

Memorandum

To: Metropolitan Planning Commission
From: Michael A. Brusseau, Senior Planner
Date: April 2, 2017
File #: 3-A-17-OYP
Subject: Knoxville One Year Plan 2017 Update

Staff Recommendation:

RECOMMEND that City Council APPROVE the 2017 One Year Plan update, including authorizing MPC to initiate any or all of the ten attached general rezoning proposals (see attached maps and descriptions).

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 237 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 26 people in total attended the meetings.

At the March 9, 2017 MPC meeting, MPC postponed consideration of the 2017 One Year Plan update to April in order for staff to look at two areas that were requested to be changed by Lynn Redmon at the March 9 meeting. Staff has been in contact with Mr. Redmon since that meeting. Staff has decided that it is not appropriate to amend the One Year Plan without also considering an amendment to the Northwest City Sector Plan, from which the adopted One Year Plan designations from last year were based on. Staff has offered to consider changes to both areas cited by Mr. Redmon, but is recommending that

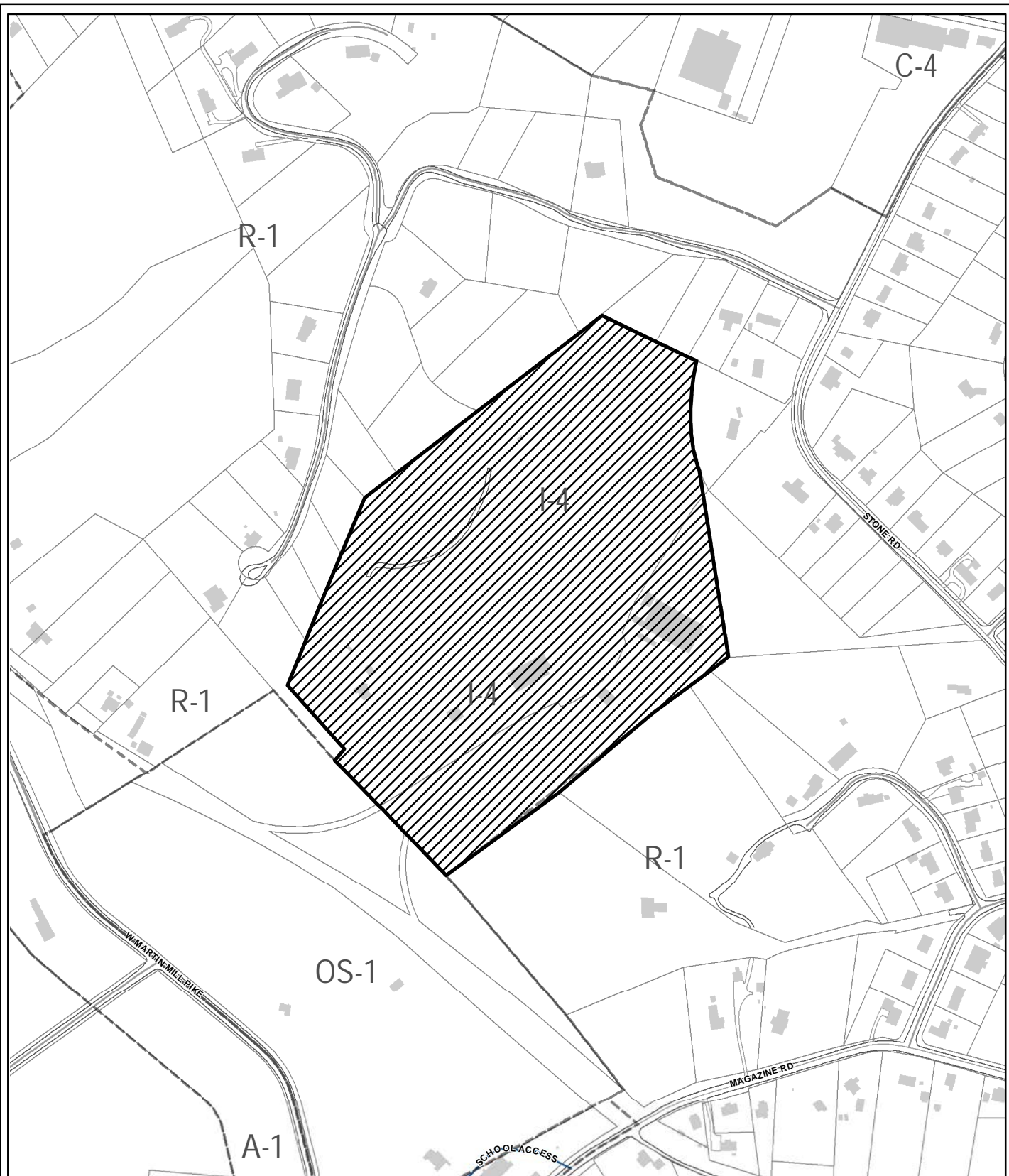
MPC Agenda Item # 13

Mr. Redmon file individual applications for amendments to the One Year Plan and Northwest City Sector Plan. This way, the two plans would remain consistent once the decisions are made. MPC would waive the application fees that would normally be required for these requests.

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 2017 update include the following:

- The staff is recommending one general plan amendments, which is based on a sector plan update. The Southwest County Sector Plan update was adopted by City Council on October 25, 2016. For the portion of this sector that is within the City Limits of Knoxville, staff is recommending to replace the current One Year Plan map proposed land uses in the West sector with the proposed land uses of the updated sector plan. 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 Northwest Sector annexed by the City of Knoxville since the adoption of the 2016 Update. This recommendation is shown on a map in Chapter 4 and is labeled as ‘Annexation Amendment,’ with corresponding MPC file numbers.
- Appendix B lists nine individual quarterly plan amendments that were approved since the 2016 One Year Plan update.
- Staff is presenting ten specific areas that are 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 authorize MPC staff to initiate any or all of these recommended general rezonings. If the 2017 One Year Plan update is adopted as recommended, then MPC staff will place these general rezoning on the MPC agenda periodically throughout the next year. 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.



**KNOXVILLE'S
ONE
YEAR
PLAN
2017**

**SOUTH CITY SECTOR
GENERAL REZONING #1**

1 inch = 400 feet

 FROM: I-4 (Heavy Industrial)
TO: R-1, R-1A (Low Density Residential)
or RP-1 (Planned Residential District)
at less than 6 dwelling units per acre




Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

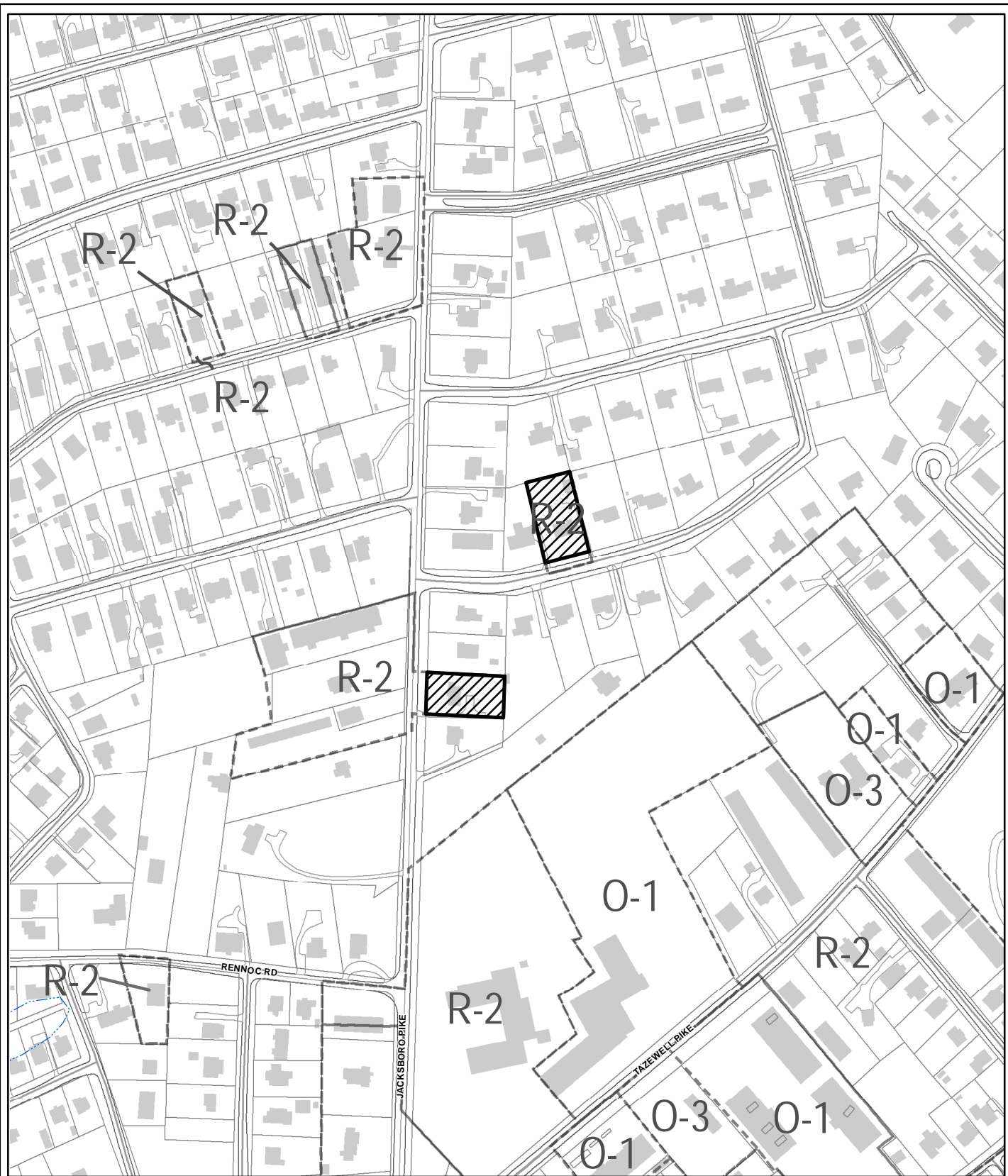
SOUTH CITY SECTOR
GENERAL REZONING #2

1 inch = 800 feet


FROM: R-1 (Low Density Residential)
 and RP-1 (Planned Residential District)
TO: OS-2 (Park and Open Space District)




Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

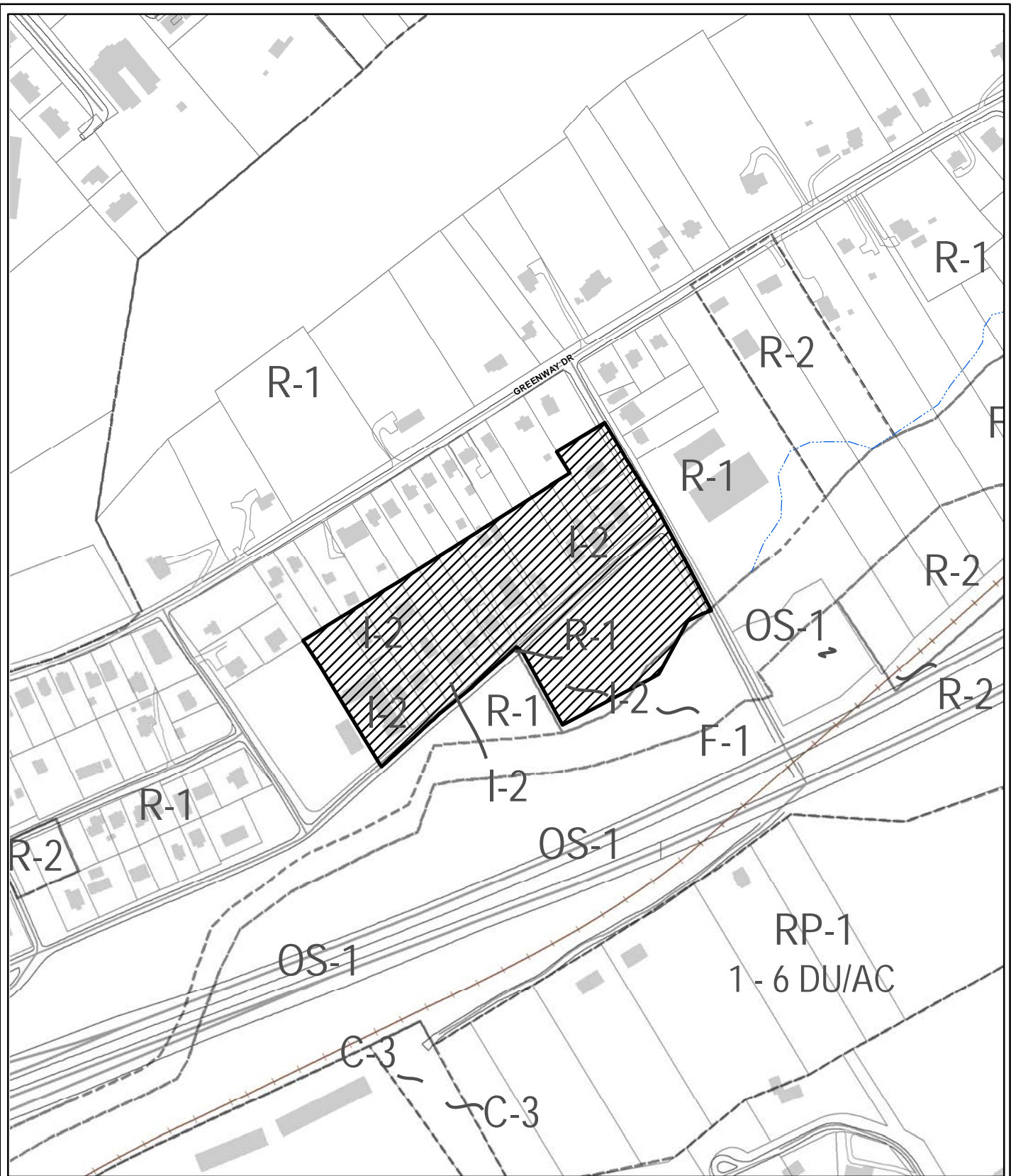
NORTH CITY SECTOR
GENERAL REZONING #3

1 inch = 300 feet

 FROM: R-2 (General Residential District)
 TO: R-1 (Low Density Residential)



Print Date: 2/7/2017

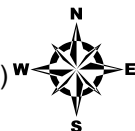


**KNOXVILLE'S
ONE
YEAR
PLAN
2017**

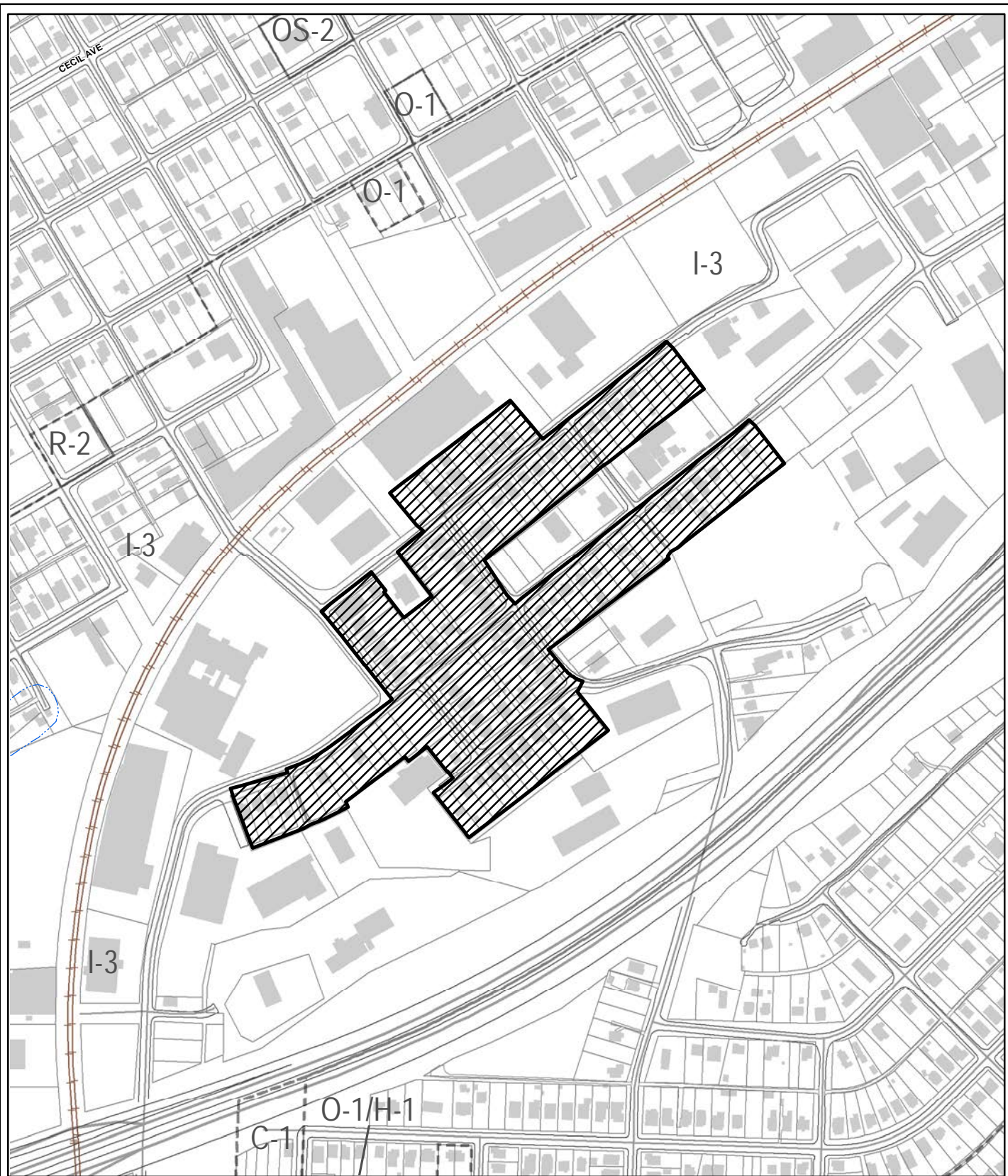
**NORTH CITY SECTOR
GENERAL REZONING #4**

1 inch = 300 feet

 FROM: I-2 (Restricted Manufacturing and Warehousing District)
TO: R-1 (Low Density Residential) if not business use




Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

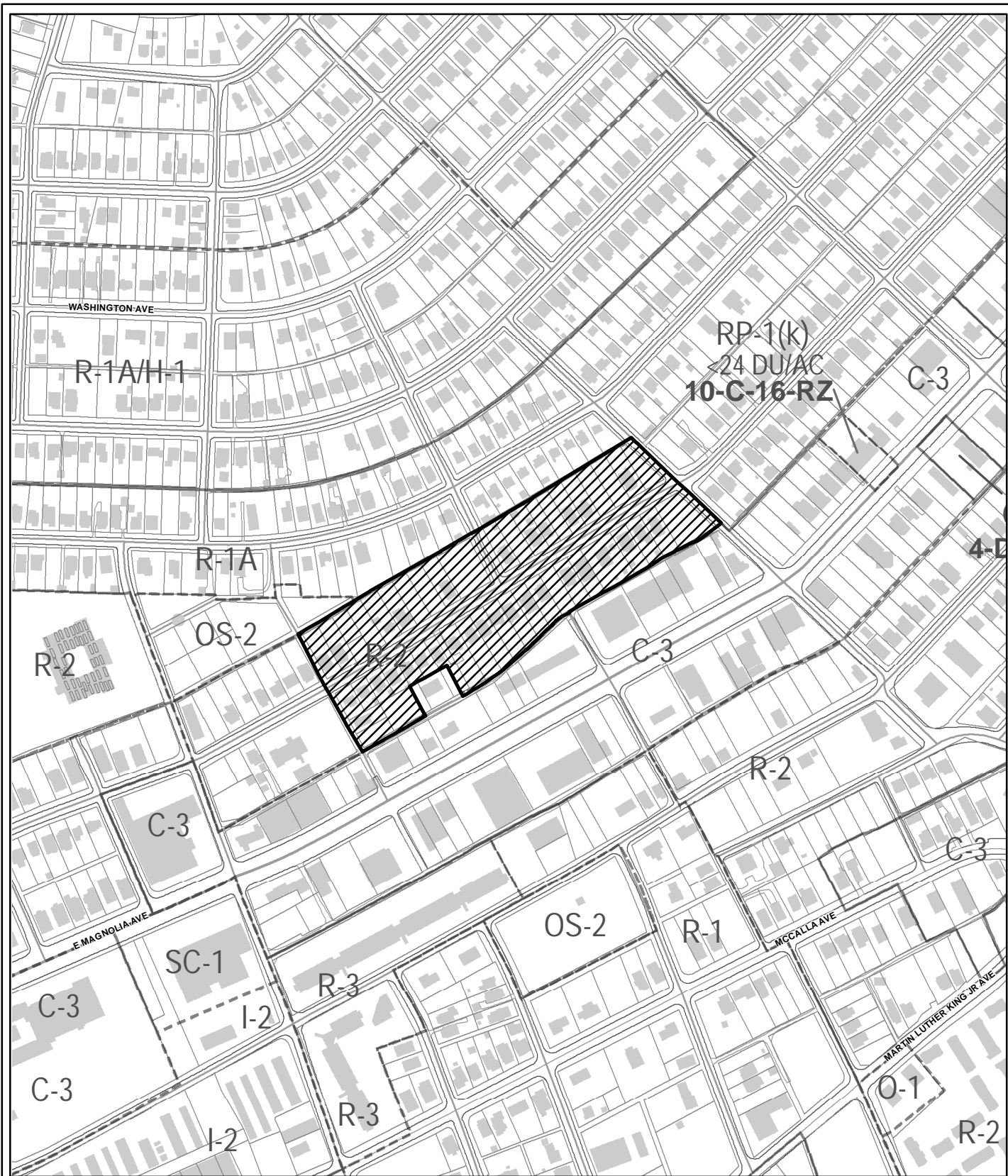
CENTRAL CITY SECTOR
GENERAL REZONING #5

 FROM: I-3 (General Industrial District)
 TO: R-1A (Low Density Residential)

1 inch = 400 feet




Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

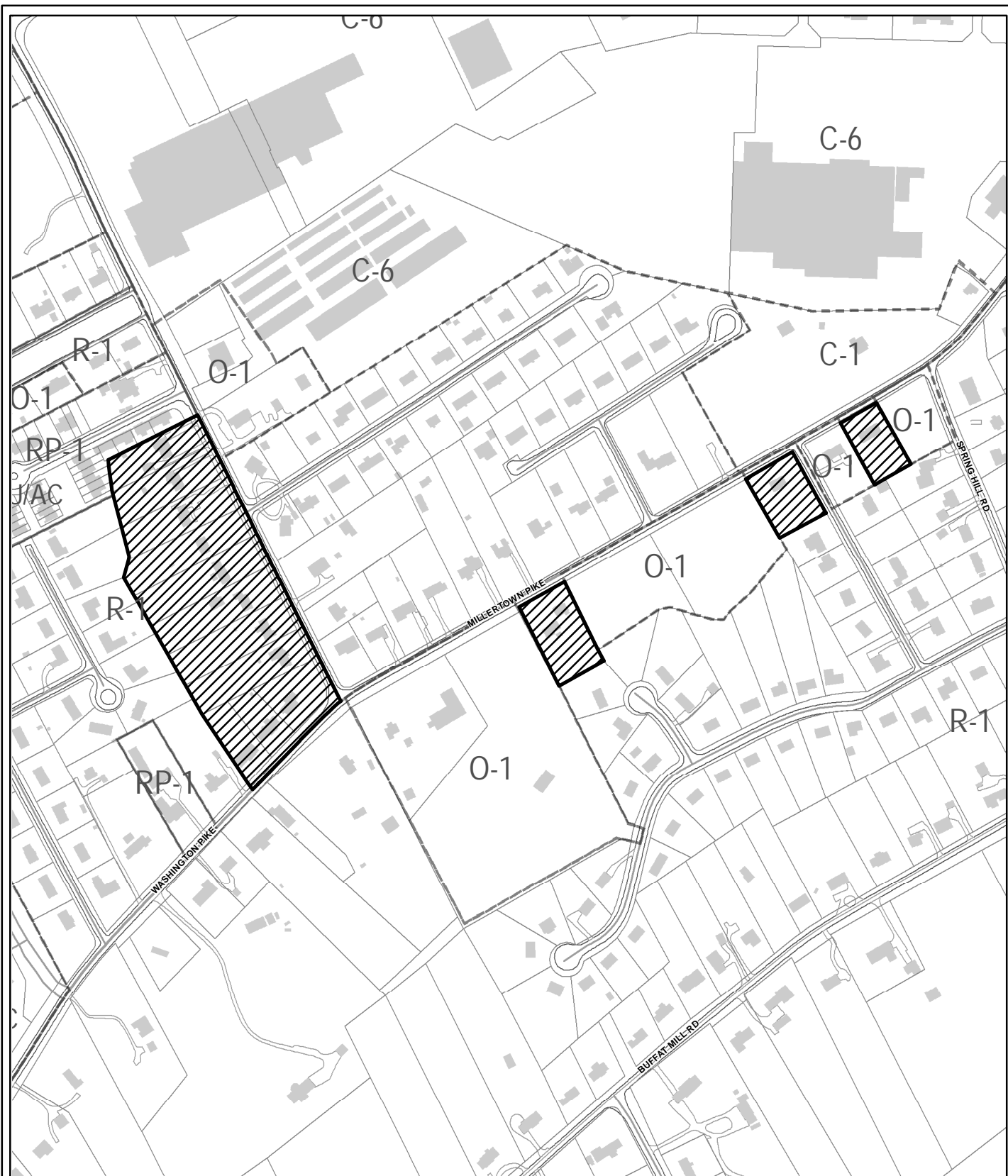
CENTRAL CITY SECTOR
GENERAL REZONING #6

1 inch = 400 feet

 FROM: R-2 (General Residential District)
 TO: R-1A (Low Density Residential)



Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

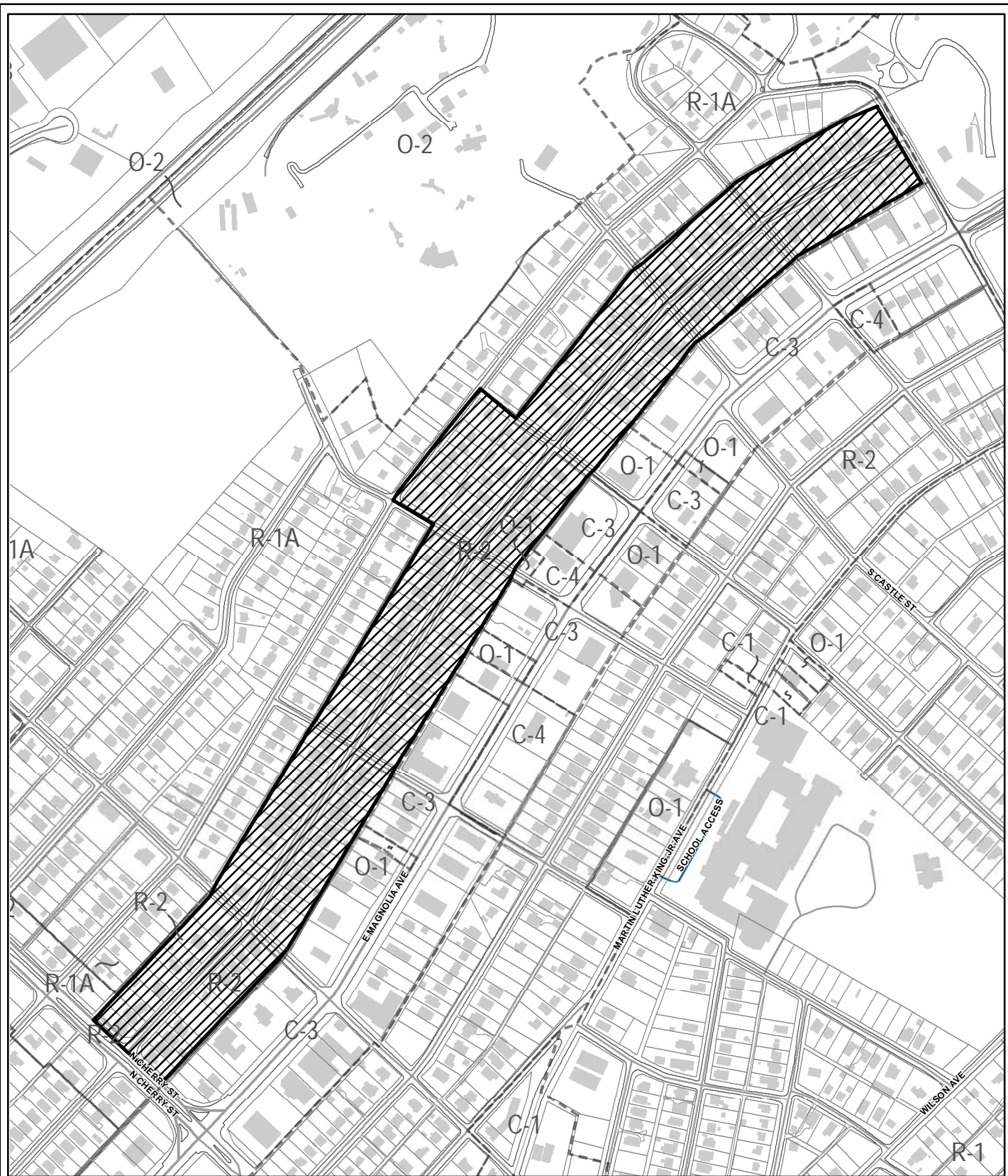
EAST CITY SECTOR
GENERAL REZONING #7

1 inch = 400 feet

 FROM: R-1 (Low Density Residential)
 TO: O-1 (O-1 Office, Medical, and Related Services District)




Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

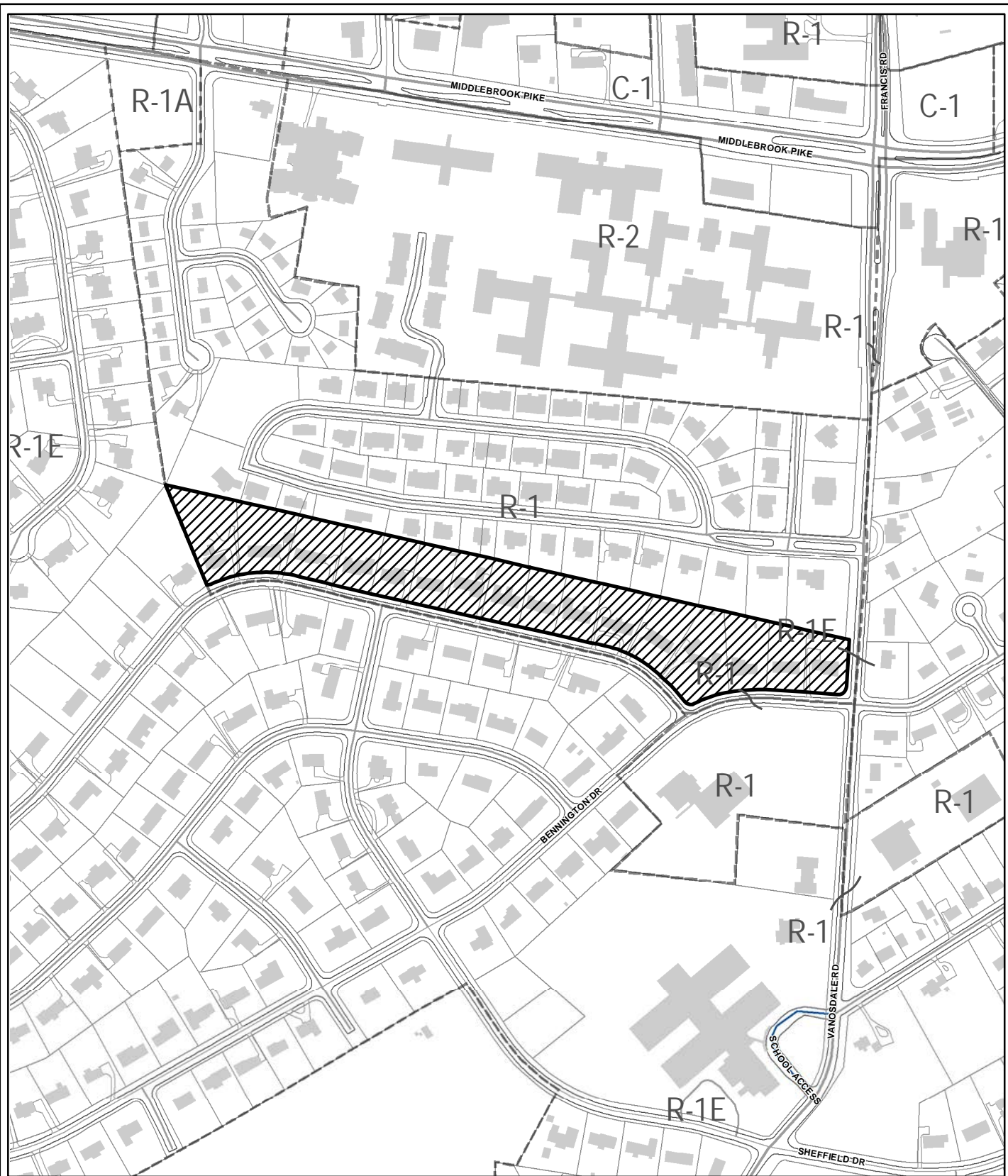
EAST CITY SECTOR
GENERAL REZONING #8

 **FROM:** R-2 (General Residential District)
TO: R-1A, R-1 (Low Density Residential)

1 inch = 500 feet



Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

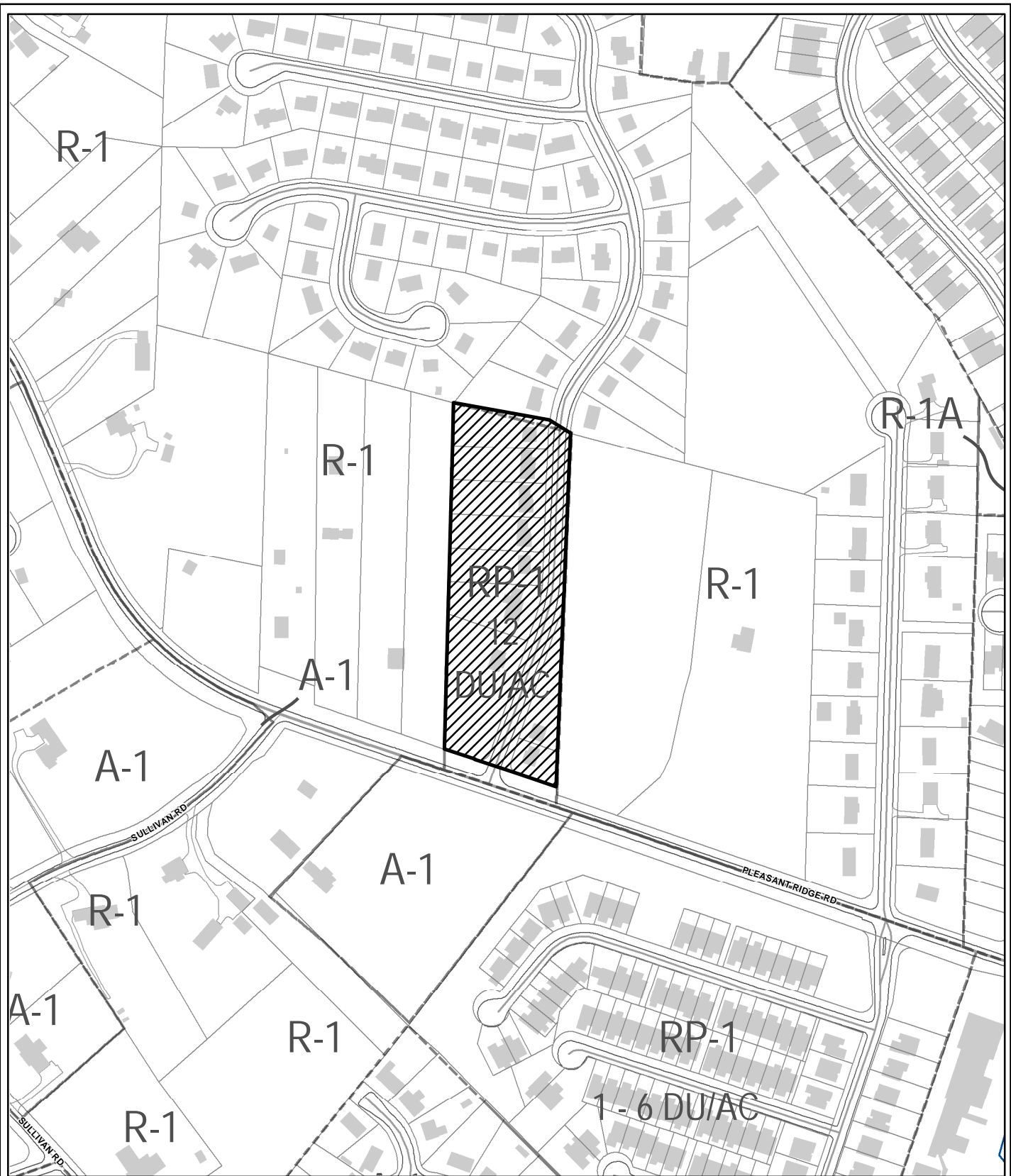
NORTHWEST CITY SECTOR
GENERAL REZONING #9

1 inch = 400 feet

 FROM: R-1 (General Residential District)
 TO: R-1E (Low Density Exclusive Residential District)



Print Date: 2/7/2017



KNOXVILLE'S
ONE
YEAR
PLAN
2017

NORTHWEST CITY SECTOR
GENERAL REZONING #10

1 inch = 300 feet



FROM: RP-1 (Planned Residential District)
 12 Dwelling Units Per Acre
 TO: R-1 (Low Density Residential Districts)
 or RP-1 (Planned Residential District)
 at 6 dwelling units per acre



Print Date: 2/7/2017