

Land Use, Community Facility, and Transportation Plans

Land Use Plan

The Land Use Plan will serve as a guide for growth and for making zoning and subdivision decisions. Several small changes to the former land use plan (1996) were made in preparing the Land Use Plan. In some cases, changes were made to reflect existing zoning conditions. In other cases, changes were made based on more accurate information on floodways and slope constraints. Market conditions, planned road improvements, traffic volumes and adjacent land uses are other reasons for changing the recommended land use. This plan will be incorporated into the Knoxville-Knox County General Plan, which is a 30-year comprehensive plan outlining the long-range vision and development policies. Development policies can be found in Appendix A of this document. The entire General Plan is available on the MPC web site.



Grand View: One of the few places in the west city that has a traditional neighborhood grid pattern with smaller lots.

In preparing the Land Use Plan, existing zoning was found to be inconsistent with the existing land uses. In order to complement the plan, the following general rezoning is needed.

- The Hollywood Road Area: Properties along Hollywood Road and Garnet Drive are zoned General Commercial (C-3) and Highway and Arterial Commercial (C-4). However, since there is no direct interstate access at these points and the areas are surrounded by low density residential uses, it is recommended that these areas be rezoned to low density residential.

Land Use Classifications

The following classifications are an abbreviated form of the sector land use classification system. The location principles and recommended zoning for

the following uses are outlined in greater depth in Appendix B.

Traditional Neighborhood Residential (TDR):

Primarily residential, forming neighborhoods generally characterized by a mix of detached and attached housing units, sidewalks, smaller lots and alley access.

Low Density Residential (LDR): Primarily residential at densities of less than 6 dwelling units per acre (city); 5 dwelling units per acre (county).

Other considerations in established Low Density Residential areas: Some parts of Sequoyah Hills and Westmoreland are characterized by older or historic houses, which are situated on large lots. Conservation of those settings is important to many residents. The new R-1EN Established Neighborhood Zoning District may be a means of conserving those areas while allowing some additional residential development to occur.

Medium Density Residential (MDR): Primarily residential at densities from 6 to 24 dwelling units per acre (city) and 5 to 12 dwelling units per acre (county).

RESIDENTIAL LAND USE CLASSIFICATIONS . . . continued

Low Density Residential (LDR)

This type of land use is primarily residential in character at densities of less than 6 dwelling units per acre (dus/ac). Conventional post-1950 residential development (i.e. large-lot, low-density subdivisions) and attached condominiums are typical.

Location Criteria:

- Land served by water and sewer utilities and collector roads
- Slopes less than 25 percent

Recommended Zoning and Programs:

City: R-1, R-1E and RP-1 at less than 6 dus/ac and new residential zones based on lot sizes greater than 7,500 square feet and 75 feet or greater frontage.
County's Planned Growth Area: RA, RAE and PR at less than 6 dus/ac.

Other Zoning to Consider:

City: R-1A and A-1
County: A and RB

Medium Density Residential (MDR)

Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 6 to 12 (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.

Location Criteria:

- As transitional areas between commercial development and low density residential neighborhoods
- On land with less than 15 percent slopes
- Along corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks

Recommended Zoning and Programs:

City: R-2, R-3 and R-4 (within the 'Heart of Knoxville' area such zoning should be accompanied by an IH-1, NC-1 or H-1 overlay); otherwise, R-1A, RP-1, RP-2 or RP-3. Densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service.
County's Planned Growth Area: PR, densities above 12 dus/ac should be within ¼ mile of transit service with sidewalk connections to transit service; RB at 6 or more dus/ac may be considered with use on review. (Note: This proposed 6 dus/ac threshold for use on review will require a zoning ordinance change.)

Other Zoning to Consider:

City's Urban Growth Boundary: R-2, R-3 and R-4

High Density Residential (HDR)

This land use is primarily characterized by apartment development at densities greater than 24 dwelling units per acre.

Location Criteria:

- On major collector and arterial streets, adjacent to regional shopping and major office districts (office sites allowing four or more stories); these sites must be identified in sector or small area plans
- Within the CBD or its adjacent areas, such as portions of the Morningside community
- On relatively flat sites (slopes less than 10 percent)
- Along corridors with transit and sidewalks

Recommended Zoning and Programs:

City:
C-2, RP-2 and RP-3, and new form-based codes (e.g. South Waterfront). R-3 and R-4 (with an IH-1, NC-1 or H-1 overlay in the 'Heart of Knoxville' area)

Other Zoning to Consider:

TC-1 and TC (where higher density residential is part or a mixed-use project)

7-B-18-RZ cor-Williams

July 11, 2018



To MPC commissioners:

On July 12 you will hear a zoning change request for the 800 block of Hollywood Drive. This is in the heart of the Pond Gap community and is represented by the Pond Gap Area Neighborhood Association, Inc. Our group is chartered (since 2001) by the state of Tennessee. We hold meetings open to the public and those meetings are publicized.

It has come to our attention that two outside groups with no connection to Pond Gap (Forest Heights Homeowners Assn. and Bearden(Village) Council) have made comments to the change which they are free to do. However, they have shown no desire to communicate with the Pond Gap Neighborhood Assn. It is unfortunate they seem content to remain ignorant of the desires and concerns of Pond Gap.

We will have a representative at the 7/12 MPC meeting to comment on the change and gladly answer any questions you may have.

A handwritten signature in cursive that reads "David Williams".

Thank you,

David Williams
President
Pond Gap Area
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