

- Medical
- Public Institutions
- Civic Spaces
- Parks and Open Spaces

The district is intended to be an area of diverse uses allowing a range of development intensities and forms. Uses may be mixed horizontally or vertically and organized around a system of highly connected streets and roads.

Open space areas should be developed to provide opportunities for outdoor public activities and linked together with civic spaces and access to the waterfront and other prominent land forms to help unify and organize the district.

The district is intended to encourage the development of a pedestrian-oriented, mixed use urban environment providing a variety of shopping, employment, housing and business and personal services. Development within the district is intended to promote an efficient, compact land use pattern; encourage use of public transportation, minimize reliance on private automobiles; promote a more functional and attractive community through use of recognized principles of urban design; and allow developers considerable flexibility and creativity in land use and site design. A high level of attention to site orientation and building design is required to promote development that is compatible with diverse uses within the district and with existing land uses surrounding the district.

Proposed zone districts permitted include:

- *TND-1
- *TC-1
- RP-1, RP-2, and RP-3
- SC-1, SC-2, SC-3
- PC-1

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: Amend the One Year Plan to adopt "South Waterfront Mixed Use District" as a new land use classification [see attachment 1] and approve "South Waterfront Mixed Use District" designation for the study area,

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/3/2006

Date of Legislative Action, Second Reading: 1/17/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: