

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

DA COMPREHENSIVE PLAN AND NORTHWEST COUNTY SECTOR PLAN AMENDM

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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400 Main Street
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www.knoxmpc.org

File Number: 10-A-08-SAP Related File Number:
Application Filed: 9/22/2008 Date of Revision:
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction: City and County
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Buz Johnson

Staff Recomm. (Abbr.):

ADOPT the 2008 Plan Update and the Amendment to the Northwest County Sector Plan, by Resolution, and RECOMMEND City Council adoption by resolution of the update and sector plan amendment

Staff Recomm. (Full):

Comments:

The MPC staff is pleased to present for consideration by the Metropolitan Planning Commission and the Tennessee Technology Corridor Development Authority the 2008 Update of the TTCDA Comprehensive Development Plan and corresponding amendment to the Northwest County Sector Plan. The plan update includes an amended future land use plan, along with recommendations for transportation and community facilities improvements. The following is a summary of the major plan recommendations:

- Set aside several tracts for technology-based and related economic development purposes, particularly the area northward from Pellissippi Corporate Center and the area north of Sam Lee Road.
- Provide opportunities for mixed use development that will include office, technology-based uses, housing, retail (scaled to the needs of the setting) and natural and recreational open spaces.
- Eliminate uncontrolled access points along the corridor.
- Develop road and sewer extensions along the corridor.
- Foster a regional technology-based development and marketing strategy.

In addition to these major recommendations, the staff recommends the following as changes to current regulations dealing with residential development and new construction on hillsides and ridge tops:

- * Amend the zoning ordinances and the TTCDA Design Guidelines to require TTCDA board site plan review of all residential developments with densities greater than three dwellings per acre. At the same time, delete the requirement for the review of individual detached residential units.
- * Amend the Design Guidelines to limit the height of any building to no more than 35 feet on the tops of ridges and hillsides having slopes in excess of 15 %.

In preparing the plan, the staff met with area property owners and interested citizens, as well as former TTCDA staff and board members.

MPC Action:

Approved

MPC Meeting Date: 12/11/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

12/11/2008

Date of Denial:

Postponements:

10/9/2008-
11/13/2008

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/13/2009

Date of Legislative Action, Second Reading: 1/26/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (One Reading Only)

Disposition of Case, Second Reading:

County Approved

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: