



MEMORANDUM

Agenda Item # 6

Date: July 14, 2016
To: Planning Commission
From: Gerald Green, Executive Director
Prepared By: Liz Albertson, Senior Planner
Subject: Northwest County Sector Plan and Amendment to the General Plan – 6-A-16-SP

STAFF RECOMMENDATION

APPROVE THE 2016 NORTHWEST COUNTY SECTOR PLAN, ALSO AMENDING THE KNOXVILLE-KNOX COUNTY GENERAL PLAN 2033.

BACKGROUND

MPC staff completed the 2016 Northwest County Sector Plan update (attached) that amends the previously adopted 2003 Northwest County Sector Plan and the General Plan. The plan also incorporates adopted recommendations contained in the 2001 Callahan Drive Shaad Road Corridor Plan, and the Tennessee Technology Corridor Development Authority's Comprehensive Development Plan 2008 Update. 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 an online survey (476 responses), neighborhood and community meetings (approximately 150 attendees).

Summarized below are highlights of the plan recommendations:

1. The land use section of the plan contains eleven mixed-use special districts (MU-SDs), eight of which are located along the Pellissippi Parkway in the Tennessee Technology Corridor. Seven of these districts were previously adopted as part of the Comprehensive Development Plan 2008 Update for the Tennessee Technology Corridor Development Authority, and are amended to incorporate the previously designated Right of Way (ROW) land use classification, for the former State Route 475 road project that has been abandoned, into the surrounding MU-SDs.
2. A new MU-SD is proposed for the Solway Corridor area, as a gateway to the Technology Corridor and to Knox County.
3. A new MU-SD is also proposed for the Hines Valley/Amherst area where the new Schaad Road Extension will traverse the valley when completed, and a mix of land uses is recommended.
4. The Schaad Road/Oak Ridge Highway MU-SD area incorporates the recommendations from the adopted 2001 Callahan Drive/Schaad Road Corridor Plan.
5. The MU-SD proposed for the Clinton Highway/Old Clinton Pike area incorporates the recommendations from the 2012 North County Sector Plan MU-SD that was proposed on the adjacent east side of Clinton Highway near the intersection with Powell Drive.
6. Special opportunity areas and recommendations are highlighted around Karns and Hardin Valley to address the concerns related to projected growth and development for these areas.
7. 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 10,000 acres of Slope Protection and Stream Protection Areas to another land use classification since these two areas are now considered environmental overlays.
8. The land use section also proposes a small scale innovation zone district zone that would encourage a more mixed use zone for the MU-SDs in the Technology Corridor as well as possible other applications in business parks and in/near downtown.

9. 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.
10. The land use section also proposes the concepts of a scenic and highway corridor overlay zoning district to address design guidelines that encourage preservation of rural communities, like Karns and Hardin Valley.
11. The transportation section incorporates complete streets and sidewalk recommendations.
12. 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 August 16, 2016, and August 30, 2016, and by the Knox County Commission on August 22, 2016.

ATTACHMENTS

Draft 2106 Northwest County Sector Plan

**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION ADOPTING THE NORTHWEST 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 Northwest County Sector Plan, Tennessee Technology Corridor Development Authority Comprehensive Development Plan 2008 Update, and Knoxville-Knox County General Plan 2033; and

WHEREAS, the 2016 Northwest 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 2016 Northwest 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 eight public meetings and conducted a citizen survey to solicit public input and incorporated the input into this plan; and

WHEREAS, the 2016 Northwest 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 2016 Northwest 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 _____



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Please read before Thurs., 6/9 - Comments on Northwest County Sector Plan

1 message

cdgreenwood via Commission <commission@knoxmpc.org>

Wed, Jun 8, 2016 at 4:36 AM

Reply-To: cdgreenwood@cs.com

To: commission@knoxmpc.org

Cc: liz.albertson@knoxmpc.org

Dear MPC Commissioners,

Here are my comments on the Draft Northwest County Sector Plan. I had hoped to be able to address you in person this week, but a conflict with work makes that impossible. Thank you for your attention:

1. Emory Road is a two-lane road that is not scheduled to be widened until at least 2029, yet large new subdivisions along it continue to be approved with apparently no limit in sight. People are experiencing increasing danger when they attempt to turn in and out of the subdivisions off of Emory Road. It is irresponsible to allow unchecked development there until we see infrastructure improvements start to catch up, and the Plan should acknowledge this.
2. As noted in the Plan, many people in Karns expressed an interest in preserving farmland. Rather than constantly pushing out all remaining farmland as growth spreads westward, could there be a way to use a different zoning category on the farmland to either slow development of some of this prime farmland or to spur negotiations with developers to potentially get a more desirable type of development?
3. Karns still has a need for small parks that can be walked to and that are not primarily ball fields. Our biggest park is primarily a ballpark, though it also houses our Senior Center. It is located under TVA high power lines, though, that cause people to feel occasional shocks.
4. The Plan acknowledges that many people in Karns want the Elementary and Middle Schools to be tied in with the rest of the community and want walkability greatly improved over the very dangerous current conditions. The Plan should also acknowledge that many would like to see the same for the High School.
5. Lastly, while we hope we can believe what we have been told by MPC staff and others, that "Employment Center" (EC) zoning is similar to "Light Industry" zoning, the fact remains that the description in the Knox County Code for EC zoning has much more in common with "Industrial" zoning which is considerably heavier than with "Light Industrial" zoning. That leaves it very ambiguous as to what uses might be allowed in an EC zone. The following lists shows some of the uses that the Code says are acceptable in both EC and Industrial zones:

Apparel manufacturing (NAICS 315).

Beverage and tobacco product manufacturing (NAICS 312).

Computer and electronic product manufacturing (NAICS 334).

Electrical equipment, appliance and component manufacturing (NAICS 335).

Fabricated metal product manufacturing (NAICS 332).

Furniture and related product manufacturing (NAISC 337).

Food manufacturing (NAICS 311), excluding slaughter of animals and fat rendering.

Leather and allied product manufacturing (NAICS 316)

Machinery manufacturing (NAICS 333).

Transportation equipment manufacturing (NAICS 336).

Pharmaceutical and medicine manufacturing (NAICS 3254).

Miscellaneous manufacturing (NAICS 339).

On the other hand, Light Industrial zoning allows uses such as Warehousing and Retail Sales. The only manufacturing allowed by Light Industrial is the manufacture of products from previously prepared paper, metal, plastic, leather, wood, cloth, grains, food products, glass and similar products.

EC zoning does require a plan, with input from the public, which could be helpful to local residents, but regardless of whether EC zoning is recommended for a Business Park 1 or Business Park 2, there is still an uncertainty that needs to be clarified.

Thank you.

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This message was directed to commission@knoxmpc.org