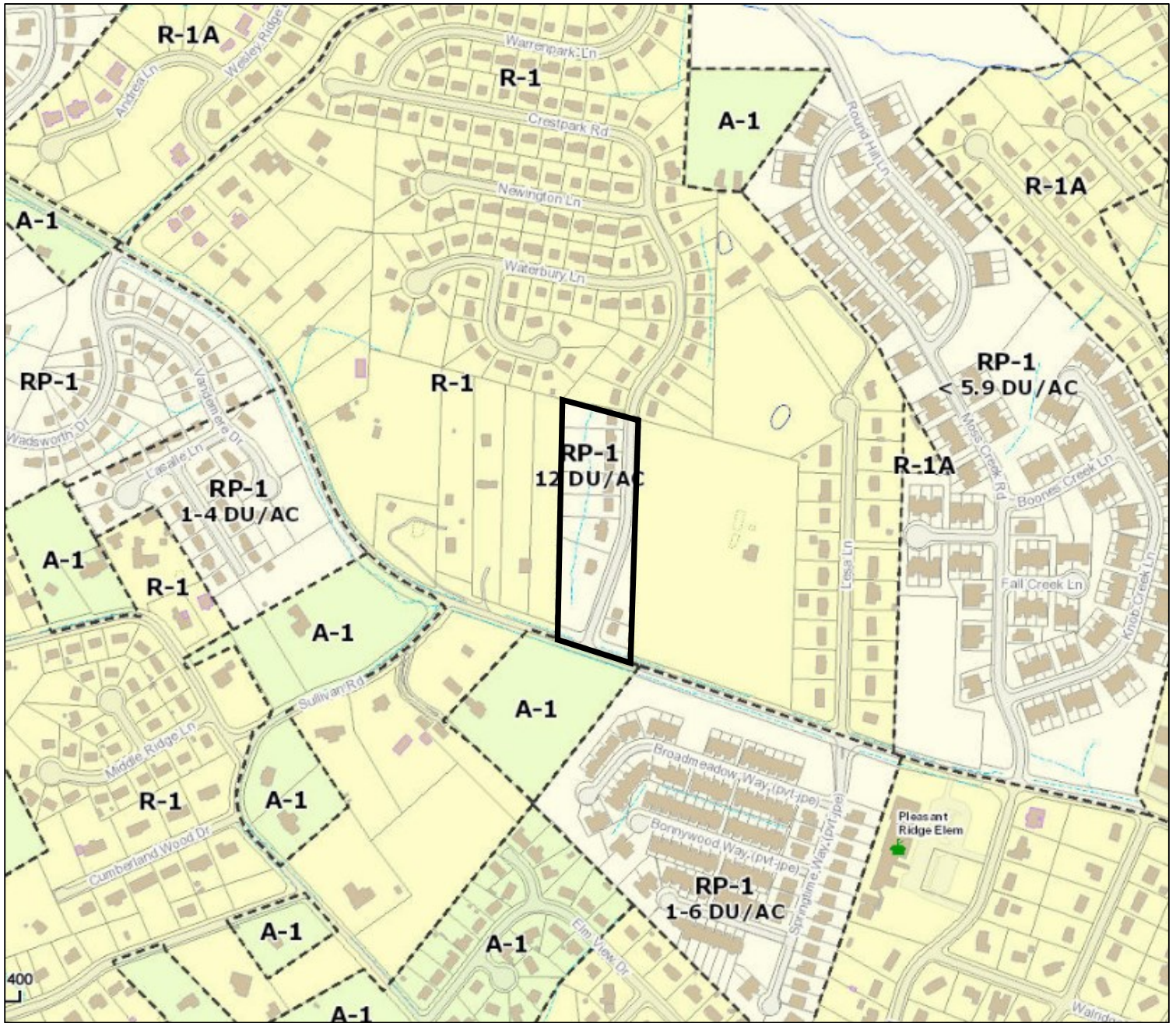


Potential General Rezoning #7

Northwest Sector / 2nd Council District

Current Zoning: R-1

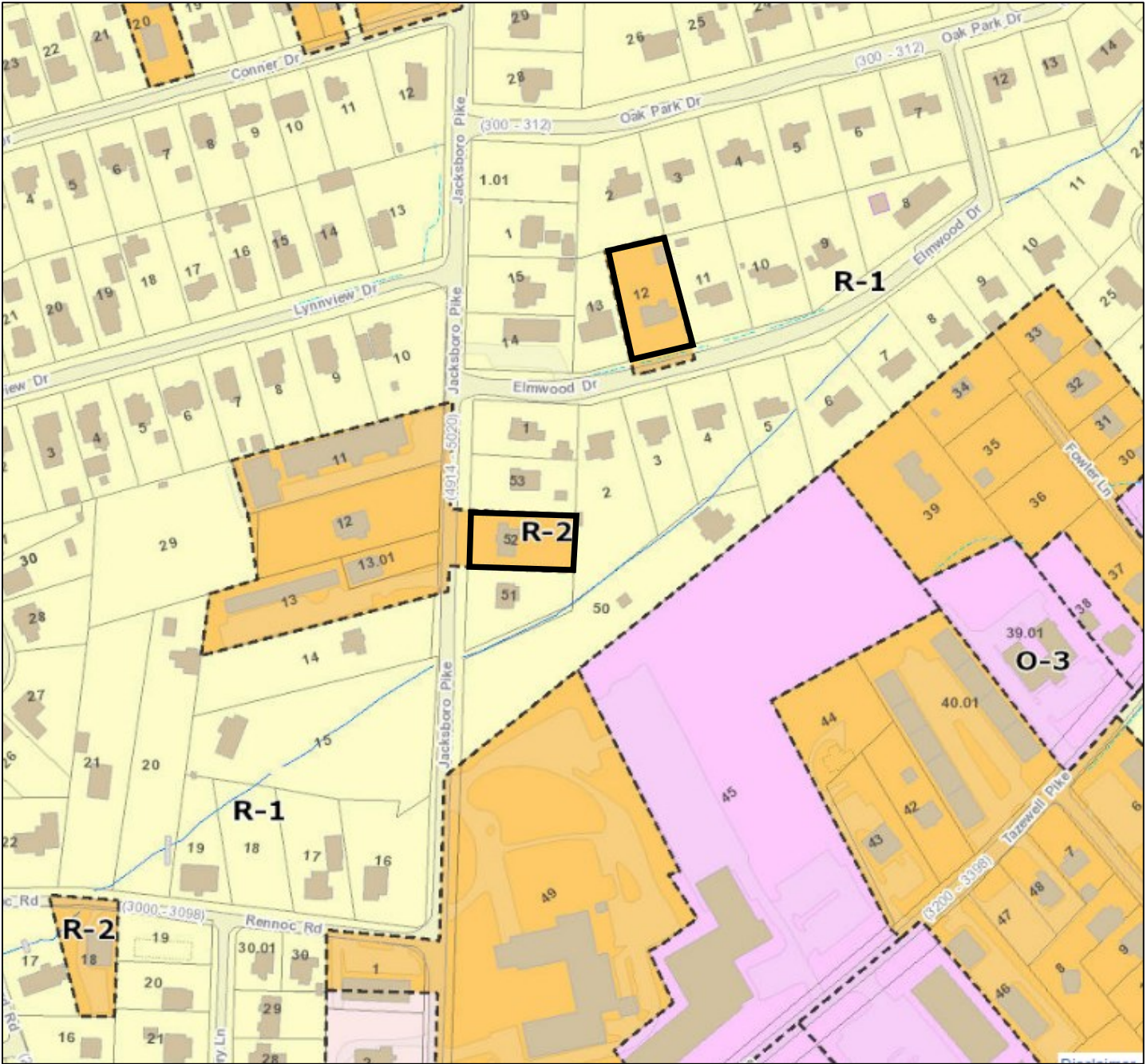
Potential Rezoning to: R-1E



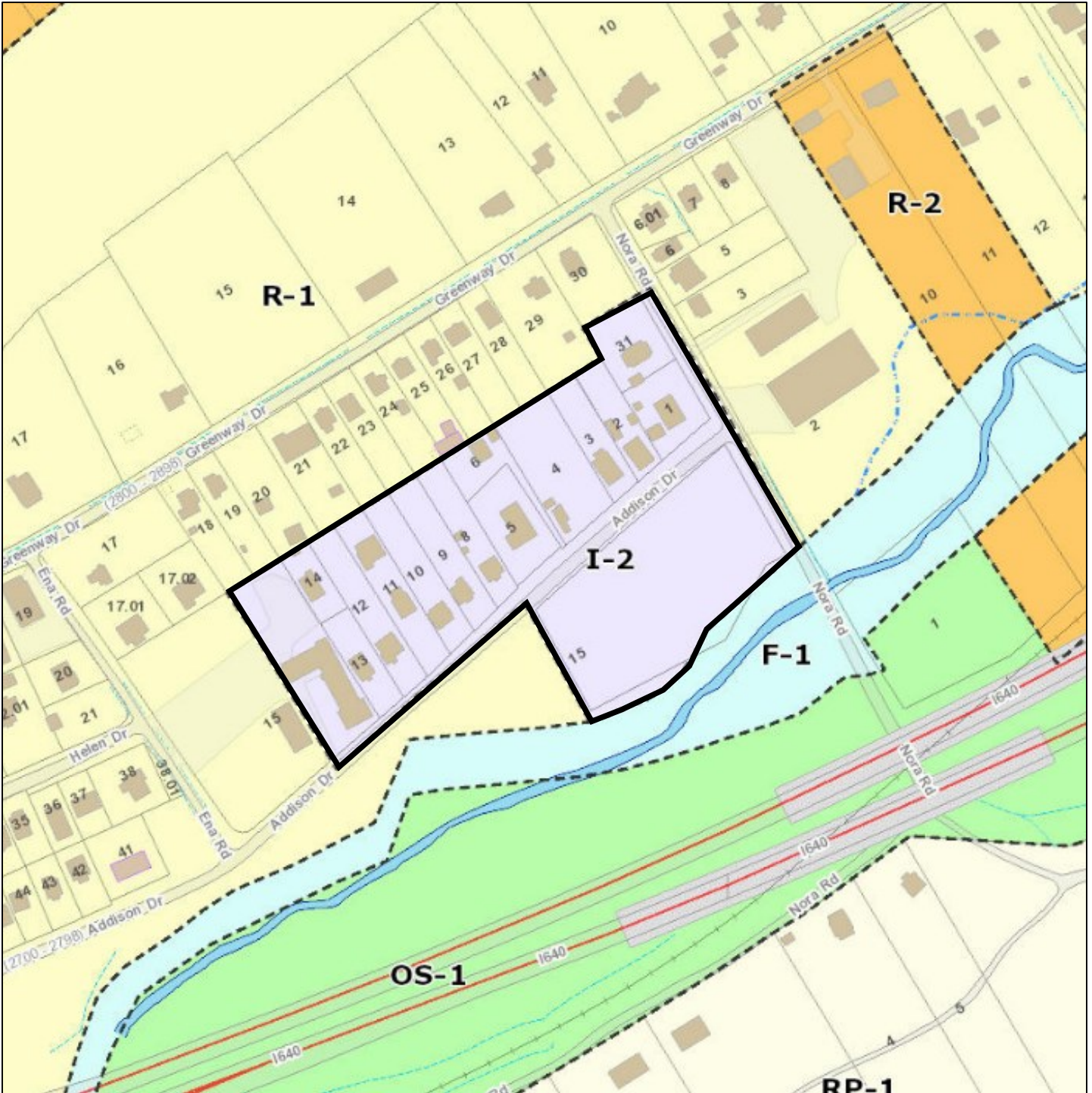
Potential General Rezoning #8

Northwest Sector / 3rd Council District

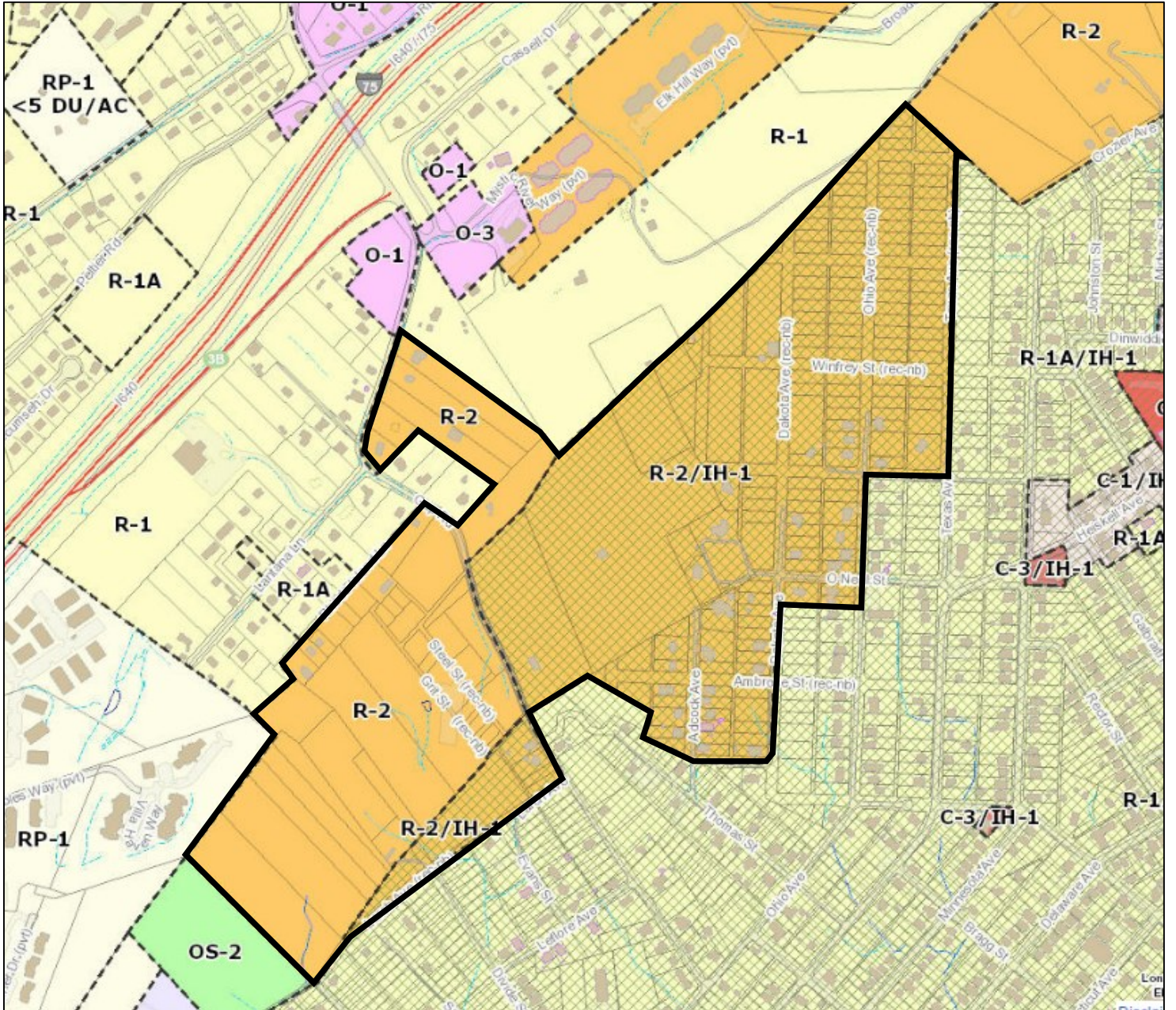
Current Zoning: RP-1 (Max. 12 DUA) **Potential Rezoning to:** R-1, R-1A, or RP-1 (Max. 6 DUA)



Potential General Rezoning #9
 North Sector / 4th Council District
Current Zoning: R-2 **Potential Rezoning to: R-1**



Potential General Rezoning #10
 North Sector / 4th Council District
Current Zoning: I-2 **Potential Rezoning to: R-1**

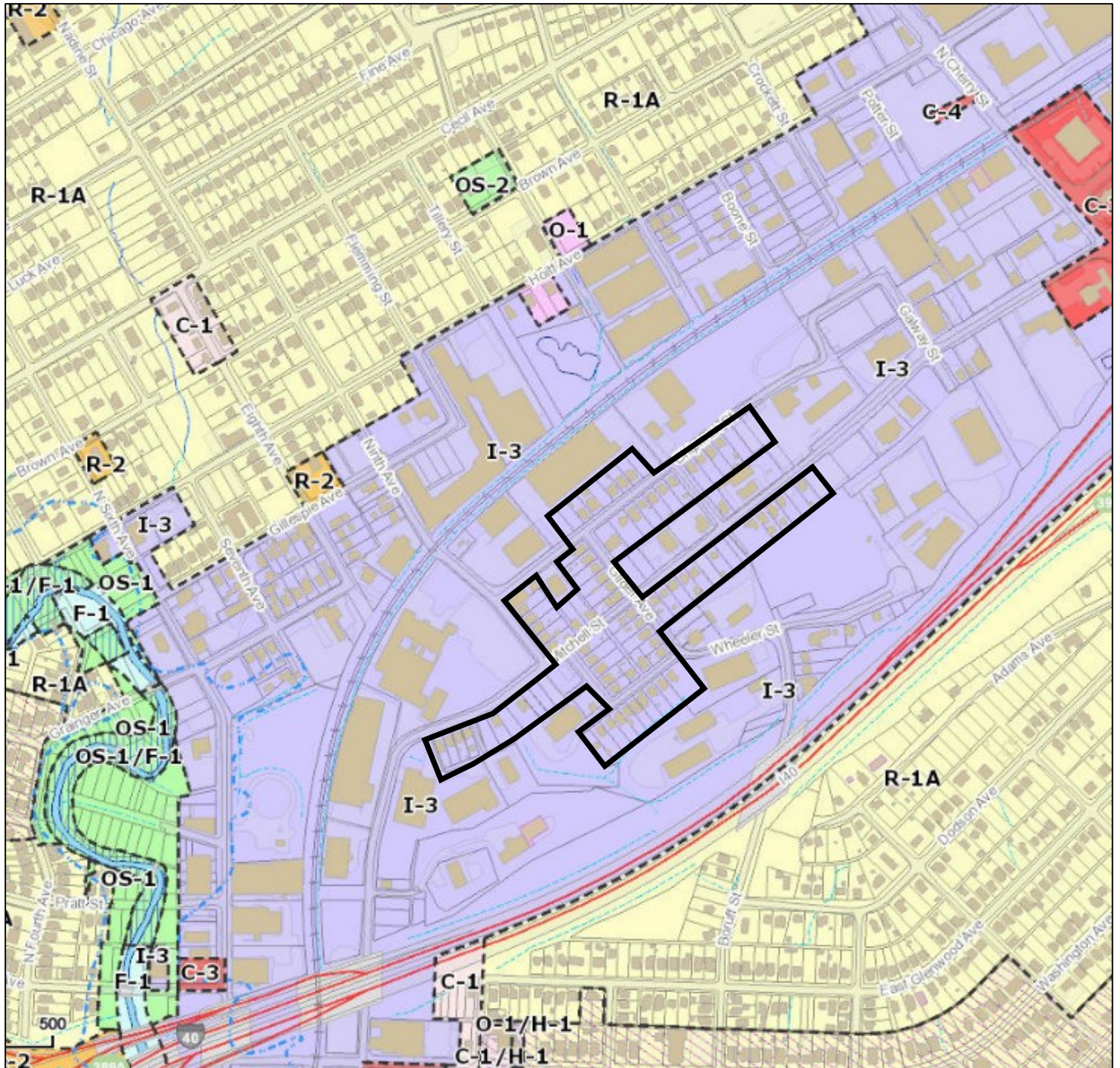


Potential General Rezoning #11

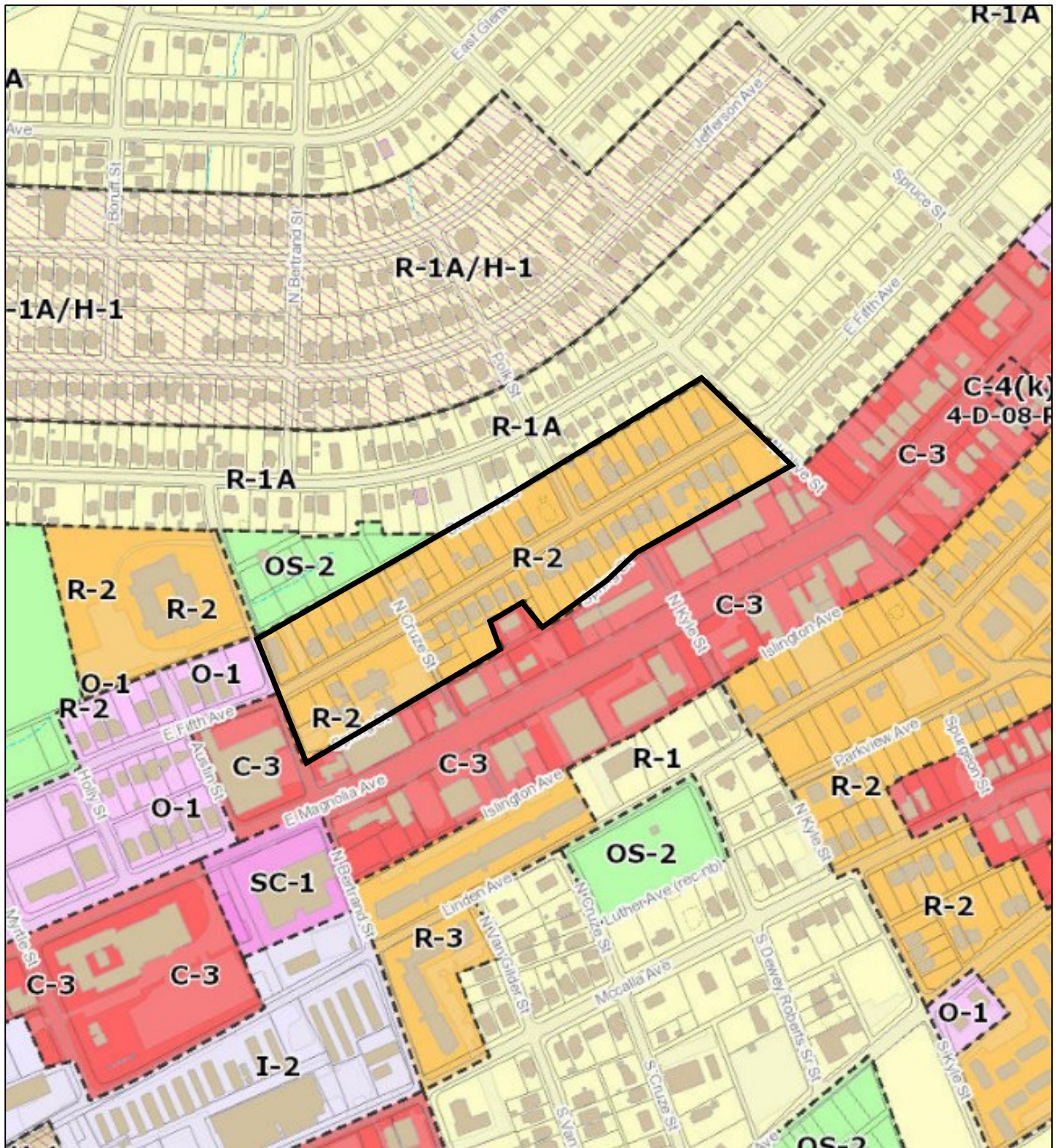
Central Sector / 5th Council District

Current Zoning: R-2 & R-2/H-1

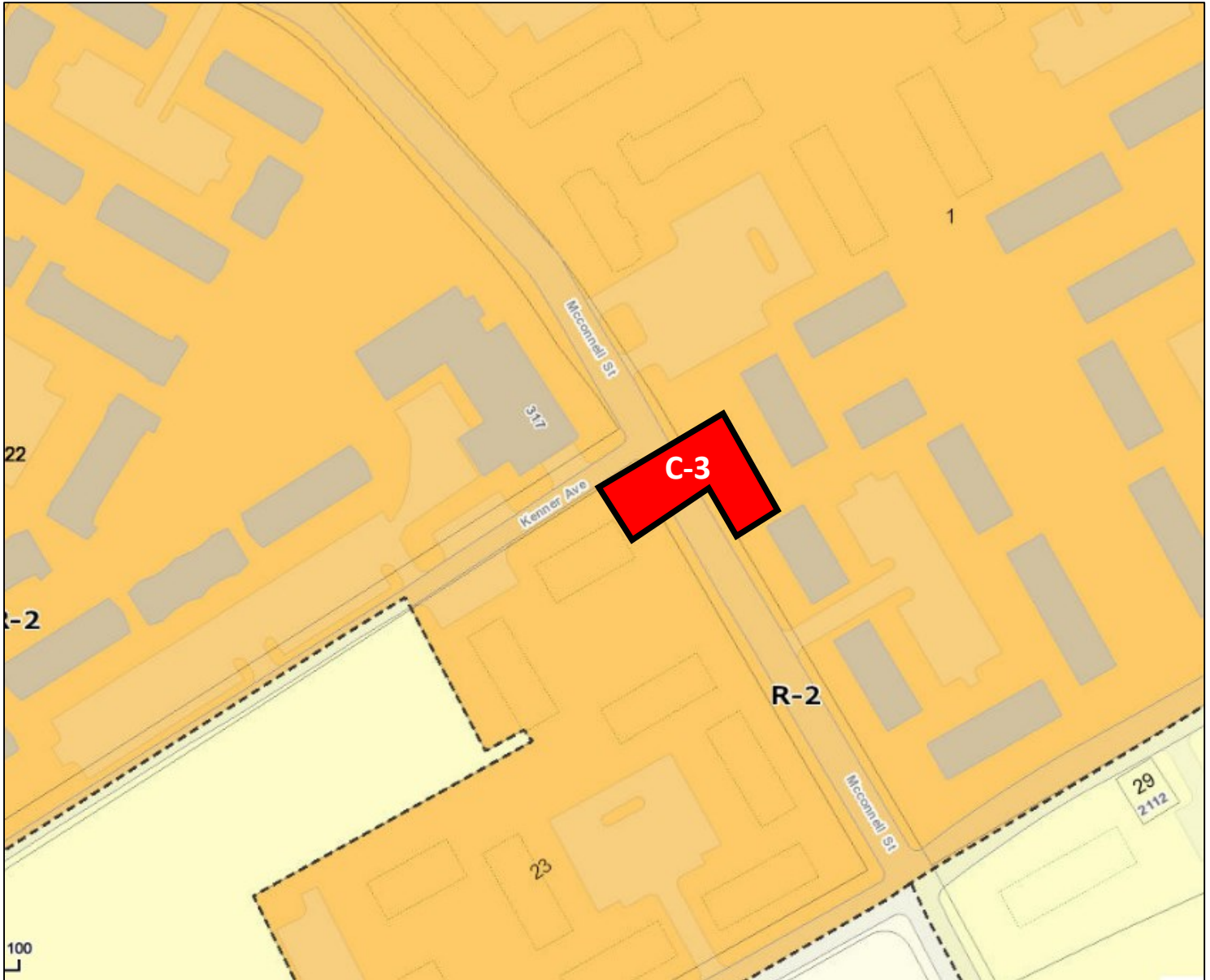
Potential Rezoning to: R-1, R-1A, or RP-1 (Max. 6 DUA)



Potential General Rezoning #12
 Central Sector / 6th Council District
Current Zoning: I-3 **Potential Rezoning to:** R-1A



Potential General Rezoning #13
 Central Sector / 6th Council District
Current Zoning: R-2 **Potential Rezoning to: R-1A**



Potential General Rezoning #14

Central Sector / 6th Council District

Current Zoning: C-3

Potential Rezoning to: R-2