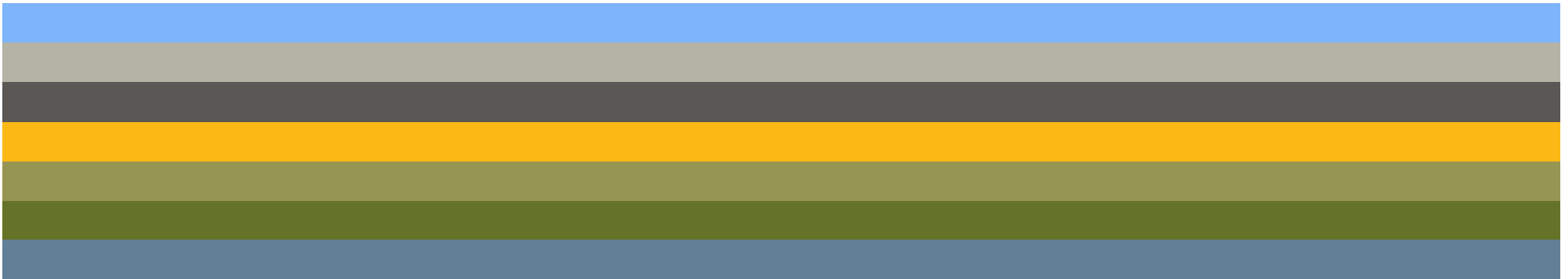




# EAST KNOX COMMUNITY PLAN





### Rural Crossroads

#### 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.



### 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.

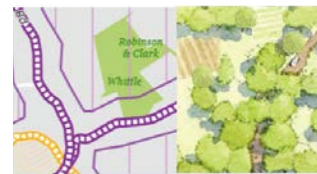
#### ACTIONS:

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.



### Rural/Scenic Corridors

#### MAINTAIN THE RURAL EXPERIENCE THROUGH RURAL CORRIDORS

Driving or bicycling through East Knox County offers scenic views, access to Seven Islands Birding Park, and to French Broad River access points. The community values their rural roads; the preference in the Community Plan and the East Sector plan is to conserve the scenic qualities of the corridors, particularly the natural landscape and setting of historic buildings.

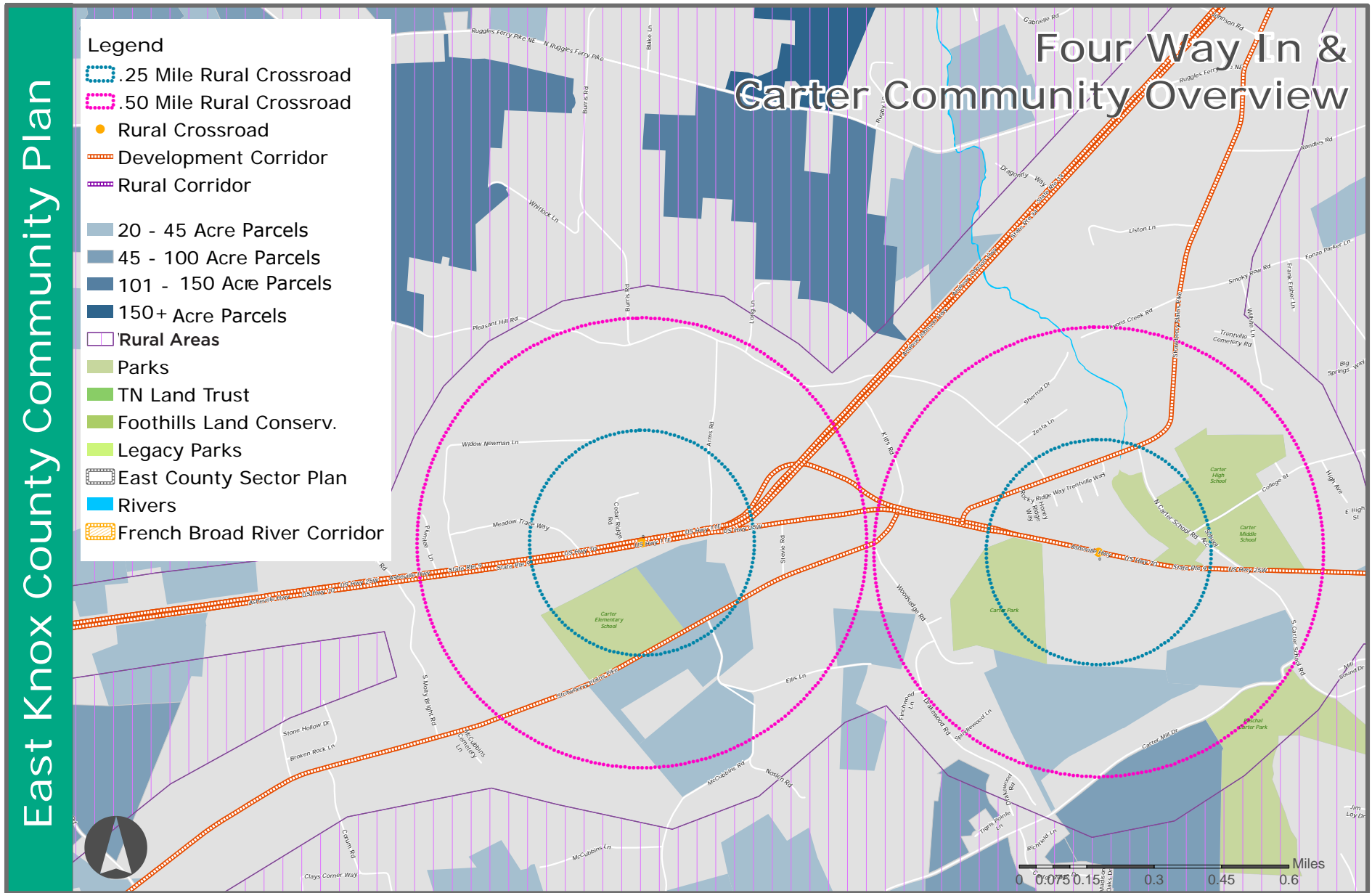
The East Sector plan recommends (and this plan reiterates the need for) two strategies to maintain the character of the rural roads: the need for low density zoning districts near the scenic roadways and an overlay district to address aesthetics. We recommend these additional actions to maintain the character of the rural roads:

The East Sector plan recommends (and this plan reiterates the need for) two strategies to maintain the character of the rural roads: the need for low density zoning districts near the scenic roadways and an overlay district to address aesthetics. We recommend these additional actions to maintain the character of the rural roads:

#### ACTIONS:

1. Develop a driving/bicycling route map (print and online) to identify experiences along the roadways (e.g. Seven Islands, a church tour, farm stands, artist studios, historic structures, etc.).
2. Evaluate where Tennessee state scenic corridor designation may be applicable.
3. Formalize bicycling routes with “Bicyclists May use Full Lane” signage.

Figure 40: Four Way In & Carter Community Nodes





# *East County Sector Plan*

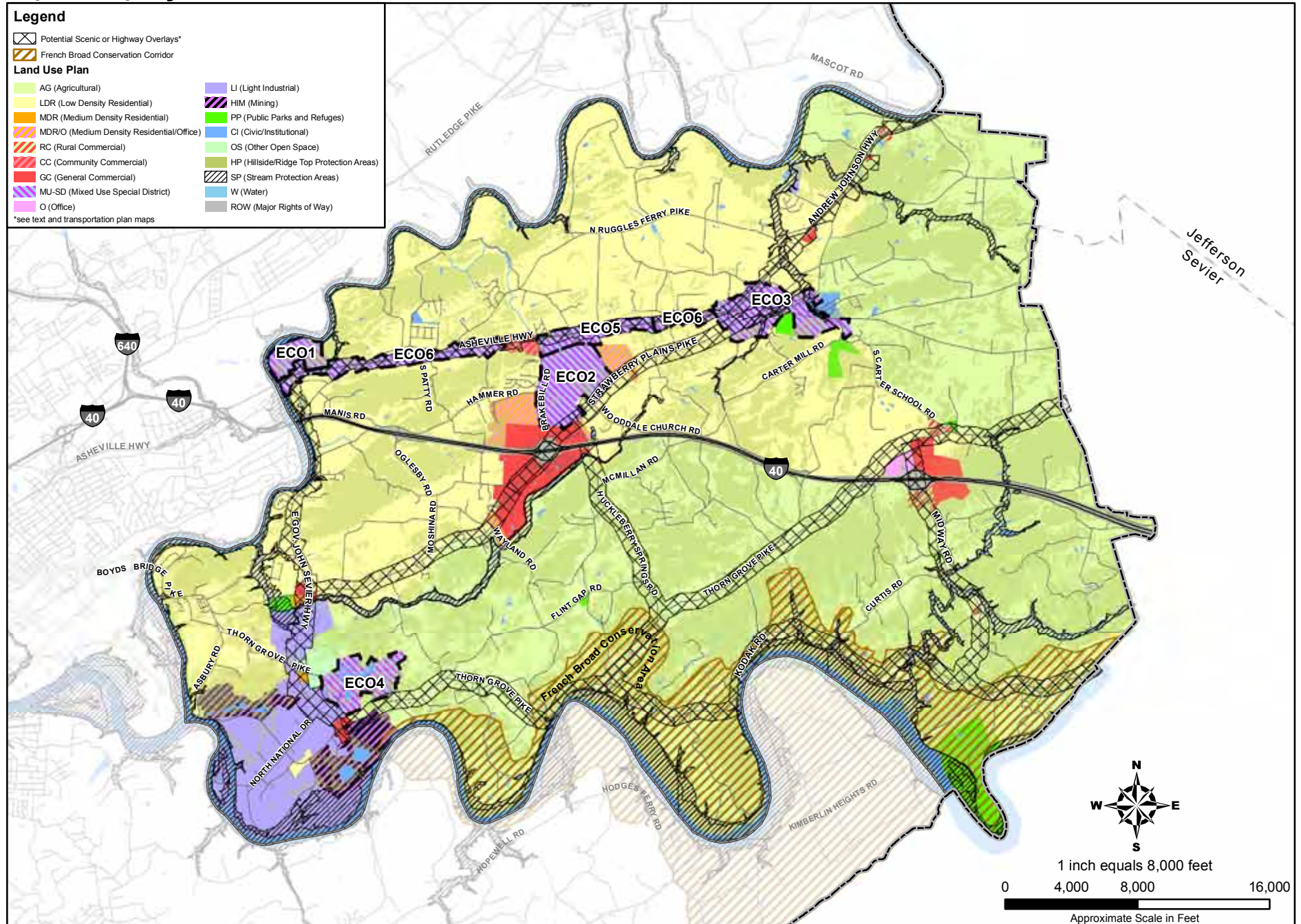


**February 2010**

**Knoxville-Knox County Metropolitan Planning Commission**



# Map 10: Proposed Land Use Plan



## 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, road 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, PR, 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 categories), a town center, or office/medium density residential uses.

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).

**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 (SC-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*