

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: March 1, 2016
File #: 3-A-16-OYP
Subject: Knoxville One Year Plan 2016 Update

Staff Recommendation:

RECOMMEND that City Council APPROVE the 2016 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 235 postcards to various members of the community, inviting them to participate in the annual update. Ten 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 2016 update include the following:

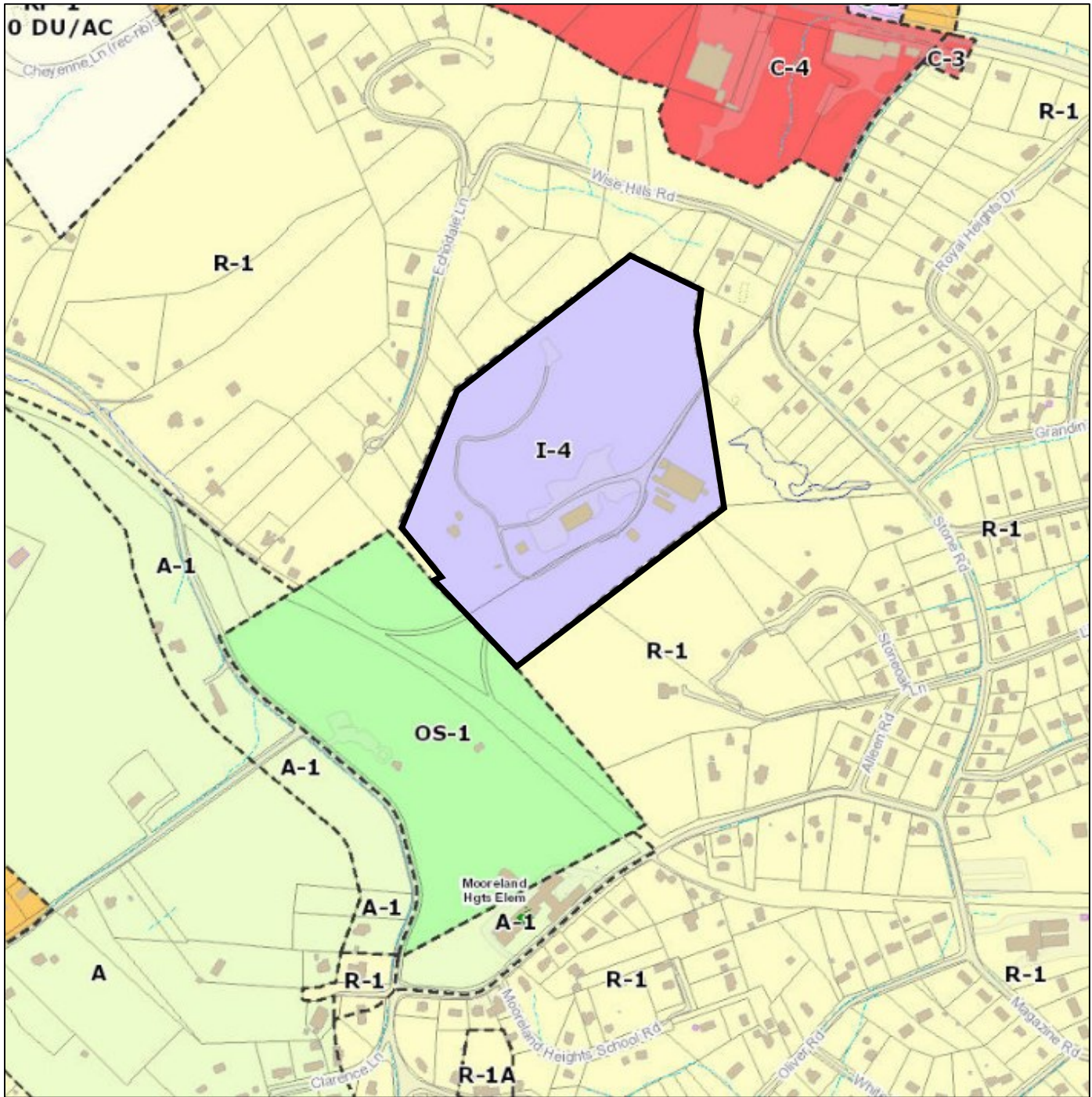
- The staff is recommending two general plan amendments, both of which are based on sector plan updates. The Northwest City Sector was adopted by City Council on May 26, 2015. The Northwest County Sector Plan is currently being updated. For the portions of these sectors that are within

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the City Limits of Knoxville, staff is recommending to replace the current One Year Plan map proposed land uses with the proposed land uses of the updated sector plans. All of the proposed staff recommended changes are shown by sector on maps 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 one property in the South Sector annexed by the City of Knoxville since the adoption of the 2015 Update. This recommendation is shown in the South sector on a map in Chapter 4 and is labeled as ‘Annexation Amendment,’ with corresponding MPC file numbers.
- Appendix B lists three individual quarterly plan amendments that were approved since the 2015 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.

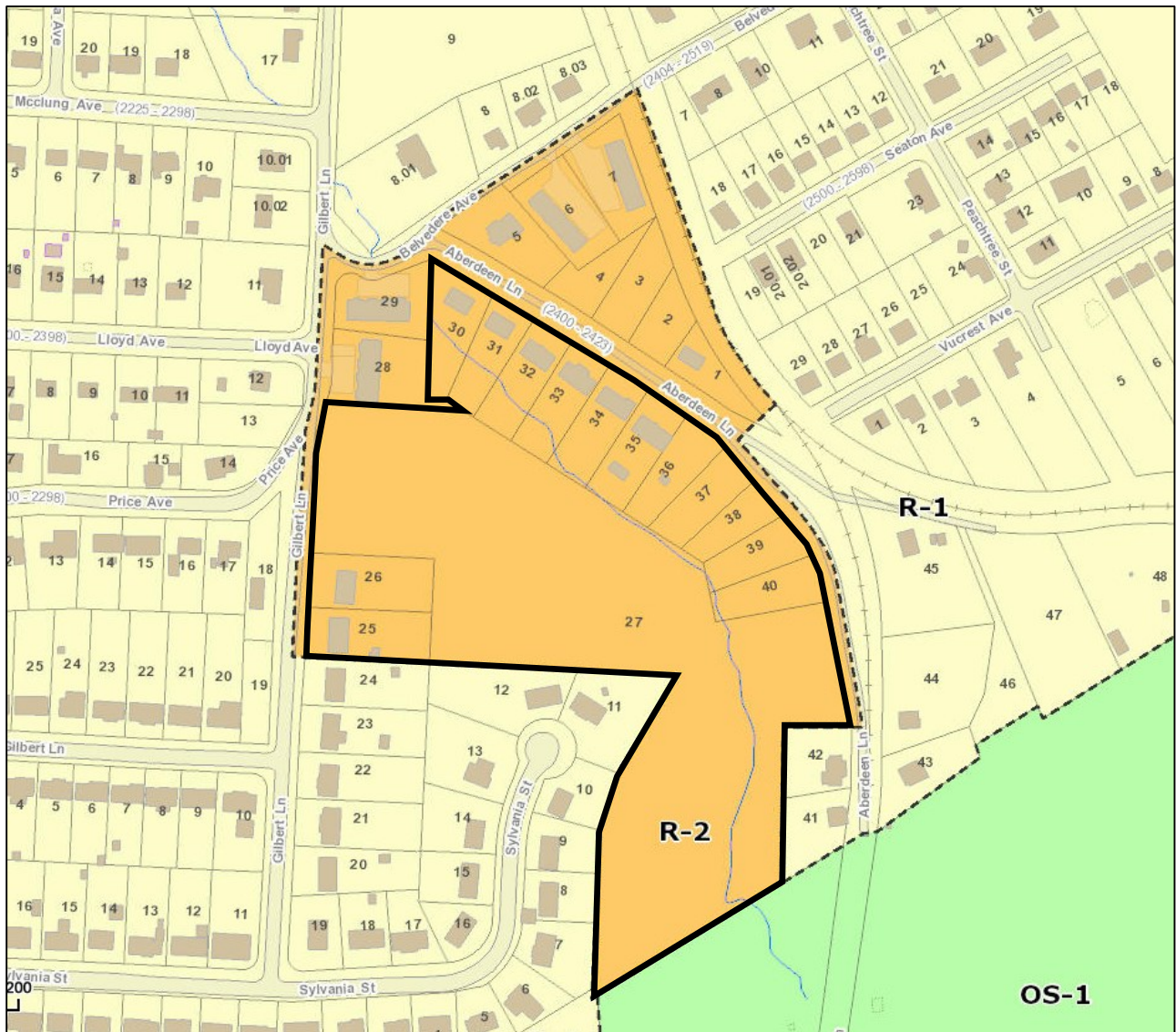


Potential General Rezoning #1

South Sector / 1st Council District

Current Zoning: I-4

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

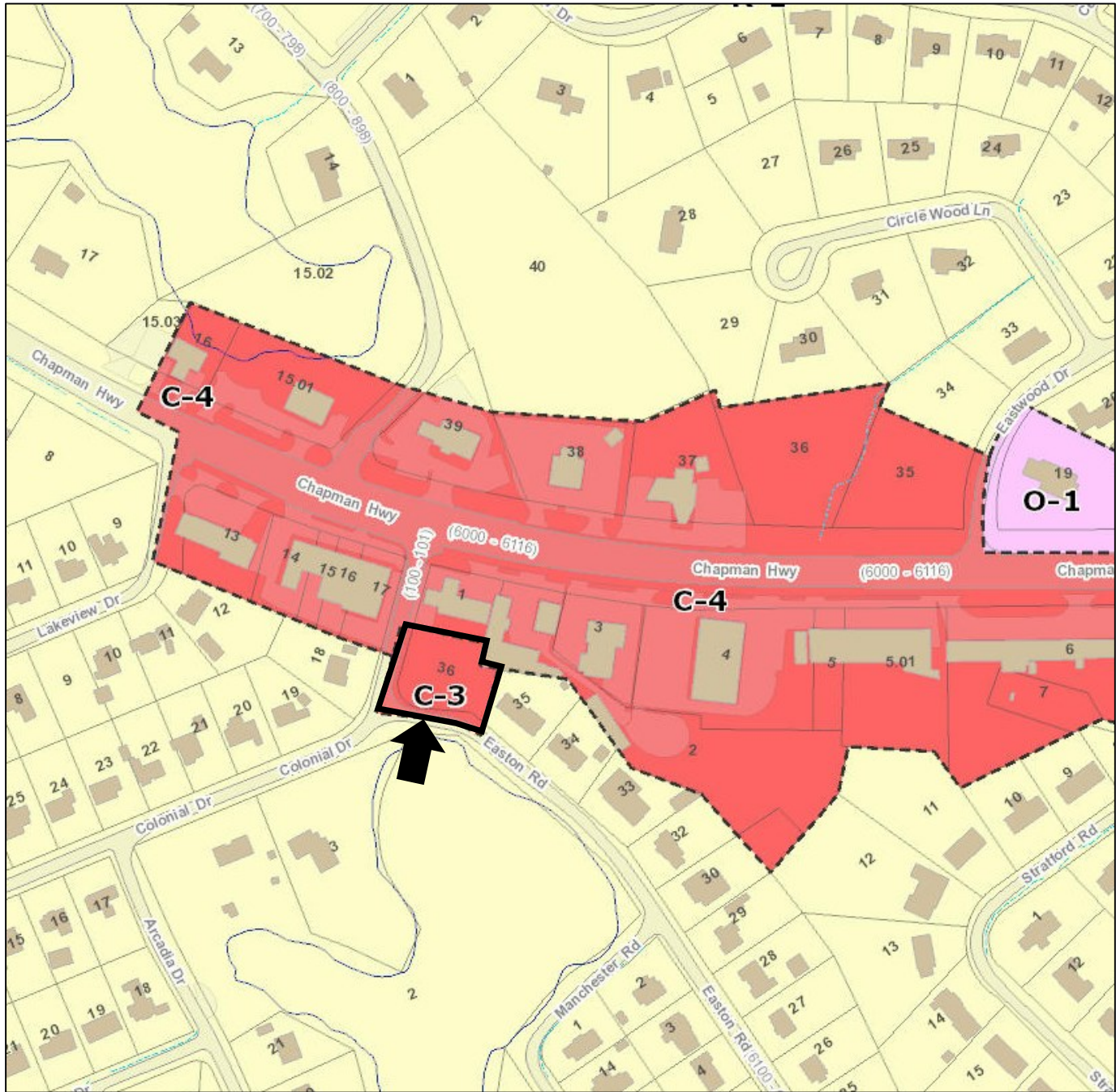


Potential General Rezoning #2

South Sector / 1st Council District

Current Zoning: R-2

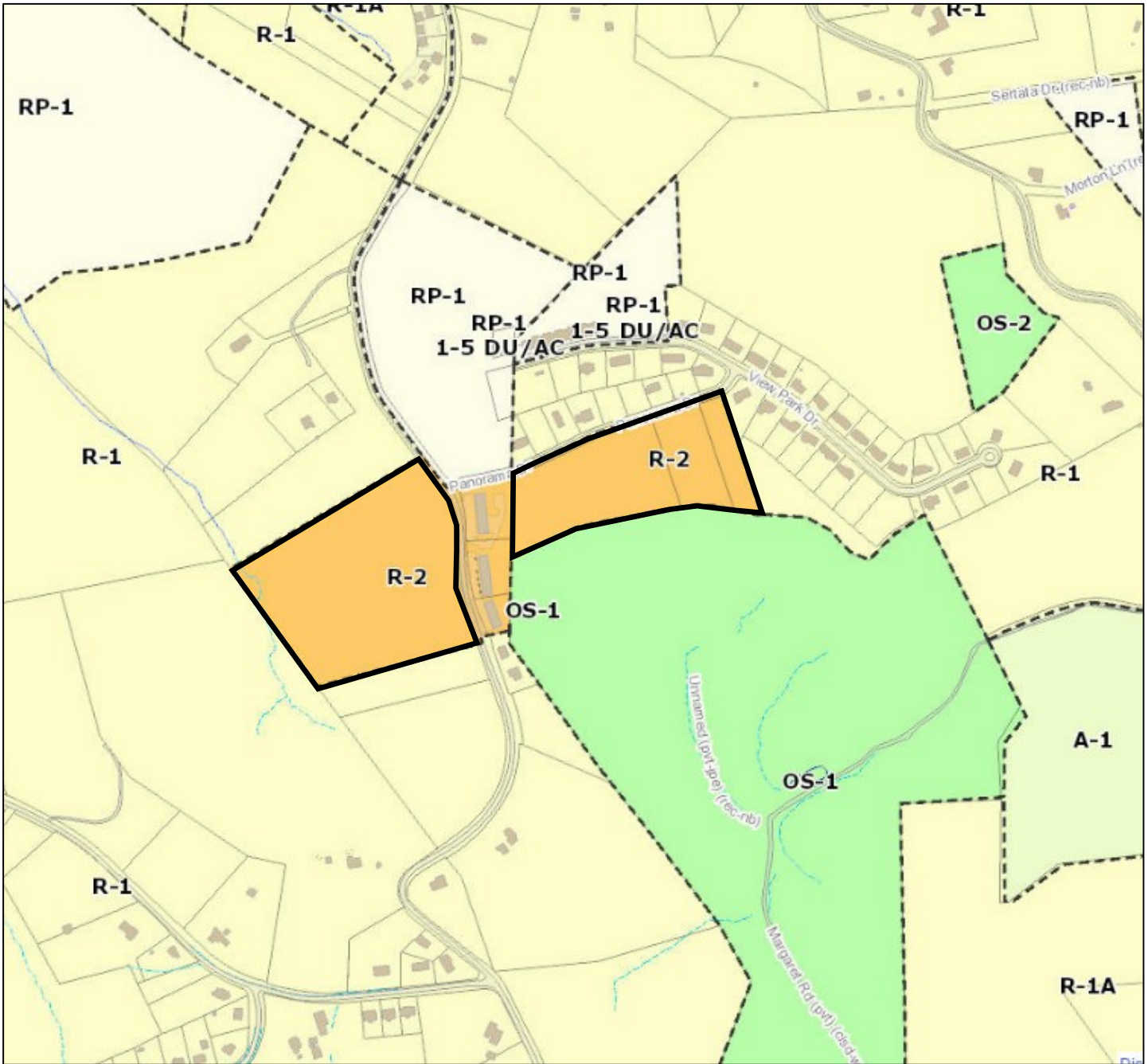
Potential Rezoning to: R-1, R-1A, or RP-1 (less than 6 DUA)



Potential General Rezoning #3

South Sector / 1st Council District

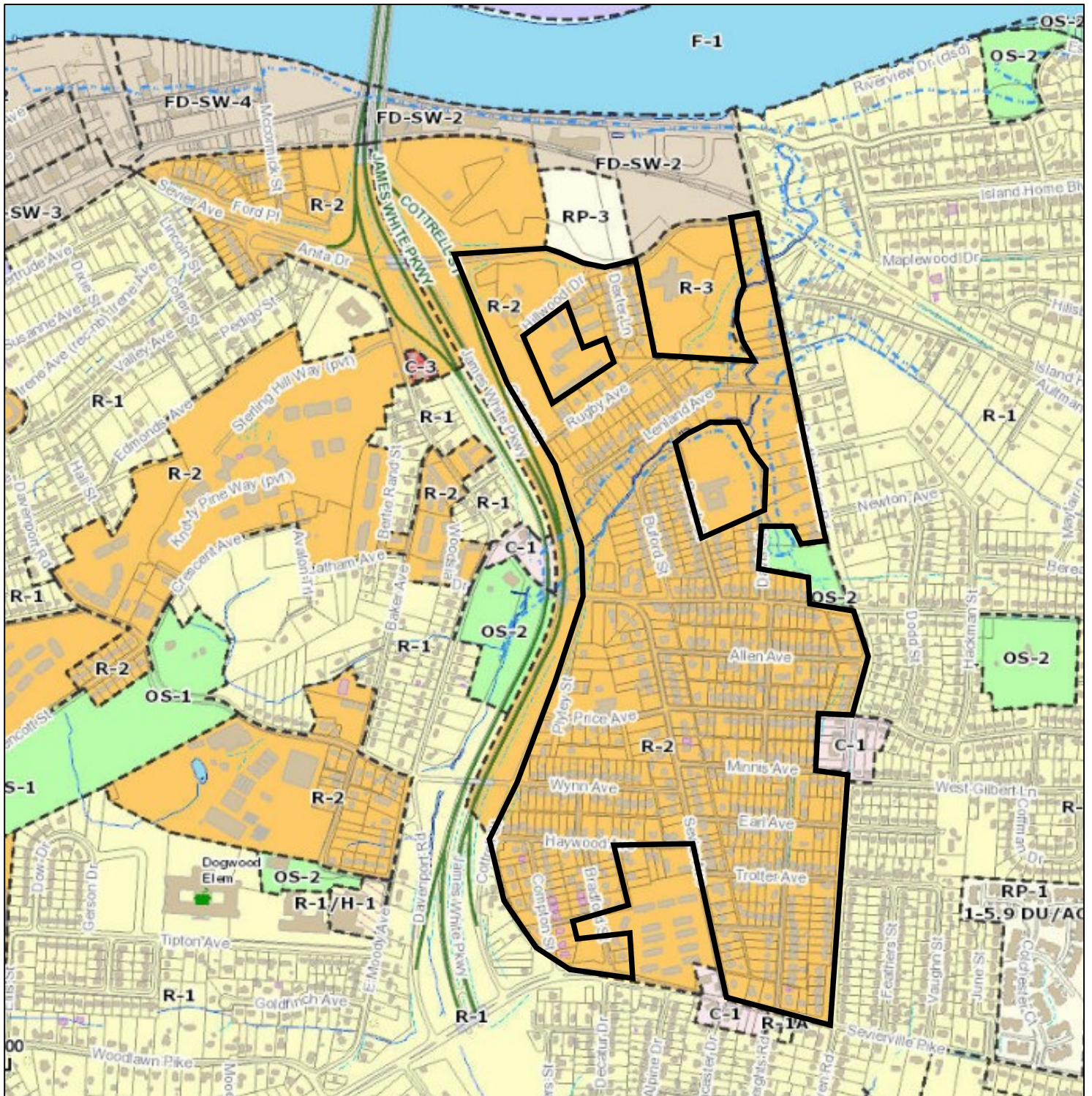
Current Zoning: C-3 **Potential Rezoning to:** R-1, R-1A, or RP-1 (less than 6 DUA)



Potential General Rezoning #4

South Sector / 1st Council District

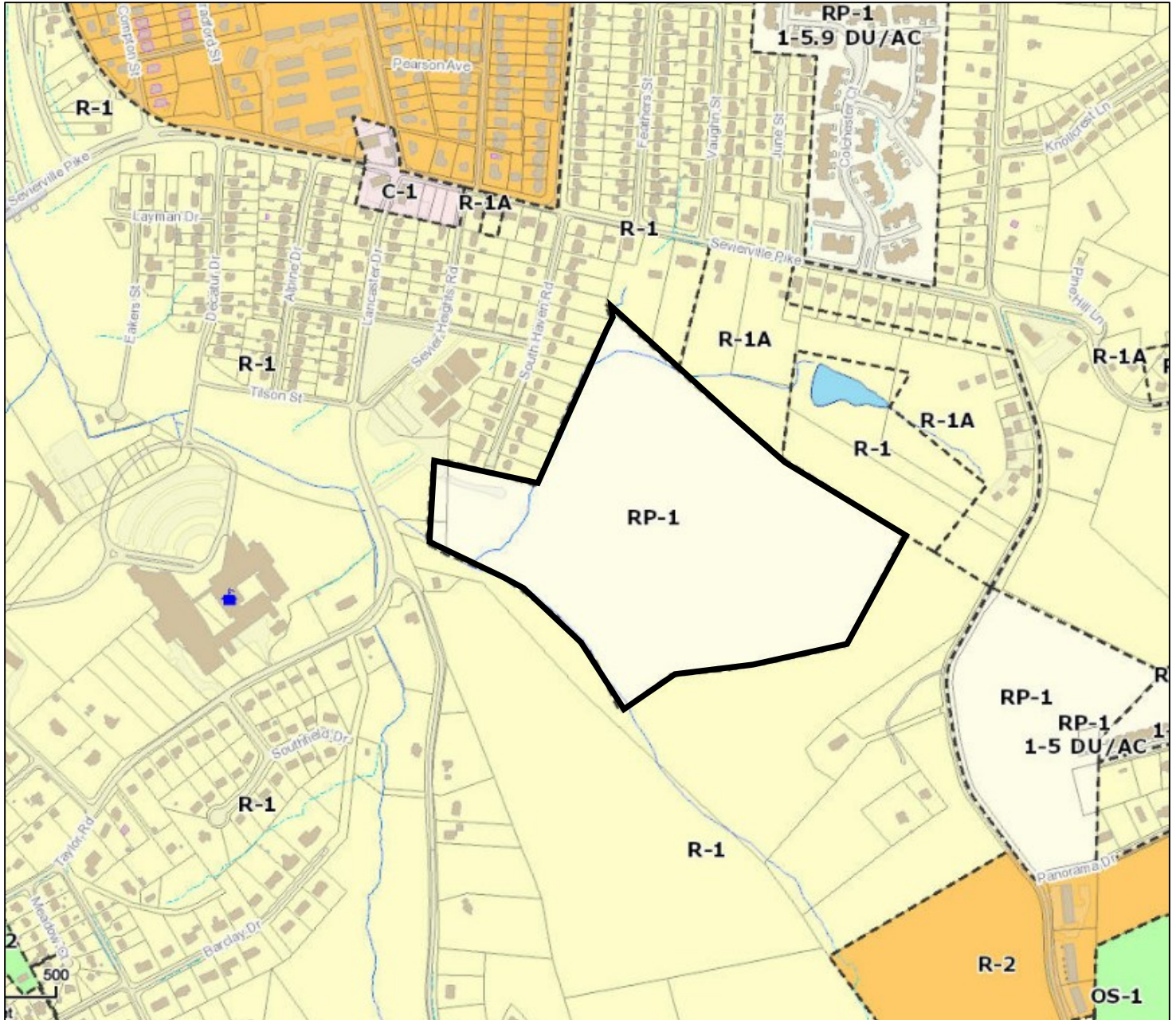
Current Zoning: R-2 **Potential Rezoning to:** R-1, R-1A, or RP-1 (less than 6 DUA)



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)

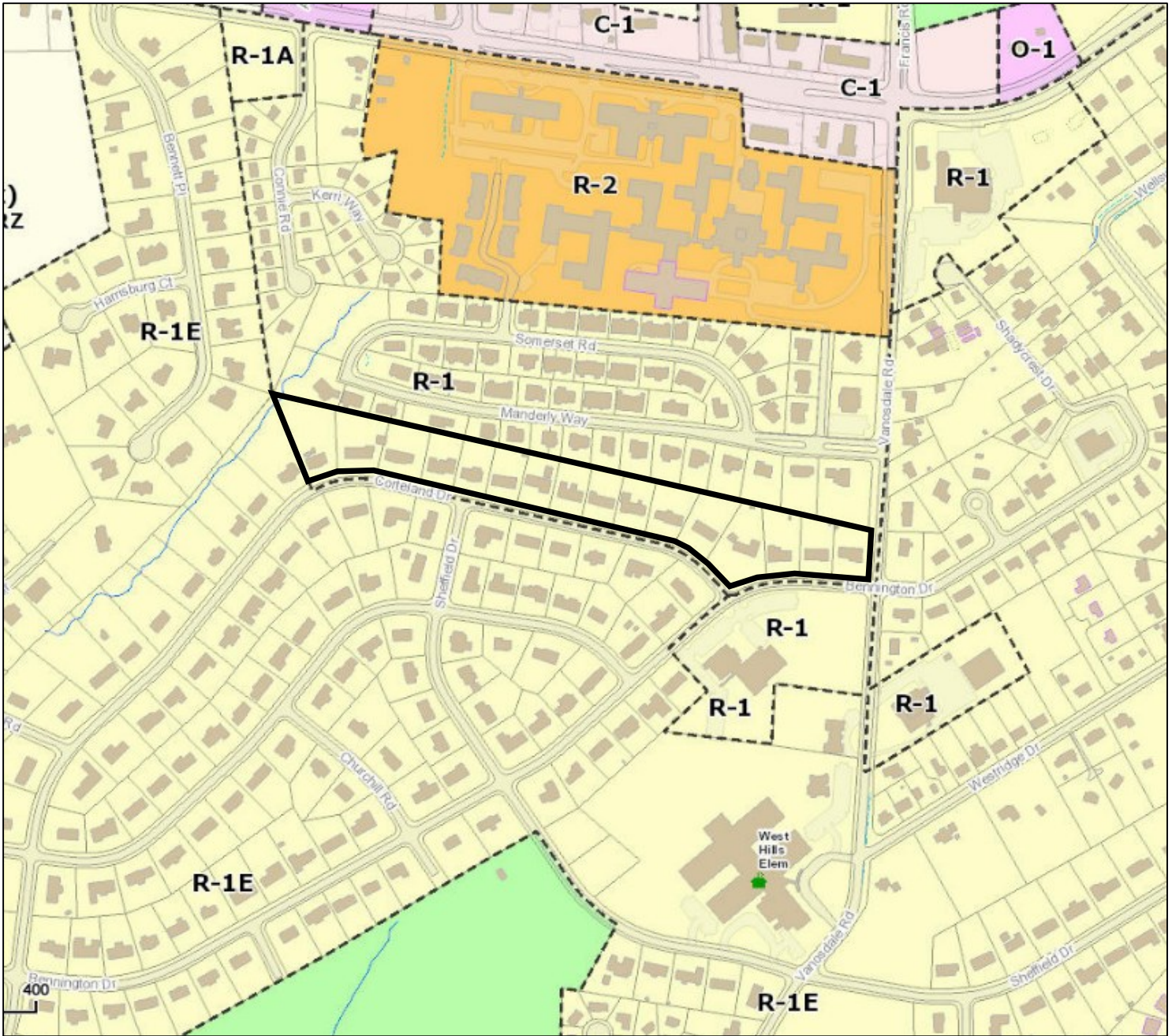


Potential General Rezoning #6

South Sector / 1st Council District

Current Zoning: RP & RP-1

Potential Rezoning to: OS-2

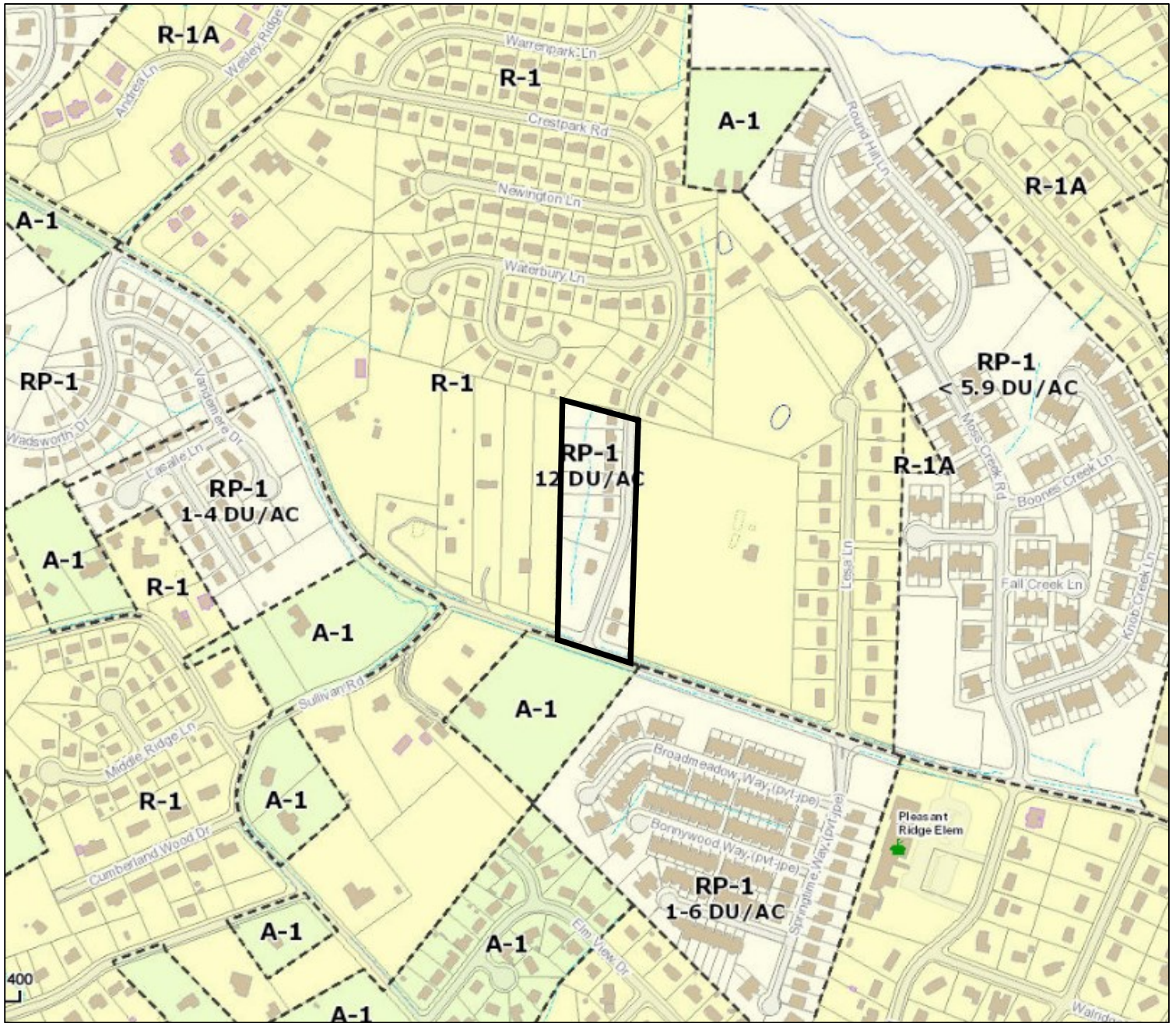


Potential General Rezoning #7

Northwest Sector / 2nd Council District

Current Zoning: R-1

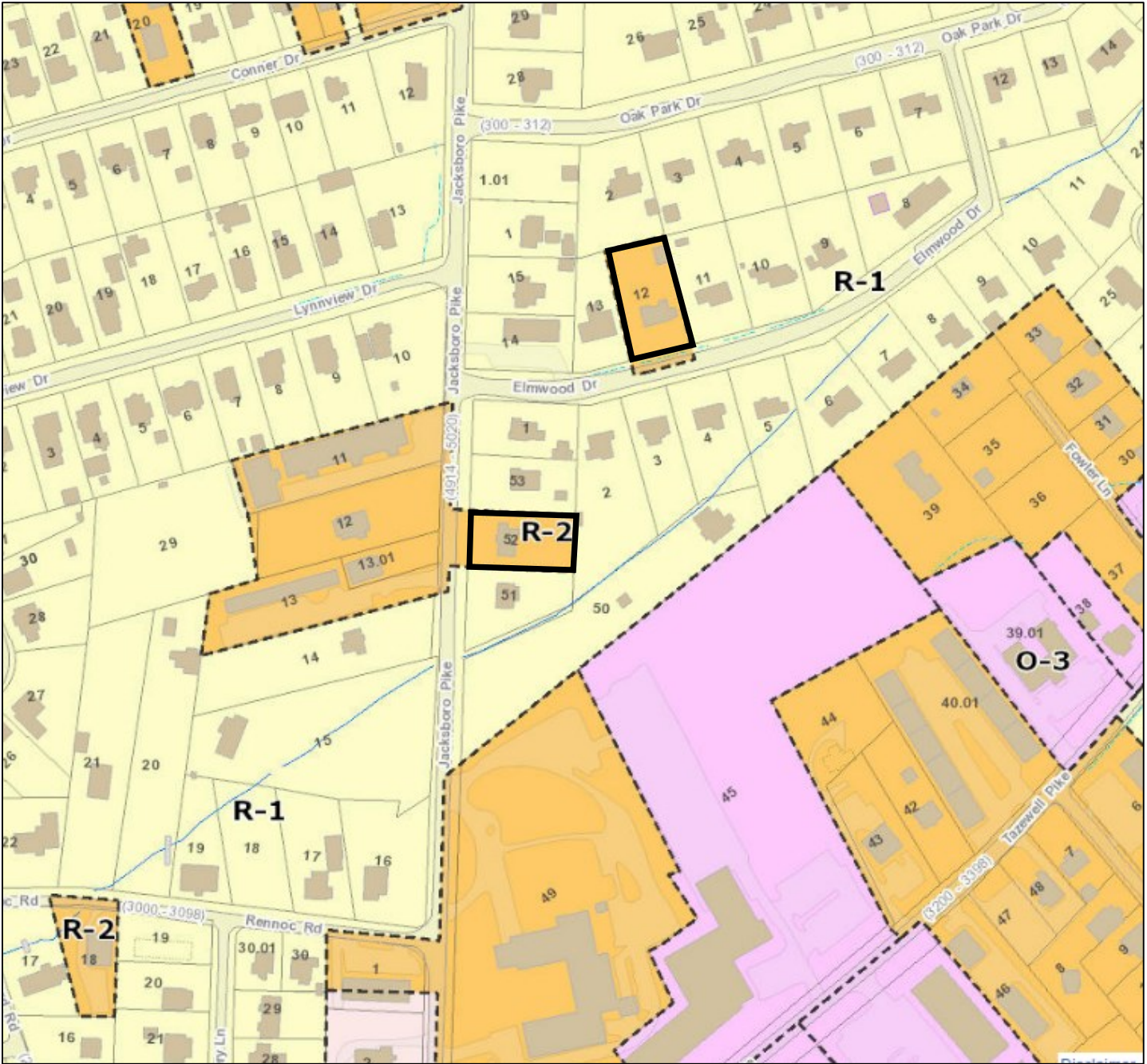
Potential Rezoning to: R-1E



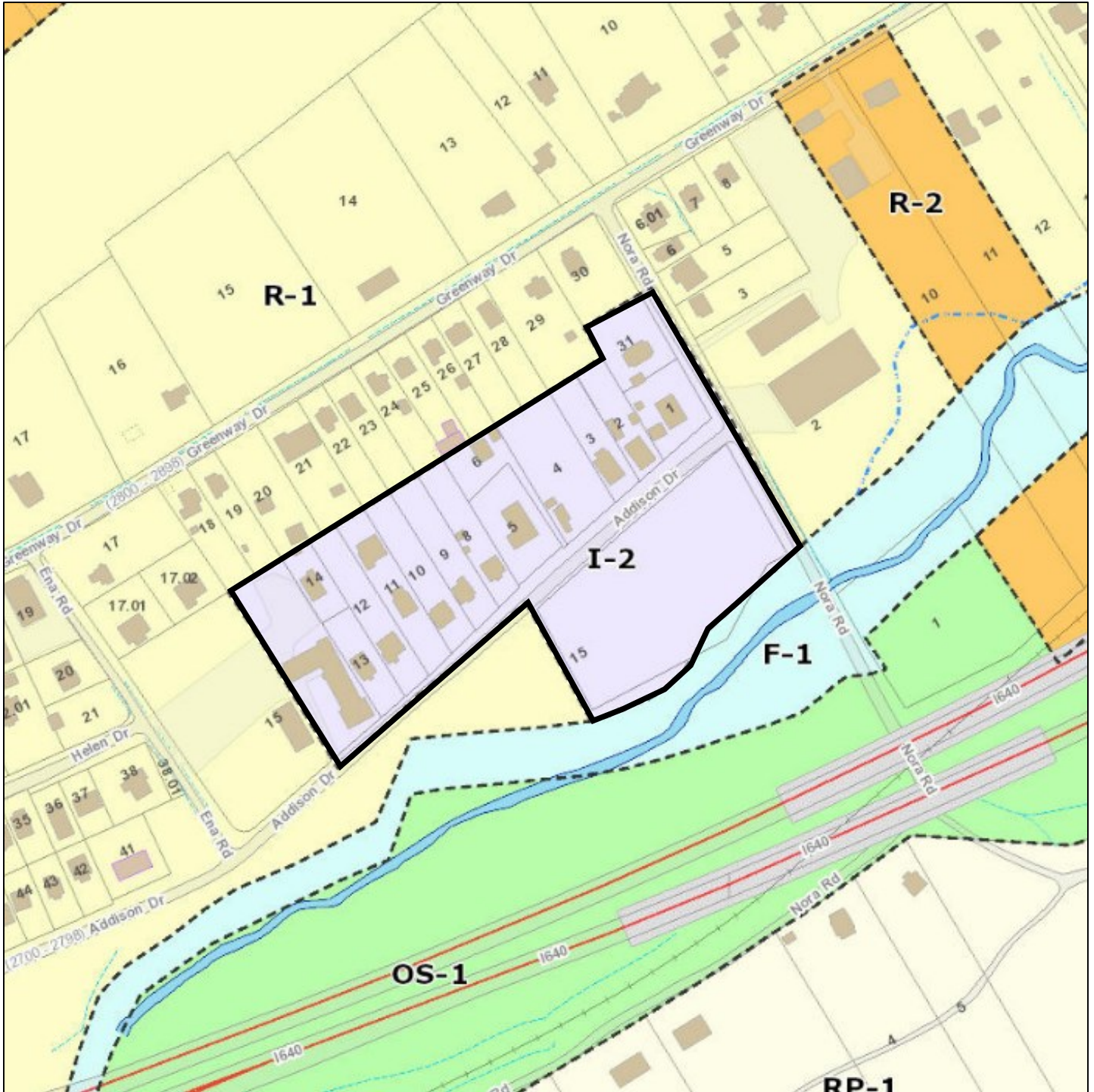
Potential General Rezoning #8

Northwest Sector / 3rd Council District

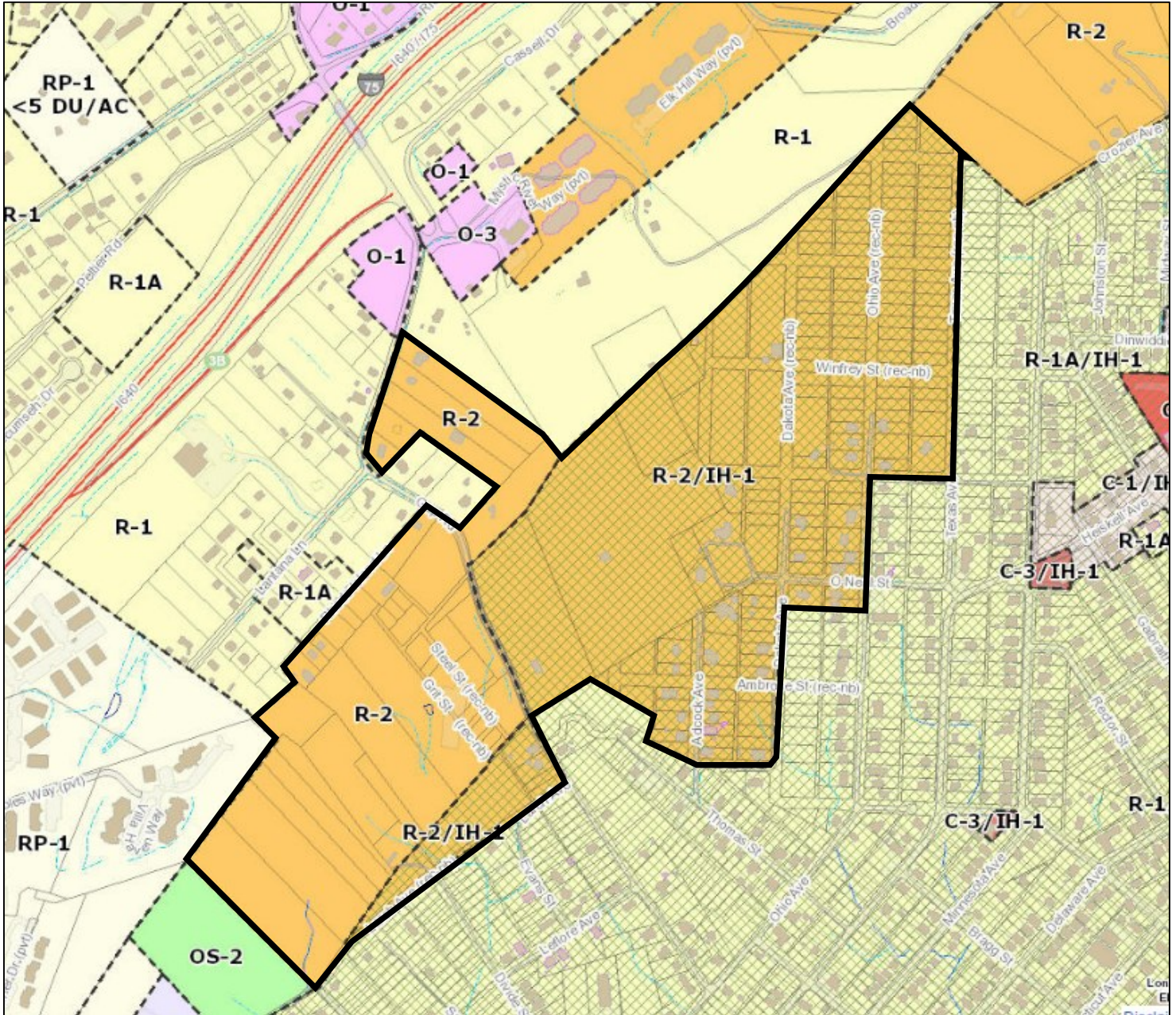
Current Zoning: RP-1 (Max. 12 DUA) **Potential Rezoning to:** R-1, R-1A, or RP-1 (Max. 6 DUA)



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**

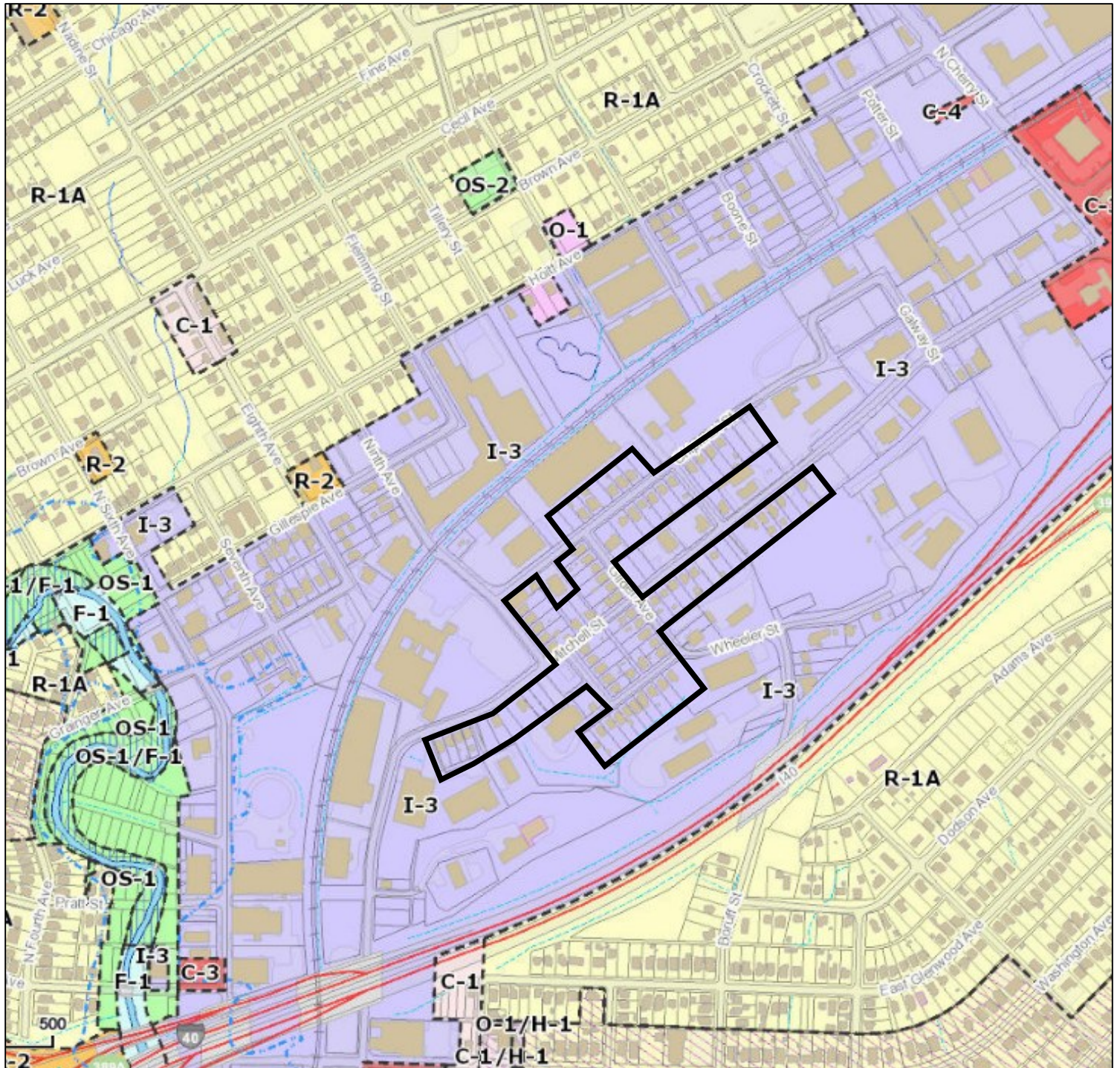


Potential General Rezoning #11

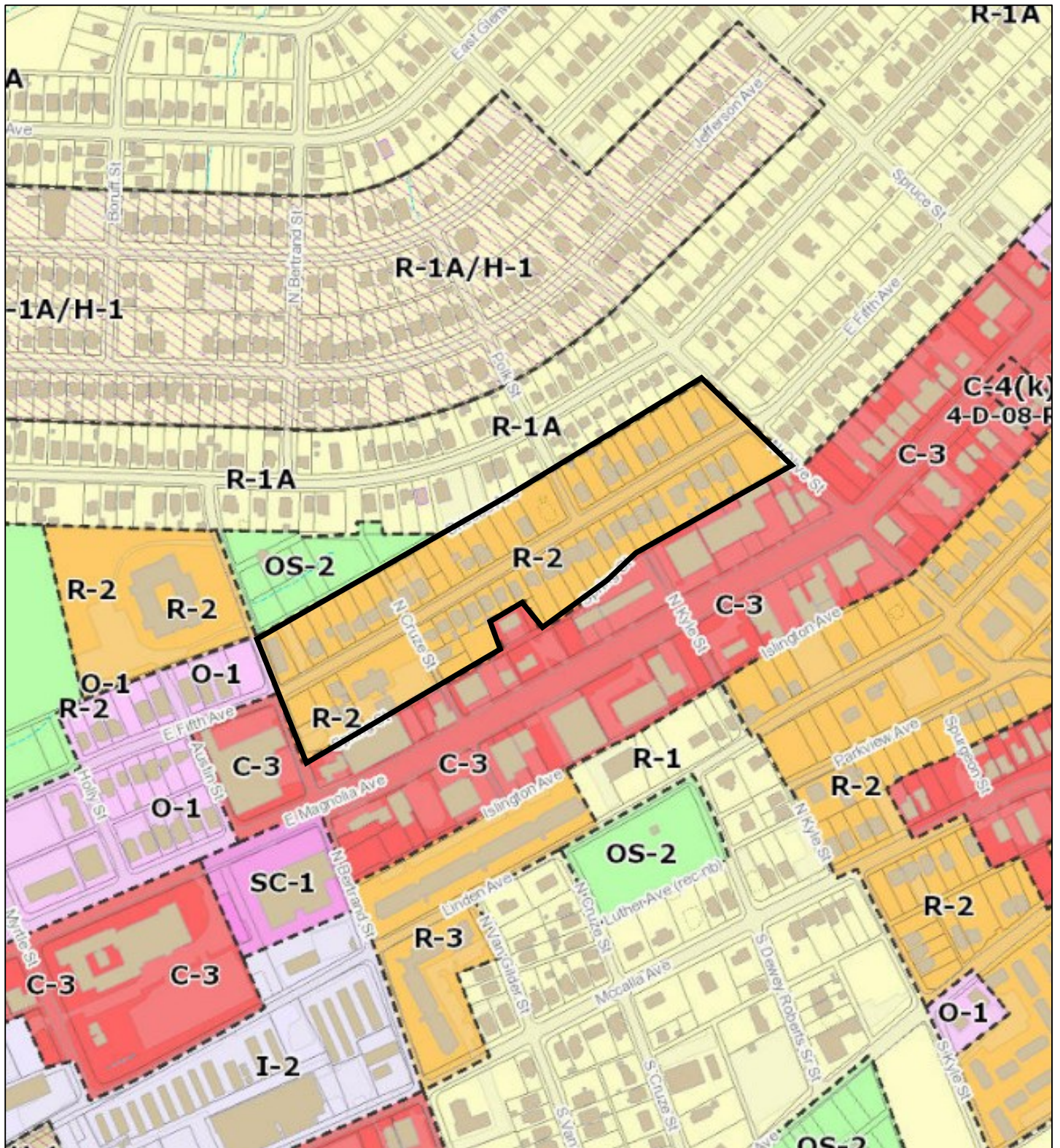
Central Sector / 5th Council District

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**