

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ORRIDOR PLAN AND ASSOCIATED AMENDMENTS TO THE CENTRAL AND EAST**

**File Number:** 6-A-09-SAP                      **Related File Number:**  
**Application Filed:** 3/31/2009              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

**General Location:**

**Other Parcel Info.:**

**Tax ID Number:** 0 9999

**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:** Mike Carberry

**Staff Recomm. (Abbr.):** adopt the Magnolia Avenue Corridor Plan and amendments to the Central City and East City Sector Plans

**Staff Recomm. (Full):**

**Comments:**

The Knoxville-Knox County Metropolitan Planning Commission, in partnership with the East Tennessee Chapter of the American Institute of Architects (AIA), Knoxville's Community Development Corporation and the City's Community Development staff, has prepared this Magnolia Avenue Corridor Plan. This corridor is a gateway to downtown and serves as a series of commercial, residential and institutional districts for central and east Knoxville. Following plans to improve the South Waterfront, Cumberland Avenue, Fort Sanders and Downtown North, this corridor, which runs from the Old City to Burlington, is seen as the last major wedge of land and transportation systems that could be further revitalized within the neighborhoods known as the "Heart of Knoxville."

The purpose of this plan is to create opportunities to enhance development along the Magnolia corridor, including the north end of downtown, the Hall of Fame/Caswell Park area, Burlington and the areas in between. This plan is focused on the physical environment:

- opportunities for more intense, mixed-use development, including a vertical mix of retail, housing and office uses
- conservation, restoration and reuse of historic resources
- improvements to the sidewalk, bicycle and street systems, including standards for on- and off-street parking, fostering greater intensity in development
- improvements to parks and open spaces, including new squares, day-to-day access to Chilhowee Park and completion of the First Creek Greenway.

The plan is intended to serve as a guide for development of the Magnolia Avenue portion of the Central and East City Sectors; as such, the Sector Land Use Plans, which contain proposals for mixed use districts along the corridor, are to be amended with the adoption of this plan. The concept for a form based code is included in the document. The development of that code will require changes to Knoxville's Zoning Ordinance and will be developed via additional steps with the City and stakeholders in the future.

City of Knoxville requested that the Metropolitan Planning Commission assist in creating this plan, recognizing the needs of the area as part of Knoxville's Empowerment Zone. Empowerment Zone funding was used preparing the plan. The local AIA chapter had independently foreseen the possibilities of a design and improvement program for this gateway, and asked to be involved in creating the plan. AIA received a grant from their national association, which was used, in part, to develop several of the illustrations in the plan.

Various members of the City of Knoxville Engineering Department made comments on the draft plan (see attached). MPC staff has made several changes to the draft in recognition of these comments, which are outlined in response to the Engineering Department (also attached). Representatives of AIA and the MPC staff worked together to engage residents and business interests in identifying issues and opportunities for improvements through a workshop and a charette. Additionally, three public meetings were held to review the plan concepts and draft plan. Eighty to 120 people attended each of those meetings. Additionally, MPC presented the plan concepts to Town Hall East and the newly formed Magnolia Avenue Business Association.

**Action:** Approved

**Meeting Date:** 7/9/2009

**Details of Action:**

**Summary of Action:** adopt the Magnolia Avenue Corridor Plan and amendments to the Central City and East City Sector

Plans

**Date of Approval:**

7/9/2009

**Date of Denial:**

**Postponements:** 6/11/09

**Date of Withdrawal:**

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

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knoxville City Council

**Date of Legislative Action:** 8/11/2009

**Date of Legislative Action, Second Reading:** 8/25/2009

**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:**