Owner:				8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8
				www•knoxmpc•org
PROPERTY INF	ORMATION			
General Location:				
Other Parcel Info.:				
Tax ID Number:	999 9999 OTHER:	(MAP ON FILE)	Jurisdiction:	City
Size of Tract:				
Accessibility:				
GENERAL LAN	DUSE INFORMATION			
Existing Land Use:				
Surrounding Land I	Jse:			
Proposed Use:			Densi	ity:
Sector Plan:		Sector Plan Designation:		
Growth Policy Plan	:			
Neighborhood Cont	ext:			
ADDRESS/RIGH	IT-OF-WAY INFORMATIO	ON (where applicable)		
Street:				
Location:				
Proposed Street Na	me:			
Department-Utility I	Report:			
Reason:				
ZONING INFOR	MATION (where applicat	ble)		
Current Zoning:				
Former Zoning:				
Requested Zoning:				
Previous Requests:				
Extension of Zone:				
History of Zoning:				

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

IN AMENDMENT WITH REGARD TO THE SOUTH WATERFRONT VISION PLAN ANE

File Number: 12-A-05-PA **Related File Number:**

Application Filed: 11/17/2005 Date of Revision: METROPOLITAN PLANNING COMMISSION Applicant:

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902

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KNOXVILLE·KNOX COUNTY

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:	Mark Donaldson			
Staff Recomm. (Abbr.):	Approve			
Staff Recomm. (Full):	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.			
Comments:	The City of Knoxville is currently engaged in a process to develop a South Waterfront Vision and Action Plan that is scheduled for completion the summer of 2006. The Action Plan will likely recommend significant changes to the form and content of the zoning and development regulations that may be appropriate to implement the Vision achieved by the planning effort.			
	The boundary of the study area extends the length of the waterfront from the Island Home neighborhood westward to the terminus of Scottish Pike. The depth of the district varies with a series of ridges that run more or less parallel to the waterfront. A map of the proposed district is attached.			
	There are currently 14 different One Year Plan land use classifications and 16 different zoning districts within the study area. The proposed amendment is recommended to implement the land use pattern envisioned for the South Waterfront study area and to accommodate appropriate, compatible mixed use and transition areas. This recommendation is made after consultation with the South Waterfront consultant team, 1st District Councilman Joe Hultquist, City of Knoxville officials, and MPC staff.			
	 "Mixed Use" classification is recommended because: * The range of potentially acceptable land uses within the study area exceeds the ranges defined for any one of the general land use classes; * A mixture of land uses may be appropriate and policies and regulations specific to the study area may be required to achieve a harmonious land use pattern; A significant transition of land uses and building forms is expected which may require specific policy guidance to ensure an orderly and efficient change of use; and It is likely that specific site design criteria and other development regulations will be drafted and subjected to public review as part of the South Waterfront Action Plan to ensure proper development in relation to adjacent land areas. 			
	If the One Year Plan amendment is approved, any future zoning requests within the District will be guided by the amended One Year Plan. Upon completion of the South Waterfront Vision and Action Plan new zoning and development regulations specifically tailored for the study area will be prepared for MPC and Knoxville City Council review and adoption.			
Attachment 1				
	South Waterfront Mixed Use District			
	 The intent of this district is to provide acceptable land uses including, but not limited to: Low Density Residential Moderate Density Residential High Density Residential Office Retail Business and Service Commercial 			

	Medical				
	Public Institutions				
	 Civic Spaces Parks and Open Spaces 	paces			
	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?:		
	LEGISLA1	TIVE ACTION AND DISPOSIT	ION		
Lesieletine Desku					

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:		