

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN UPDATE

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: 6-A-12-SP **Related File Number:**
Application Filed: 5/1/2012 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

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

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **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 the updated plan

Staff Recomm. (Full):

Comments: Adoption of this plan will replace the previous version that was created in 1998.

Land Use Proposals The proposed land use pattern remains primarily the same, with the areas identified for low density residential largely coinciding with the county's Planned Growth Area. The Agriculture/Rural area is kept to Bull Run and Raccoon Valleys, which coincides with the Rural Area of the Growth Policy Plan.

The plan contains six special land use districts. Several of these are mixed use districts in which commercial, office and/or residential uses would be appropriate with further development or redevelopment. These districts include:

Clinton Highway/Powell Drive Mixed Use District: The completion of Powell Drive will place this section of Clinton Highway in an advantageous position for revitalization. A mixed use district and policies are proposed whereby office, light manufacturing, commercial and residential uses could be considered.

Historic Powell Center: This area will likely experience a significant drop in thru-traffic with the completion of Powell Drive. However, because it is quite pedestrian-oriented now, the businesses and community can build upon its assets---three schools, historic buildings, and neighborhood-oriented commercial uses---in reinforcing historic Powell vitality.

Callahan Road Mixed Use District: The 2001 Corridor Plan land use proposals are left intact, which included office, retail, warehousing, and light industrial uses.

Emory Road/I-75 Mixed Use District: The continuation of commercial, office and medical-related development is recognized to the northeast as is medium density residential, which could be apartments or senior housing. West of the interchange, the relatively underdeveloped areas could sustain more intensity. Offices (medical and professional), retail, hotels and medium density residential would be appropriate for this area.

I-75/Raccoon Valley Industrial and Commercial Center: Outside of the mining sites and fragmented commercial uses, there are about 400 acres that could be more intensively developed, especially for warehousing/distribution uses and light industrial purposes. The creation of a master plan for the area should also be considered including expansion of utilities, layout of new roads and access points for more intense uses, design and development standards, and an economic development program

Halls Mixed Use District: This proposal focuses on and around Black Oak Shopping Center and the former Walmart Shopping Center. Several hundred square feet of vacant retail building space or land exist. Rather than concentrating solely on commercial uses, the proposed land use designation would allow a mix of retail, residential, and office uses, including vertical mixed use.

Other proposals The Parks, Greenways and Recreation Facilities Plan was modified slightly. The Heiskell Community Park is depicted. The "Orange Route" greenway was removed, and two additional greenway proposals were added in Halls. A Green Infrastructure Plan is also included showing the greenway connections, Hillside Protection Areas, floodplains and areas with prime agricultural soils. No changes were made to the Long Range Transportation Plan.

PUBLIC PARTICIPATION

MPC staff held five open house-style meetings in developing the plan. The first set was directed to a review of trends and recently adopted plans (e.g., the Park and Greenways Plan), and afforded citizens

the opportunity to discuss their vision and concerns. At the second set of meetings, plan concepts were presented and discussed. Finally, last month the draft was presented; citizens were satisfied with the plan and did not recommend changes. The plan has also been highlighted on the MPC website; staff has not received any adverse comments about the document.

Action: Approved **Meeting Date:** 7/12/2012

Details of Action:

Summary of Action: Approve the updated plan

Date of Approval: 7/12/2012 **Date of Denial:** **Postponements:** 6/14/2012

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/27/2012

Date of Legislative Action, Second Reading: 9/4/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

County Approved 8/27/2012

City Council Approved 9/4/2012 second reading

Date of Legislative Appeal:

Effective Date of Ordinance: