

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN UPDATE 2007

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: 3-A-07-OYP **Related File Number:**
Application Filed: 2/14/2007 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction: City

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: Buz Johnson

Staff Recomm. (Abbr.): APPROVE

Staff Recomm. (Full): APPROVE

Comments:

The Knoxville City Charter requires that a One Year Plan be developed to tie the City of Knoxville's zoning districts to the Comprehensive Plan for the community. The Charter also requires the development of 15 year (Sector Plans) and 5 year (CIP) plans for policy and midrange guidance for the One Year Plan. The One Year Plan is used as the basis for rezoning decisions and short term public improvements within the City of Knoxville.

Staff mailed out about 200 postcards to various members of the community, inviting them to participate in the annual update. Four public meetings were held throughout the City during February to present and discuss this year's update. Approximately 50 people in total attended the meetings.

Pursuant to the requirements of the City Charter, the staff has completed the annual update of the One Year Plan, which is included separately with your agenda package. Highlights of the 2007 update include the following:

The staff is recommending ten general plan amendments. The North City sector has the most with four proposals. These recommendations are shown by sector on maps located in Chapter 4 and are labeled as 'Staff Amendments.' These changes will bring the proposed areas of the One Year Plan into conformity with the Sector Plan, as called for by the City Charter. These recommended changes also led to the need for four new General Rezonings, listed in Chapter 5. The new 2007 General Rezonings are denoted at the end of the listings for each sector.

Appropriate land use designations are recommended for each of the eight properties annexed by the City of Knoxville since the adoption of the 2006 Update. These recommendations are shown by sector on maps in Chapter 4 and labeled as 'Annexation Plan Amendments.'

Appendix B lists twenty-seven individual quarterly plan amendments that were requested during the last twelve months since the last Update.

As information and mapping capabilities become available, staff will be making general amendments to the One Year Plan maps to appropriately identify all parks and other relevant greenspaces as OS (Open Space) and identify all highways and perhaps other streets with greater than 100 feet of right of way within Knoxville under a new transportation designation.

Staff will be deleting the one year plan designations for all zoning overlay districts, as they are not relevant to the One Year Plan, not shown on the One Year Plan maps and are regulated under zoning only.

Staff has added information in the One Year Plan on the new IH-1 and D-1 overlay zoning districts that were adopted and added to the City of Knoxville Ordinance since the 2006 update.

Staff also added a proposed amendment on an individual 6.5 acre parcel on the southeast side of Murray Dr. and the northeast side of Wilkerson Rd. The recommended change is from MDR (Medium Density Residential) to LDR (Low Density Residential). This recommended change will not generate an additional general rezoning, because the property's RP-1 zoning is consistent with either the LDR or MDR designations. The Northwest City Sector Plan proposes low density residential use for this property, consistent with this proposed OYP designation. As a result of this proposal, the residential zoning density will be limited to 5.99 du/ac or less, rather than the 6 to 24 du/ac that may be considered under the MDR designation. This late addition was added upon request by Knoxville City Council at

their Feb. 27, 2007 meeting, at which they upheld an appeal by the Norwood Homeowners Association, denying a development plan for 46 residential units (7.39 du/ac density) on this property.

MPC Action: Approved **MPC Meeting Date:** 3/8/2007

Details of MPC action:

Summary of MPC action: APPROVE 2007 One Year Plan update

Date of MPC Approval: 3/8/2007 **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: 4/10/2007 **Date of Legislative Action, Second Reading:** 4/24/2007

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:**