



## MEMORANDUM

Agenda Item # 9

**Date:** August 29, 2016  
**To:** Planning Commission  
**From:** Gerald Green, Executive Director  
**Prepared By:** Jeff Archer, Principal Planner  
**Subject:** Southwest County Sector Plan and Amendments to the General Plan  
**File No:** 9-C-16-SP

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### **STAFF RECOMMENDATION**

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

### **BACKGROUND**

MPC staff completed the 2016 Southwest County Sector Plan update that amends the previously adopted 2005 Southwest 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 (approximately 248 responses), three neighborhood and five community meetings (approximately 300 attendees).

Summarized below are highlights of the plan recommendations:

- The land use section of the plan contains a mixed-use special districts (MU-SD), located along Kingston Pike, Parkside Drive, and Peters Road. This MU-SD comprises 684 acres. The recommendations include encouraging redeveloping the existing commercial strips into a higher intensity mixed use developments. These type of developments would provide more housing choices and new employment and retail opportunities. The implementation of this recommendation may be made possible through application of the Mixed Use District standards being drafted by staff or may require creation of a new zoning district.
- The land use section also implements the standard sector plan land use classification system. The biggest change in using the new land use classifications resulted in a reduction of general commercial. The more specific classifications take scale and location into account such as neighborhood, community, and regional commercial designations.
- The land use section recommends strategies to preserve the rural areas with conservation subdivisions, large lot agricultural zoning. A new rural retreat ordinance is also recommended. The implementation of these recommendations would require new development standards
- The need to study Northshore Drive – addressing congestion, greenway, and bike lanes.
- The five and fifteen year improvement section summarizes the recommendations contained within the plan sections and includes a responsible, lead agency.

### **SCHEDULE**

If approved by the Metropolitan Planning Commission, the plan update will be scheduled for adoption by the Knoxville City Council on October 11<sup>th</sup> and October 25<sup>th</sup>, and by the Knox County Commission on October 24<sup>th</sup>.

### **ATTACHMENTS**

Draft 2016 Southwest County Sector Plan

**Resolution # 9-C-16-SP**

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION ADOPTING THE SOUTHWESTWEST 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 2005 Southwest County Sector Plan and Knoxville-Knox County General Plan 2033; and*

*WHEREAS, the 2016 Southwest 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 Southwest 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 five public meetings and conducted a citizen survey to solicit public input and incorporated the input into this plan; and*

*WHEREAS, the 2016 Southwest 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 Southwest 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* \_\_\_\_\_