

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

INSKIP SMALL AREA 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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File Number: 2-A-11-SAP **Related File Number:**
Application Filed: 1/5/2011 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

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

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Central City **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.): adoption of the Inskip Small Area Plan (an amendment to the Knoxville Knox County General Plan and update to the North City Sector Plan and update to the Knoxville-Knox County Park, Recreation and Greenways Plan)

Staff Recomm. (Full):

Comments: In March 2009, former City Councilman Bob Becker asked for a study of the land uses and zoning of properties along Inskip Drive. In the process of doing background analysis, it became apparent to MPC staff that there were other land use and zoning issues that needed to be addressed outside the Inskip Drive corridor. Since there is no official boundary for Inskip, staff determined that the study area for the Inskip Small Area Plan should be Cedar Lane to the north, I-75 to the west, I-640 to the south, and Bruhin/Inskip Road to the east.

During the time the Inskip Small Area Plan was being developed, there were two other efforts underway in the Inskip area: Healthy Kids, Healthy Communities and Safe Routes to Schools. These two programs were addressing similar issues of the Inskip community and are germane to the plan. Consequently, access to sidewalks and parks for both recreation and safety purposes is heavily emphasized in the plan.

The Inskip Small Area Plan has three basic components: pedestrian accommodations, land use and neighborhood conservation, and community facilities, as described below.

Pedestrian accommodations (sidewalks, crosswalks and traffic calming): This section outlines the extensive need for pedestrian safety in the Inskip community. There are only a handful of sidewalks, which do not create a cohesive sidewalk network. Within the study boundary, the vast majority of the area is within either the Inskip or Sterchi Elementary parental responsibility zone. The lack of pedestrian accommodations along streets and key intersections make it dangerous for children and their parents to walk to school. In addition, there are small neighborhood commercial areas that many area residents walk to that would benefit from additional pedestrian accommodations. The plan highlights streets and intersections that are the highest priority for pedestrian accommodations to make connections to the Inskip Elementary School, parks and neighborhood commercial centers. Also, this plan includes recommendations on potential greenways in the area.

Land use plan and neighborhood conservation: This section addresses a broad scope of issues in the Inskip area. There are many land uses within the community, ranging from single family residential to industrial. The majority of the area is used for single family residential purposes; however, the predominant zoning is R-2 (general residential) which allows medium density residential development, such as apartments up to 24 units per acre. The plan recognizes that the land use and zoning discrepancy does not foster neighborhood stability in particular areas and makes the recommendation that many single family residential properties should be considered for rezoning to an appropriate low density residential zoning classification. This is already supported by the One Year Plan and the North City Sector Plan land use designations. The plan will also amend the North City Sector Plan by creating three new neighborhood mixed use districts along Inskip Drive and by fixing a discrepancy between the One Year Plan and the sector plan along Central Avenue Pike, south of Inskip Drive.

Community facilities: This section of the plan addresses the recommendation of the Knoxville-Knox County Park, Recreation and Greenways Plan for a neighborhood park in the northeast quadrant of the Inskip area. In studying the vacant land in this area, there is not sufficient property for such a park. The plan does make a recommendation for the expansion of the Inskip Ballfields, which is just outside of the Inskip study boundary but is used by the Inskip community. There is property that sits between the ballfields and Interstate 75 that is predominantly within a floodplain and is heavily vegetated. This property would make a logical expansion of the existing park to provide for more passive recreational uses like walking trails.

Public meetings and hearings

MPC staff held three public meetings concerning the Inskip Small Area Plan. At each meeting MPC staff presented information about the plan and was available to answer questions, and record comments and suggestions. The draft plans were also posted to the MPC website for review and comments.

Action: Approved **Meeting Date:** 3/10/2011

Details of Action:

Summary of Action: adopt the Inskip Small Area Plan (an amendment to the Knoxville Knox County General Plan and update to the North City Sector Plan and update to the Knoxville-Knox County Park, Recreation and Greenways Plan)

Date of Approval: **Date of Denial:** **Postponements:** 2/10/11

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/5/2011

Date of Legislative Action, Second Reading: 4/19/2011

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: