

**To:** Metropolitan Planning Commission  
**From:** Jeff Archer, AICP, Principal Planner  
**Date:** March 19, 2018  
**File #:** 4-F-18-SP  
**Subject:** West City Sector Plan Amendment

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**STAFF RECOMMENDATION:**

RECOMMEND that City Council and County Commission APPROVE an amendment to the West City Sector Plan.

**BACKGROUND:**

The West City is one of the last two sector plans that still depict the Slope Protection Area and Stream Protection Area as base districts and not mapping overlays. In order to make all the sector plans consistent and to give more predictability on zoning decisions, MPC staff is proposing this amendment as part of a map modernization project.

The methodology used to amend the proposed land use map, included the following steps:

- Removing the old Slope Protection Area and Stream Protection Area data;
- Assigning base land use designations for those areas;
- Adding the current Hillside and Stream Protection Areas as a mapping overlay; and
- Making several small modifications to make the sector plan match existing uses of property.

Staff discussed this proposed amendment during the three February One Year Plan meetings and a separate meeting held on March 1<sup>st</sup> to specifically discuss this amendment. Over sixty people attended these four meetings. The following resources were used to help solicit public input; online news article, press release, and interactive mapping.

**SCHEDULE:**

If approved by the Metropolitan Planning Commission, the plan update will be scheduled for adoption by the Knoxville City Council on May 8, 2018 and May 22, 2018; and by the Knox County Commission on May 29, 2018.



**RESOLUTION # 4-F-18-SP**

**KNOXVILLE-KNOX COUNTY  
METROPOLITAN PLANNING COMMISSION  
A RESOLUTION AMENDING THE WEST CITY 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 an amended proposed land use map by removing the old Slope Protection Area and Stream Protection Area; assigning base land use designations for those areas; adding the current Hillside and Stream Protection areas as mapping overlay districts in the Sector Plan; making several small modifications to make the Sector Plan match existing uses of property; and providing amendment recommendations updating the 2007 West City Sector Plan and Knoxville-Knox County General Plan 2033.*

*WHEREAS, the amendment to the 2007 West City 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 amendment to the 2007 West City 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.*

**NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:**

**SECTION 1:** The Commission hereby amends the 2007 West City Sector Plan and amends the General Plan.

**SECTION 2:** The Planning Commission further recommends that the Knoxville City Council and Knox County Commission amend the 2007 West City Sector and amend the General Plan.

**SECTION 3:** This Resolution shall take effect upon its approval.

\_\_\_\_\_  
*Date*

*Chair* \_\_\_\_\_

*Secretary* \_\_\_\_\_