

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT HILLSIDE AND RIDGETOP CONSERVATION PLAN

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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www.knoxmpc.org

File Number: 12-A-09-SAP Related File Number:
Application Filed: 11/2/2009 Date of Revision:
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 9999 Jurisdiction: City and County
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: 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:

Mike Carberry

Staff Recomm. (Abbr.):

APPROVE WITH RECOMMENDED CHANGES

Staff Recomm. (Full):

Comments:

The draft, which was prepared and approved by the Joint City-County Task Force on Ridge, Slope and Hillside Development and Protection, was presented to MPC in October and considered at the October 14 and November 11 MPC meetings. While there were various interests speaking in favor of adoption as originally presented, several concerns were expressed by citizens and Commissioners. These included the derivation of the model that was used to depict the Hillside and Ridgetop Protection Area, the use of 15 percent as the starting point in the model, the limitations on office, medium density and commercial uses on 15 to 25 percent slopes, more clarity on incentives, the need for stream buffer language, and discussion of notification on plans and rezonings.

Two workshops were held to discuss and address the various points of concern, culminating in a workshop on December 2, during which staff outlined its responses and recommendations. This included of the shortcomings of conventional steep slope identification from U.S. Geological Survey topographic maps prior to GIS use, an overview of policies that have been in place since the advent of GIS, and improvements in GIS techniques in recent years that have led to more reliable mapping. Tim Kuhn, MPC's GIS Manager, noted in his presentation the advantages in using the recommended model and how it improved accuracy and avoids subjective techniques in identifying hillsides and ridges, including more level rounded areas on ridge crests. He also showed how the model is used in the most common application of MPC's decision making: residential rezoning requests. He demonstrated how the recommended technique improves accuracy in identifying the degrees of slope within an identified area and showed how slightly greater density could be attained in using the model.

In response to the Planning Commission's concerns, changes and additions are recommended by staff (see following pages). Note: Bold and underlined are changes to the October draft text (pages are referenced). The last section, Appendix H, which has bold headers and is underlined, is an addition to summarize the recommended incentives.

Action:

Approved

Meeting Date: 12/9/2010

Details of Action:

Summary of Action:

APPROVE WITH RECOMMENDED CHANGES

Date of Approval:

12/9/2010

Date of Denial:

Postponements: 12/10/2009-
11/10/2010

Date of Withdrawal:

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

Legislative Body:

Knoxville City Council

Date of Legislative Action: 11/29/2011

Date of Legislative Action, Second Reading: 4/25/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Denied

Disposition of Case, Second Reading:

Denied by Knox
CountyIf "Other": Postponed 1-11-11 to 2-8-11, pp to 3-22-11, pp
to 5-17, pp to 7-26, pp to 11-1-11

If "Other": PP by County 2/28/11 to 4/25/11

Amendments:

Amendments:

Denied due to lack of motion - City Council

Date of Legislative Appeal:

Effective Date of Ordinance: