



PLAN AMENDMENT REPORT

▶ **FILE #:** 5-D-21-SP

AGENDA ITEM #: 10

AGENDA DATE: 5/13/2021

▶ **APPLICANT:** KNOXVILLE-KNOX COUNTY PLANNING
OWNER(S):

TAX ID NUMBER: 999 999

[View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS:

▶ **LOCATION:** Asheville Highway from Cedar Ridge Road to S. Carter School Road, Strawberry Plains Pike from McCubbins Road and Ellis Lane to N. Carter School Road, Pleasant Hill Road at Andrew Johnson Highway southeast to Strawberry Plains Pike.

▶ **APPX. SIZE OF TRACT:** 387 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area & Rural Area

ACCESSIBILITY: Access for this node is Asheville Highway and Andrew Johnson Highway, both major arterials and Strawberry Plains Pike, a minor arterial to the west and a major collector to the east.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU-SD (Mixed Use Special District) ECO-3 Carter Town Center / N/A

▶ **PROPOSED PLAN DESIGNATION:** MU-SD (Mixed Use Special District) ECO-3 Carter Town Center with addition of OB as a recommended zone district.

▶ **EXISTING LAND USE:** Commercial, office, public/quasi-public, single family residential, public park, multifamily residential, agriculture/forestry/vacant

EXTENSION OF PLAN DESIGNATION: N/A

HISTORY OF REQUESTS: N/A

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)

South: Rural residential, single family residential - LDR (Low Density Residential) / HP (Hillside Protection)

East: Public/quasi-public, single family residential - AG (Agriculture) / HP (Hillside Protection)

West: Single family residential, office, commercial - LDR (Low Density Residential), MU-SD ECO-6 (Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential District)

NEIGHBORHOOD CONTEXT The Four Way In and Carter Town Community is a rural crossroads with a mix of commercial, office and residential uses and community facilities, including schools, parks, a senior center and a library.

STAFF RECOMMENDATION:

- ▶ **Approve the text amendment to MU-SD ECO-6 (Carter Town Center) to allow consideration of OB (Office, Medical and Related Services) as a recommended zone district.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Additional opportunities for office and residential development for the entire district will help meet the demands of a growing population at a node concentrating development where roads and utility service exist, as well community facilities, such as parks, schools and libraries.
2. With the adoption of the East Knox Community Plan in 2017, the community reiterated the vision to direct development to rural crossroads and corridors, so that the rural character of the area may be protected, while accomodating growth.
3. The Four Way In & Carter Community was identified as one of the growth centers for the East Knox Community.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This area is part of the Knoxville Utilities Board (KUB) service area for water and wastewater service.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The East County Sector Plan recognized the Carter Town Center Mixed Use Special District at this location and the East Knox Community Plan, reiterated that development should be directed to this area to protect the rural character of the outlying areas.
2. The recommended zone districts identified in the 2011 update of the East County Sector Plan for the Carter Town Center were TC (Town Center), PC (Planned Commercial) and PR (Planned Residential), all of which are generally geared toward larger tract development in upwards of 8 to 20 acres in size.
3. Existing non-residential zones in the Carter Town Center area are comprised primarily of CA, PC, I and OB (listed in descending order by area). Existing residential zone districts include A, PR and RB zone districts (listed in descending order by area).
2. The addition of OB as a recommended zone district in the MU-SD ECO-3 area will support a concentrated mix of office and medium density residential uses at this node furthering the goal of a town center/rural crossroads for this area of the East County Sector Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Since 2001, building permit activity in the Carter Town Center area has been limited primarily to areas adjacent to the road network and have been primarily for new single family residential and new commercial.
2. Expanding the recommended zone districts to add OB as a zone that may be considered will increase and direct development to the larger node at the intersection with Asheville Highway, Strawberry Plains Pike, and Andrew Johnson Highway by allowing for greater opportunity for more compact residential and non-residential infill development.

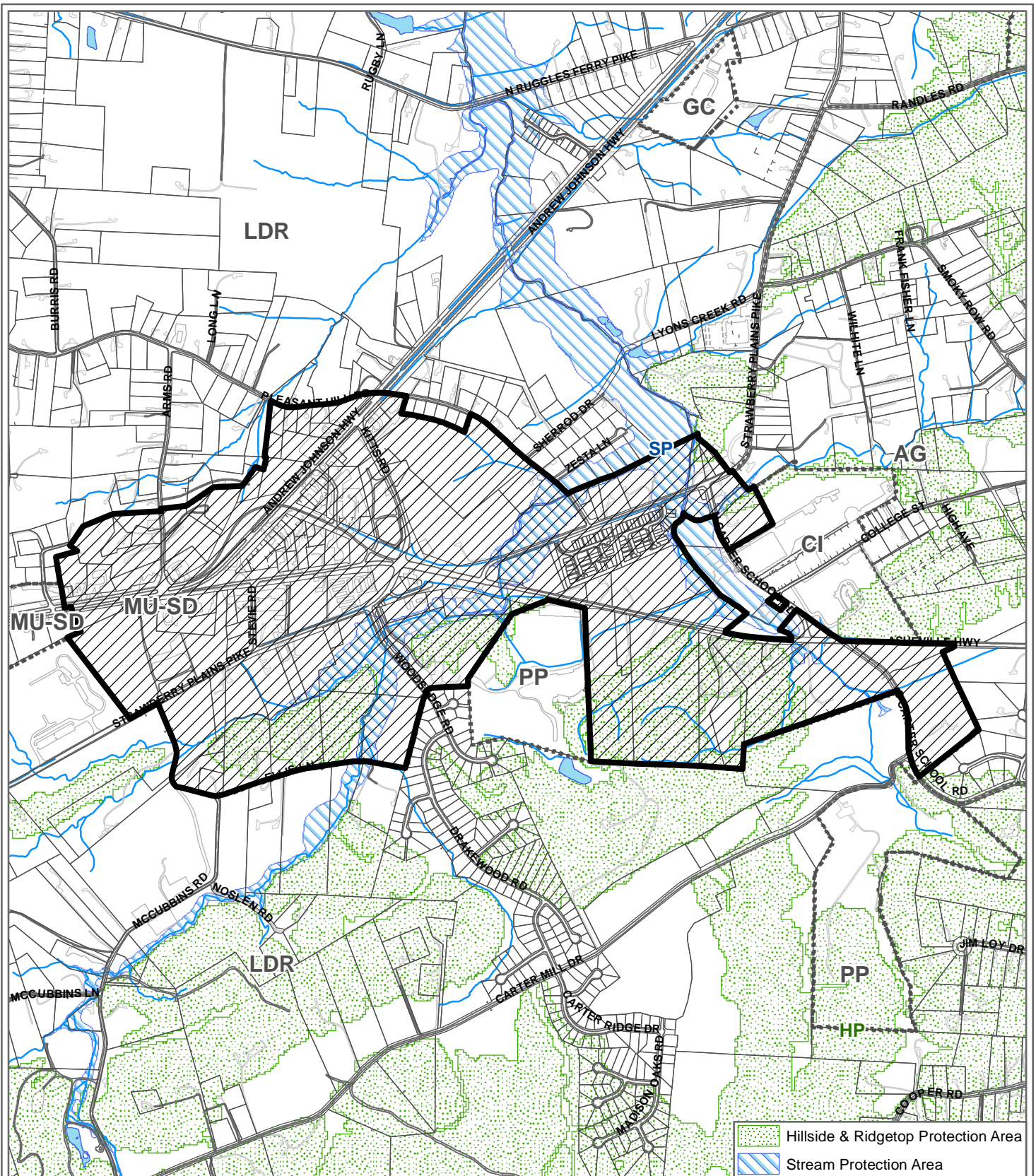
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/28/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-D-21-SP
EAST COUNTY SECTOR PLAN AMENDMENT**

From: MU-SD (Mixed Use Special District) ECO-3 Carter Town Center

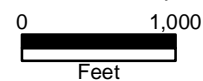
To: MU-SD (Mixed Use Special District) ECO-3 Carter Town Center
with addition of OB as a recommended zone district.



Petitioner: Knoxville-Knox County Planning

Map No:

Jurisdiction: County



Original Print Date: 4/15/2021

Revised:

Knoxville - Knoxville-Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Knoxville-Knox County Planning, has submitted an application for an amendment to the East County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan to allow consideration of OB (Office, Medical and Related Services) in the Carter Town Center Mixed Use Special District (MU-SD ECO-3) consistent with General Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on May 13, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

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

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East County Sector Plan, with its accompanying staff report and map, file #5-D-21-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 5-D-21-SP Contextual Images

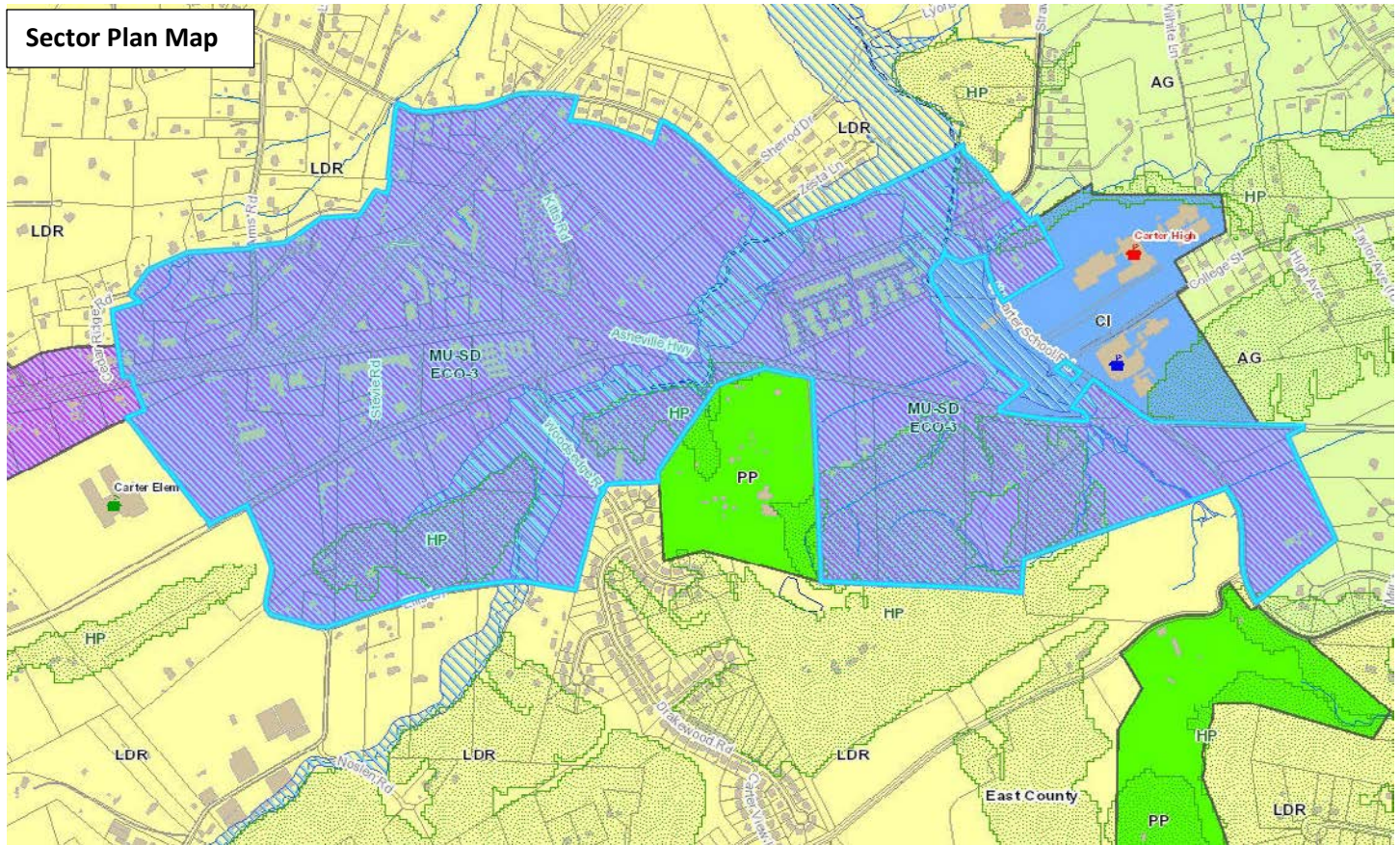
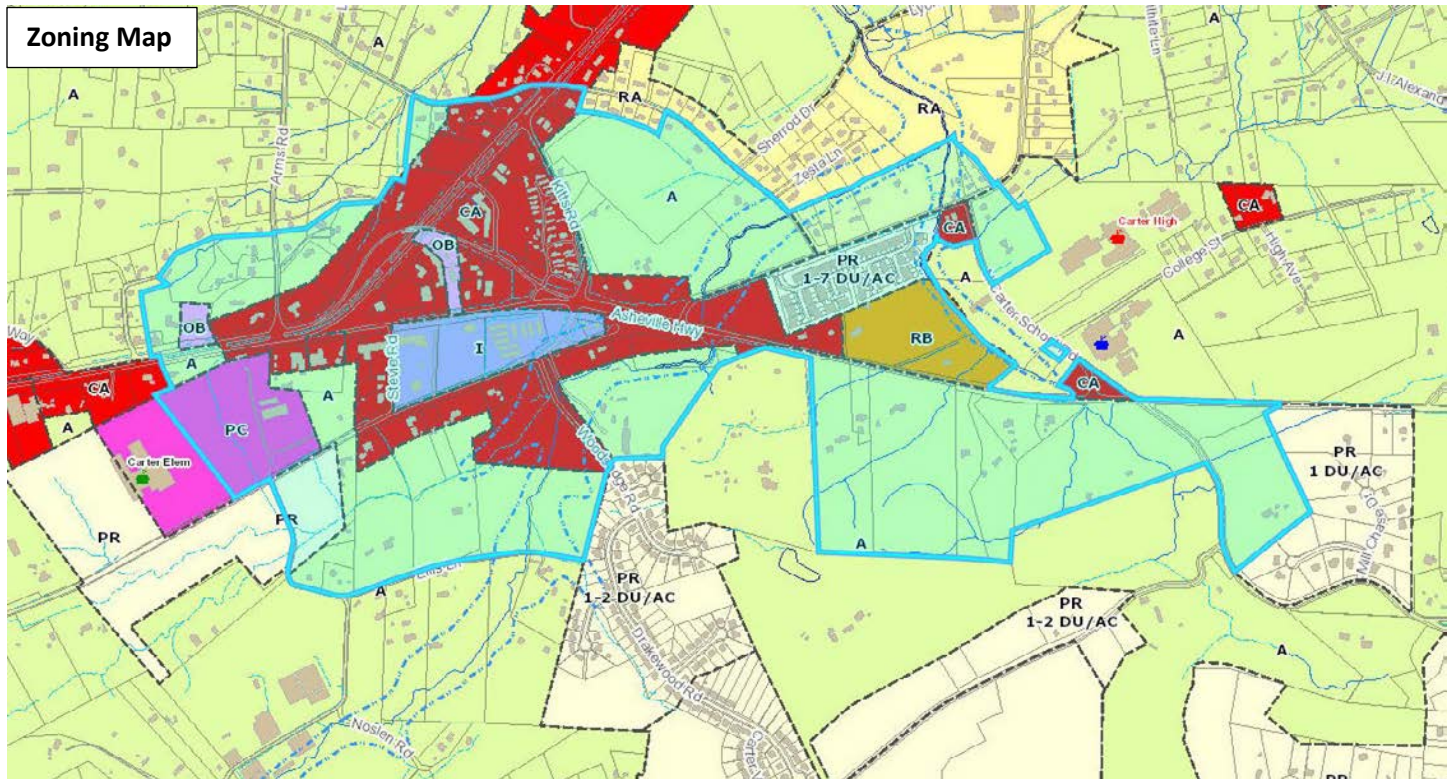


Exhibit B. 5-D-21-SP Contextual Images

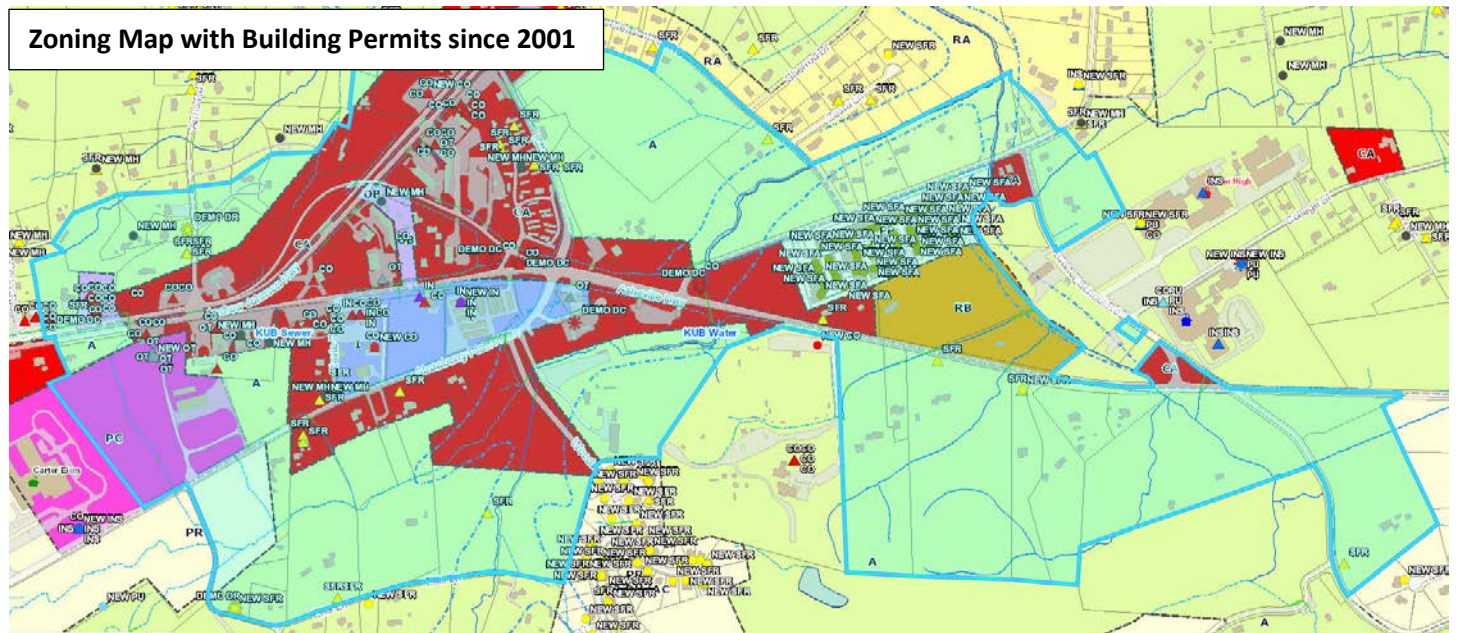
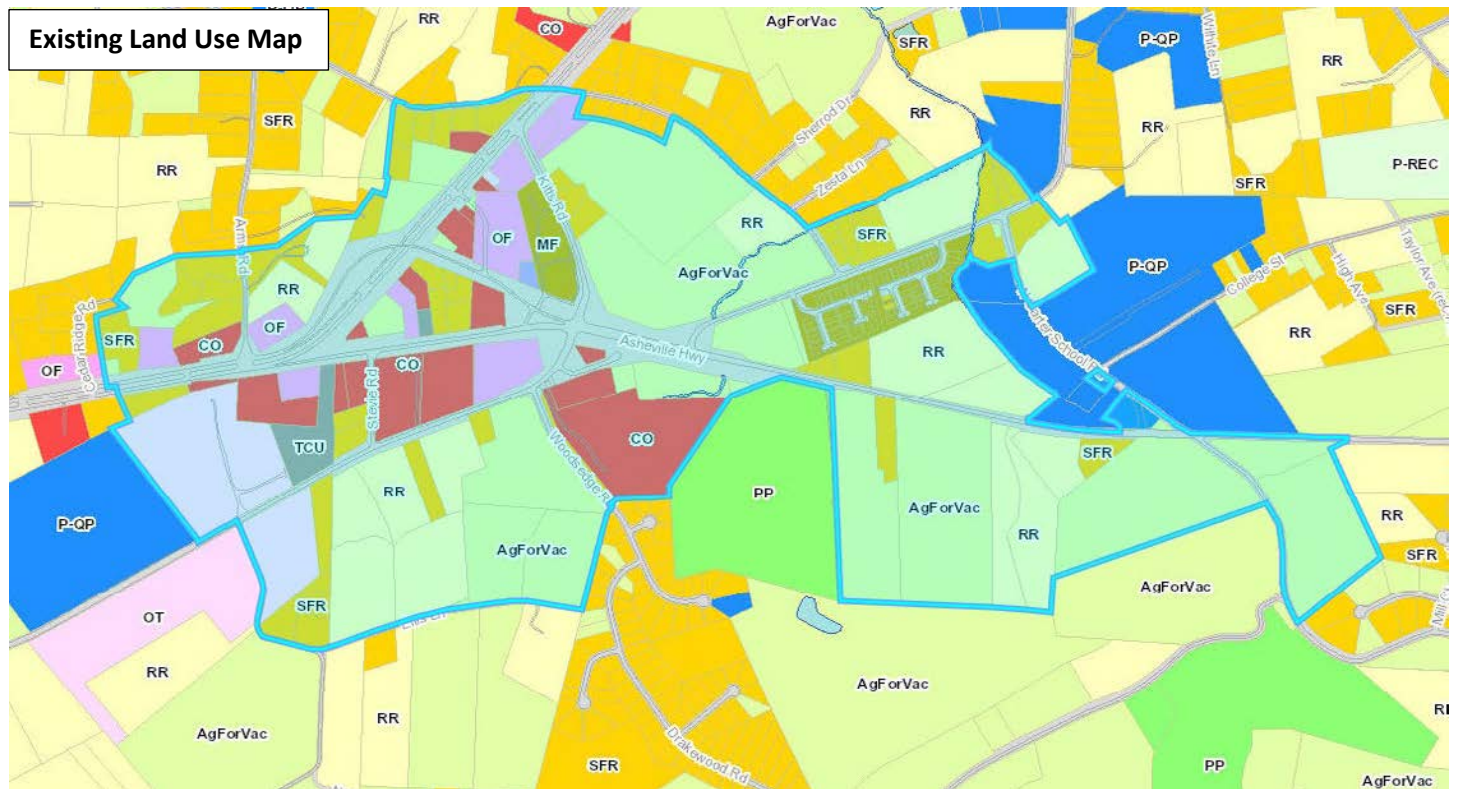
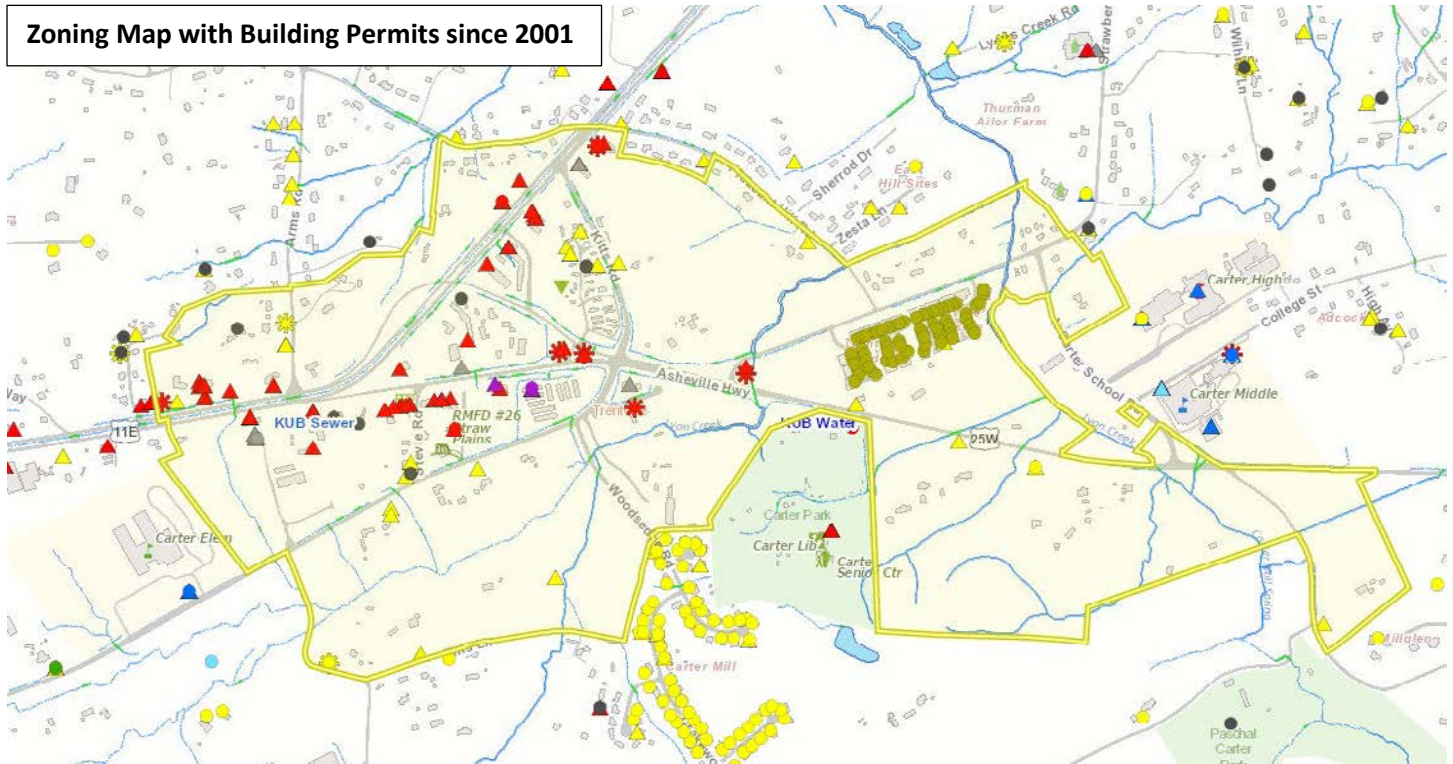


Exhibit B. 5-D-21-SP Contextual Images

Zoning Map with Building Permits since 2001



Building Permits since 2010 for East County Sector

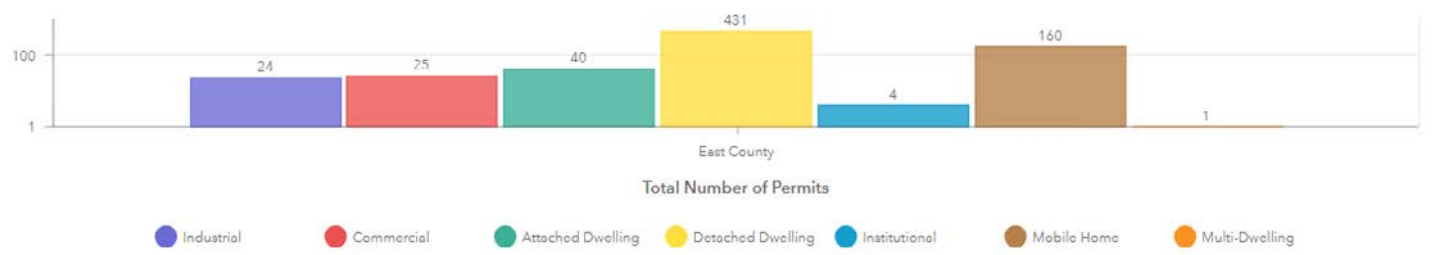
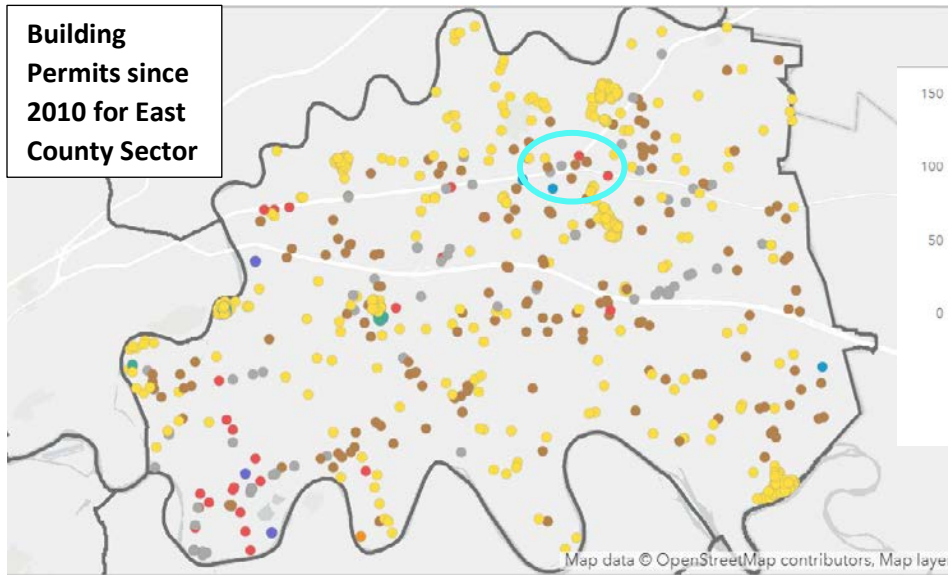
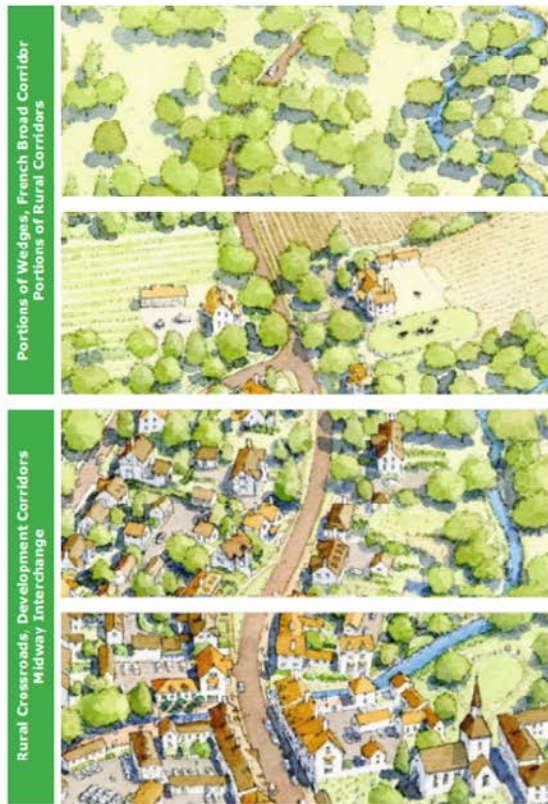
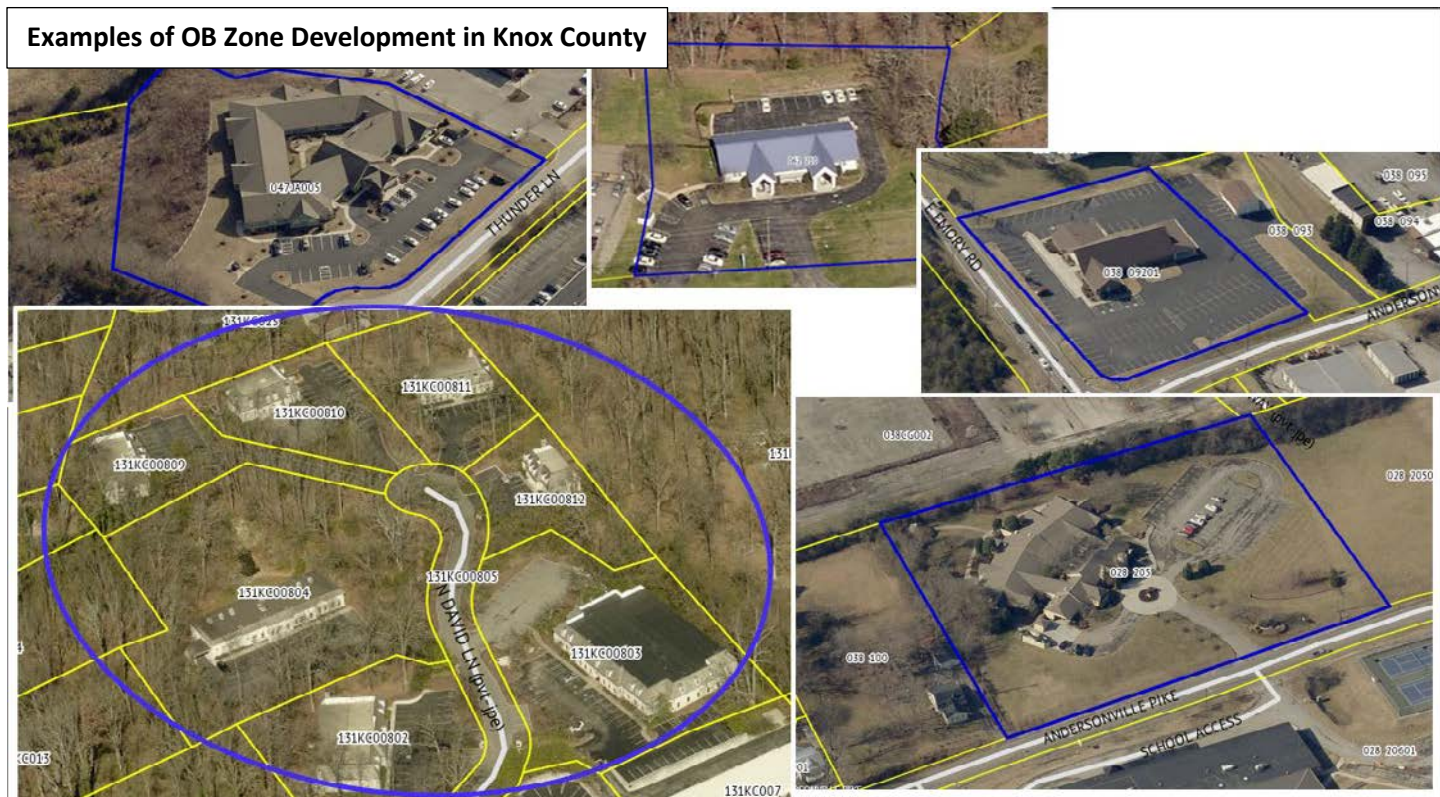


Exhibit B. 5-D-21-SP Contextual Images



Development Pattern for East Knox County

-East Knox Community Plan (adopted by the Planning Commission in 2017)

DIRECT DEVELOPMENT TO RURAL CROSSROADS AND DEVELOPMENT CORRIDORS

Given Knox County's projected population growth, it is reasonable to expect some of the non-residential growth will come to East Knox County. When we asked the community to identify potential development sites, they identified the crossroads areas of Strawberry Plains and the Carter Community and Four Way In. They named Asheville Highway and Andrew Johnson Highway as development corridors.

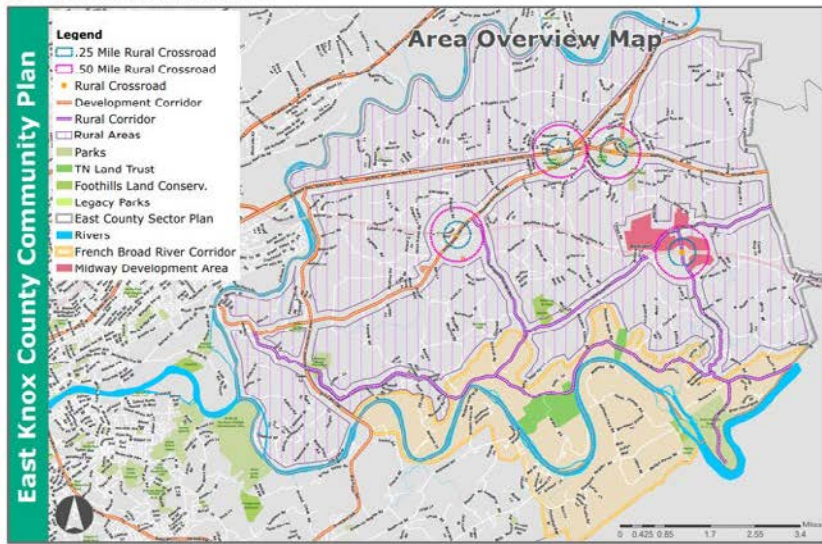
ACTIONS:

1. **The Sector Plan suggests a vision for the Carter area.** Develop vision plans, which define the distinct character and form, for each crossroads district and development corridor.
2. Incorporate market studies with the area vision plans to determine the economic potential for retail and housing development.
3. In rural areas, the needs of bicyclists and pedestrians can be overlooked. Adopt a Knox County complete streets policy to ensure that bicyclists and pedestrians are considered in road projects.
4. Adopt zoning tools that promote connectivity and walkability (street design, sidewalk requirements), **compact development, retail mix (variety of uses)**, open space requirements (village greens, pocket parks, cluster development), appropriate parking, design standards, **and mixed uses (residential and non)**.

Exhibit B. 5-D-21-SP Contextual Images

East Knox Community Plan (2017)

Figure 25: Area Map with Development Pattern Applied



KEY ACTION AREAS

ACTION THREE: DEVELOP NEW ZONING TOOLS

DIRECT DEVELOPMENT TO RURAL CROSSROADS AND DEVELOPMENT CORRIDORS

- Develop vision plans for each crossroads district and development corridor.
- Incorporate market studies with the area vision plans to determine the economic potential for retail and housing development.
- Adopt zoning tools that promote connectivity and walkability.
- Adopt zoning regulations applicable to the development corridors that promote safety.

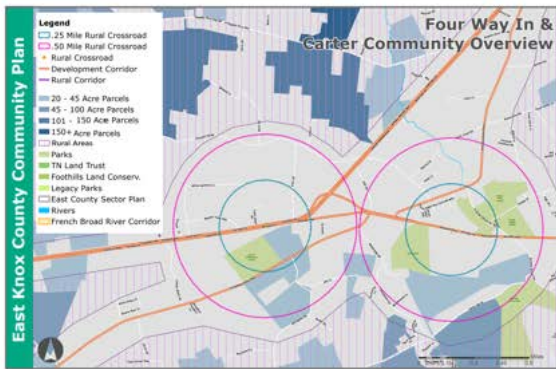
COMMITMENT TO THE PLAN

Many people who participated in the East Knox County community said preserving rural character is their number one priority. Likewise, the County Commissioners allocated funds for this plan, "to make sure the county has a suitable plan in place to protect the character of the area."

The desired outcome - protecting rural character while accommodating growth - won't happen unless elected officials *and* the East Knox community embrace a new way of thinking about land use. Otherwise, the East Knox Community Plan becomes another "plan on the shelf" and protecting the area's rural character is left to chance.

Adopting this plan is a signal that the County Commission and the community are willing to move forward with discussions that determine the finer details of actions in this plan. It is also a signal that the community and its organizations are committed to the work ahead.

East Knox Community Plan (2017)



DIRECT DEVELOPMENT TO RURAL CROSSROADS AND DEVELOPMENT CORRIDORS

Given Knox County's projected population growth, it is reasonable to expect some of the non-residential growth will come to East Knox County. When we asked the community to identify potential development sites, they identified the crossroads areas of Strawberry Plains and the Carter Community and Four Way In. They named Asheville Highway and Andrew Johnson Highway as development corridors.

Each development area identified in the East Knox Community Plan was also identified in the East County Sector Plan, which also identifies the Holston River Gateway, the Brakebill Road Area, and the Marbledale Quarry Area.

The goals and strategies in the East County Sector Plan align with the Strategic Vision for the East Knox Community Plan and won't be repeated here. In addition to the East County Sector Plan goals and strategies, we recommend the following actions to enhance planning for the rural crossroads and development corridors.

ACTIONS:

1. The Sector Plan suggests a vision for the Carter area. **Develop vision plans**, which define the distinct character and form, for each crossroads district and development corridor.
2. **Incorporate market studies** with the area vision plans to determine the economic potential for retail and housing development.
3. In rural areas, the needs of bicyclists and pedestrians can be overlooked. Adopt a Knox County **complete streets policy** to ensure that bicyclists and pedestrians are considered in road projects.
4. **Adopt zoning tools** that promote connectivity and walkability (street design, sidewalk requirements), compact development, retail mix (variety of uses), open space requirements (village greens, pocket parks, cluster development), appropriate parking, design standards, and mixed uses (residential and non).
5. Adopt zoning regulations applicable to the development corridors that **promote access management** (minimizing the number of driveway access points along busy roads) by limiting curb cuts/entry points and requiring connectivity between development projects.

IMPLICATIONS:

The rural crossroads and development corridors are a hodge-podge of zoning districts, including portions that are in the agricultural zoning district. Since rethinking the County's agricultural zoning district is a top priority, MPC has the opportunity to rezone property to a more appropriate zone as identified in the East County Sector Plan. In this case, property owners may see the rezoning as gaining additional property rights while others may be concerned about development encroaching into the rural areas. COSTS: consultant costs for vision plans and market studies, staff time.

Exhibit B. 5-D-21-SP Contextual Images

Permitted Uses and Dimensional Standards Summaries for TC, PC, PR and OB			
TC - Town Center Permitted Uses	PC - Planned Commercial	PR - Planned Residential	OB - Office, Medical, and Related Services
Retail sales and trade.	In general, uses permitted shall include office, commercial services and light distribution centers.	Houses and attached houses, not including mobile homes.	Any use permitted and as regulated in the RB, General Residential Zone (height limited)
Offices, including medical offices and clinics.		Duplexes.	Professional and business offices (no retail)
Hotels and motels.		Multi-dwelling structures and developments.	Hospital, clinics, and medical and dental offices.
Banks, savings and loans, mortgage companies and		Accessory uses, buildings and structures.	Undertaking establishments and funeral homes.
Eating and drinking establishments.		Commercial uses (if PR area is greater than 20 acres)	Hotels, motels (no retail).
Personal service establishments.		Recreation uses	Private clubs and lodges.
Business service establishments.		Education uses	Art gallery and museums.
Commercial and job printing.		Community facilities (e.g. churches, tennis clubs, etc...)	Business colleges.
Establishments offering repair services on small appliances,		Other uses as determined by the Planning Commission	Public and private schools and colleges with student
Amusement, entertainment and recreation establishments.		Demolition landfills less than 1 acre in size	Commercial parking lot or garage.
Wholesaling from sample stocks only, provided that no manufacturing or storage for distribution shall be permitted on		Yard and rummage sales	Accessory buildings and uses customarily incidental and subordinate to permitted uses and structures.
Business schools, studios and vocational schools not involving processes of light or heavy industrial nature.		Day care homes/group day care homes (limited)	Recreational uses associated with and maintained primarily for the uses permitted above.
Laboratories and establishments for production and repair of jewelry, eyeglasses, electronic equipment, small appliances, Clubs and lodges.		Wireless communication facilities	Establishments rendering business service associated with the uses listed above.
Churches and similar places of worship.			Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
Governmental, educational, and cultural facilities, other than			Similar uses as determined by the planning commission.
Bed and breakfast inns.			Demolition landfills less than one (1) acre in size.
Utility substations, easements, and transportation easements.			Yard sales and rummage sales.
Other uses and structures which are customarily accessory and clearly subordinate and incidental to permitted uses and structures and are not of a nature prohibited under			Wireless communications facilities.
Any other store or shop for retail trade or for rendering personal, professional, or business services deemed			Public Safety Facilities.
Dwelling units.			
Live/work units.			
Parks and recreational establishments and facilities.			
Call centers (no more than 20,000 square feet at ground floor).			
Demolition landfills less than one (1) acre in size.			
Public Safety Facilities			

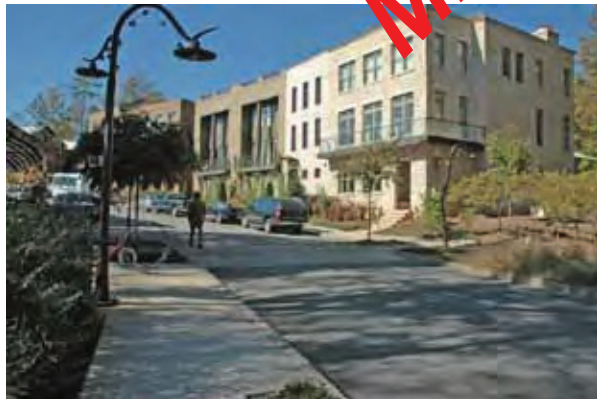
Section	Zone	District Name	Minimum Acreage	Periphery Boundary Minimum	Building Height
5.91	TC	Town Center	4-8*	50 feet	Minimum 2 stories
5.33	PC	Planned Commercial	20 [#]	50 feet	Maximum 45 feet
5.13	PR	Planned Residential	none	35 feet	Maximum 3 stories or as determined by Planning Commission
5.41	OB	Office, Medical, and Related Services	Non-Residential: none Residential: RB minimums	none	Maximum 45 feet or as determined by Planning Commission
* depending on existing adjacent residential development					
# if incorporating a commercial component					

Special Land Use Districts

There are several areas that are capable of sustaining different mixes of land uses. In other words, a broad brush of proposing only one land use may not be prudent in view of changing conditions and the dynamics of the local economy (for example, the reuse of older commercial properties and mining sites for other land development purposes). All the following proposed districts are well located in terms of good transportation systems and generally have good infrastructure.

E Co-1: Holston River Gateway

Recommended uses: This river-oriented site, which is currently zoned Planned Commercial, surrounds the existing shopping center. A portion of the site is used as a borrow pit (that is, for soil extraction). Several uses are appropriate: (1) a planned commercial development, (2) a mixed use project (which could include various types of residential structures, and office and commercial uses), or (3) low and medium density residential uses. If residential units are developed, roads and



An example of townhouses in a mixed use center

sidewalk connections to the shopping center and pedestrian/bicycle connections to Sunnyview School are warranted. The Community Mixed Use Center designation (see page 32) would be appropriate.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: PC, PC-1, EC, RP-1 or 2, TC or TC-1, TND-1).

E Co-2: Brakebill Road area

Recommended uses: This area is located less than one-half mile from the Strawberry Plains/I-40 Interchange and can be developed more intensively in view of its topography and nearby infrastructure (highways and utilities). A variety of uses are appropriate: a business park, a technology (research and development) park (see the description in the preceding land use category), a town center, or office/medium density residential use.

Some of the design features and guidelines that should be included in a master plan for the site's development include:

- Extension of Huckleberry Lane to connect to Brakebill Road
- Stream protection
- Bicycle/pedestrian systems
- Architectural guidelines: form, scale and material of buildings
- Lighting (pedestrian-oriented and shielded from surrounding properties)
- Best management practices for storm water and Green Building techniques



This proposed mixed use site contains approximately 270 acres, which has potential for a variety of uses, including office and technology park buildings.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: EC, PC, PC-1, PR, RP-1 or 2, TC or TC-1, TND-1).

E Co-3: Carter Town Center

Recommended uses: The concept for a town center was introduced in 2001. The center should be created to include mixed use development, allowing low and medium density residential with respect to the variety of public facilities that exist in the area, namely the three schools, the parks, library, senior center and Lyon's Creek greenway (proposed). A mix of pedestrian-oriented commercial uses and vertical mixed uses should be allowed (for instance, apartments or office space above a shop). The road and sidewalk network should be developed to connect future neighborhood and retail developments to those resources and each other to realize a town center.

The low density and rural residential areas that surround the town center should be connected with new roads and sidewalks as they develop in the future.

Recommended programs:

1. Work with area stakeholders to consider the town center concept, including a “vision plan” to establish the land use relationships, future road and bicycle/pedestrian network and connections to schools and parks (responsibility: a consultant working in conjunction with Knox County, MPC and area residents).
2. Should the vision plan be acceptable to stakeholders, MPC or a consultant can develop the new form based zoning.

Recommended zoning: In the interim before a form based zoning district is in place, appropriate zoning includes TC, PC and PR (conditioned by the residential development standards of the TC zoning district) and OB.

E Co-4: Marbledale Quarry Area

Recommended uses: These former quarries have potential for a variety of uses. They are now zoned Industrial (I). Potential future uses could be one of the following: (1) a mixed use project, including various types of housing, office and

small scale retail (serving the immediate area); or (2) an economic development project such as an office or business park. Because the area is included in the rural area of the Growth Policy Plan, an amendment to that plan may be needed to allow a mixed use project.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: EC, PC, or TC).

E Co-5: Asheville Highway Mixed Use Agricultural, Residential and Office Districts

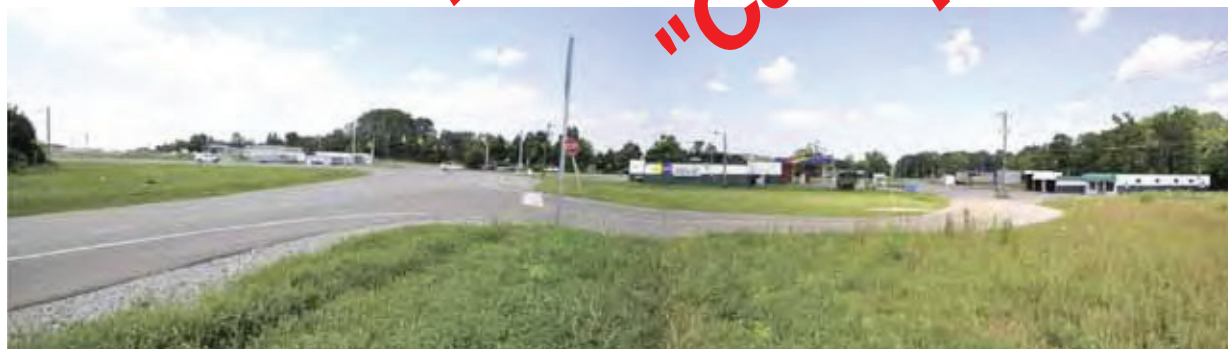
Recommended uses: agricultural, low density, medium density or office uses.

Recommended zoning: Agricultural (A), new agricultural zoning allowing clusters of housing and conservation subdivisions, Planned Residential (PR in the county; RP-1 in the city). Traditional Neighborhood Development (TND-1 in the city). Office Park District (OA in the county; O-3 in the city). A new residential/office transitional zoning district (if created to allow residential or residential-like office buildings as a transition to low density uses).

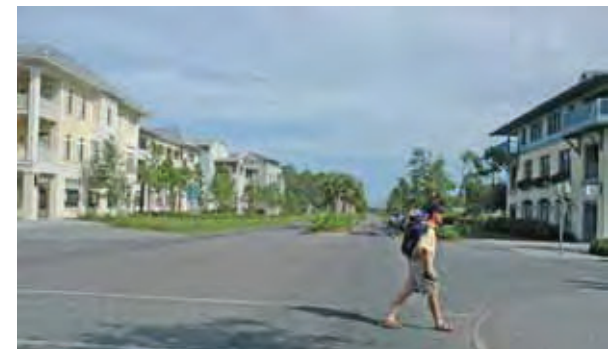
E Co-6: Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts

Recommended uses: commercial, office, low density or medium density residential uses. Agricultural uses and conservation subdivisions to foster clustered housing would also be appropriate.

Recommended zoning: Agricultural (A), new agricultural zoning allowing clusters of housing and conservation subdivisions, Planned Commercial (PC-1 or PC-1 in the city; PC in the county). Planned Residential (PR in the county; RP-1 and 2 in the city). Traditional Neighborhood Development (TND-1 in the city). Office Park District (OA in the county; O-3 in the city). A new residential/office transitional zoning district (if created to allow residential or residential-like office buildings as a transition to low density uses). In the existing commercial zones, a commercial corridor overlay district is appropriate (see Highway Corridor Overlay District proposal).



Mixed use development on underutilized properties is proposed as part of this mixed use area.



An example of a mixed use town center

Mixed Use Special District "Carter Town Center" ECO-3 Text Update



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Knoxville-Knox County Planning

Applicant Name	Affiliation
3/29/2021	5/13/2021
Date Filed	Meeting Date (if applicable)
	5-D-21-SP
	File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Knoxville-Knox County Planning

Name / Company

400 Main St. Suite 403 Knoxville TN 37902

Address

865-215-2500

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)	Owner Address	Owner Phone
	999 999	
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

Asheville Highway from Cedar Ridge Road to S. Carter School Road, Strawberry Plains Pike from Mc 387 acres

General Location Tract Size

<input type="checkbox"/> City	Commission District 8	
<input checked="" type="checkbox"/> County	District	Zoning District
		Existing Land Use

East County	MU-SD ECO-3 (Carter Town Center)	Planned Growth Area & Rural Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change **MU-SD (Mixed Use Special District)**

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Zoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Authorization Signature _____ **Knoxville-Knox County Planning** _____ **3/29/2021**
Please Print Date Date

865-215-2500

Phone Number _____ Email _____

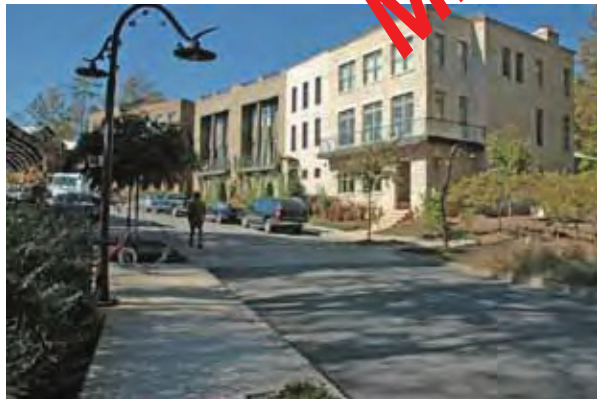
Staff Signature _____ **Liz Albertson** _____ **3/29/2021**
Please Print Date

Special Land Use Districts

There are several areas that are capable of sustaining different mixes of land uses. In other words, a broad brush of proposing only one land use may not be prudent in view of changing conditions and the dynamics of the local economy (for example, the reuse of older commercial properties and mining sites for other land development purposes). All the following proposed districts are well located in terms of good transportation systems and generally have good infrastructure.

E Co-1: Holston River Gateway

Recommended uses: This river-oriented site, which is currently zoned Planned Commercial, surrounds the existing shopping center. A portion of the site is used as a borrow pit (that is, for soil extraction). Several uses are appropriate: (1) a planned commercial development, (2) a mixed use project (which could include various types of residential structures, and office and commercial uses), or (3) low and medium density residential uses. If residential units are developed, roads and



An example of townhouses in a mixed use center

sidewalk connections to the shopping center and pedestrian/bicycle connections to Sunnyview School are warranted. The Community Mixed Use Center designation (see page 32) would be appropriate.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: PC, PC-1, EC, RP-1 or 2, TC or TC-1, TND-1).

E Co-2: Brakebill Road area

Recommended uses: This area is located less than one-half mile from the Strawberry Plains/I-40 Interchange and can be developed more intensively in view of its topography and nearby infrastructure (highways and utilities). A variety of uses are appropriate: a business park, a technology (research and development) park (see the description in the preceding land use category), a town center, or office/medium density residential use.

Some of the design features and guidelines that should be included in a master plan for the site's development include:

- Extension of Huckleberry Lane to connect to Brakebill Road
- Stream protection
- Bicycle/pedestrian systems
- Architectural guidelines: form, scale and material of buildings
- Lighting (pedestrian-oriented and shielded from surrounding properties)
- Best management practices for storm water and Green Building techniques



This proposed mixed use site contains approximately 270 acres, which has potential for a variety of uses, including office and technology park buildings.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: EC, PC, PC-1, PR, RP-1 or 2, TC or TC-1, TND-1).

E Co-3: Carter Town Center

Recommended uses: The concept for a town center was introduced in 2001. The center should be created to include mixed use development, allowing low and medium density residential with respect to the variety of public facilities that exist in the area, namely the three schools, the parks, library, senior center and Lyon's Creek greenway (proposed). A mix of pedestrian-oriented commercial uses and vertical mixed uses should be allowed (for instance, apartments or office space above a shop). The road and sidewalk network should be developed to connect future neighborhood and retail developments to those resources and each other to realize a town center.

The low density and rural residential areas that surround the town center should be connected with new roads and sidewalks as they develop in the future.

Recommended programs:

1. Work with area stakeholders to consider the town center concept, including a “vision plan” to establish the land use relationships, future road and bicycle/pedestrian network and connections to schools and parks (responsibility: a consultant working in conjunction with Knox County, MPC and area residents).
2. Should the vision plan be acceptable to stakeholders, MPC or a consultant can develop the new form based zoning.

Recommended zoning: In the interim before a form based zoning district is in place, appropriate zoning includes TC, PC and PR (conditioned by the residential development standards of the TC zoning district) and OB.

E Co-4: Marbledale Quarry Area

Recommended uses: These former quarries have potential for a variety of uses. They are now zoned Industrial (I). Potential future uses could be one of the following: (1) a mixed use project, including various types of housing, office and

small scale retail (serving the immediate area); or (2) an economic development project such as an office or business park. Because the area is included in the rural area of the Growth Policy Plan, an amendment to that plan may be needed to allow a mixed use project.

Recommended zoning: A planned zone should be used in its development (appropriate zoning in regard to these concepts: EC, PC, or TC).

E Co-5: Asheville Highway Mixed Use Agricultural, Residential and Office Districts

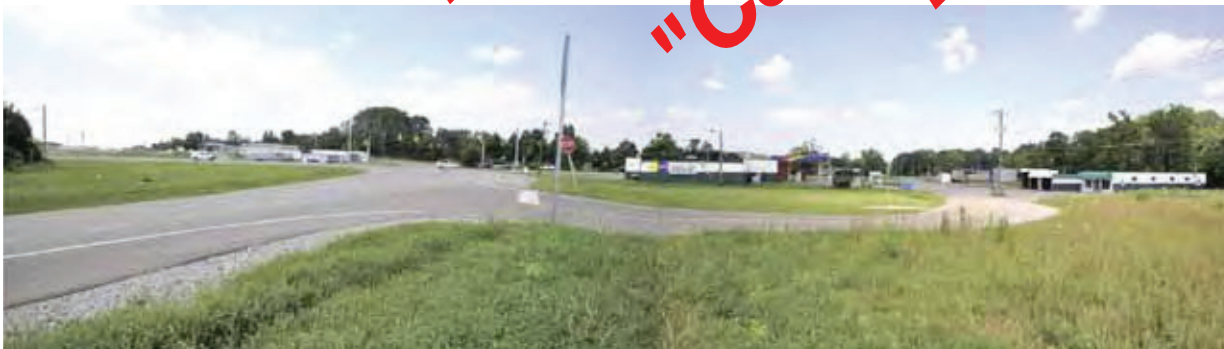
Recommended uses: agricultural, low density, medium density or office uses.

Recommended zoning: Agricultural (A), new agricultural zoning allowing clusters of housing and conservation subdivisions, Planned Residential (PR in the county; RP-1 in the city). Traditional Neighborhood Development (TND-1 in the city). Office Park District (OA in the county; O-3 in the city). A new residential/office transitional zoning district (if created to allow residential or residential-like office buildings as a transition to low density uses).

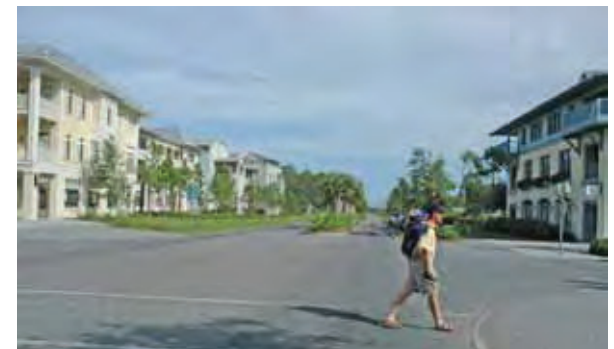
E Co-6: Asheville Highway Mixed Use Agricultural, Commercial, Office and Residential Districts

Recommended uses: commercial, office, low density or medium density residential uses. Agricultural uses and conservation subdivisions to foster clustered housing would also be appropriate.

Recommended zoning: Agricultural (A), new agricultural zoning allowing clusters of housing and conservation subdivisions, Planned Commercial (PC-1 or PC-1 in the city; PC in the county). Planned Residential (PR in the county; RP-1 and 2 in the city). Traditional Neighborhood Development (TND-1 in the city). Office Park District (OA in the county; O-3 in the city). A new residential/office transitional zoning district (if created to allow residential or residential-like office buildings as a transition to low density uses). In the existing commercial zones, a commercial corridor overlay district is appropriate (see Highway Corridor Overlay District proposal).



Mixed use development on underutilized properties is proposed as part of this mixed use area.



An example of a mixed use town center

Mixed Use Special District "Carter Town Center" ECO-3 Text Update