

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT NORTHWEST 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-A-16-SP **Related File Number:**
Application Filed: 5/4/2016 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 9999 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: Liz Albertson

Staff Recomm. (Abbr.): Approve the 2016 Northwest County Sector Plan, also amending the Knoxville-Knox County General Plan 2033.

Staff Recomm. (Full): Approve the 2016 Northwest County Sector Plan, also amending the Knoxville-Knox County General Plan 2033.

Comments: MPC staff completed the 2016 Northwest County Sector Plan update (attached) that amends the previously adopted 2003 Northwest County Sector Plan and the General Plan. The plan also incorporates adopted recommendations contained in the 2001 Callahan Drive Shaad Road Corridor Plan, and the Tennessee Technology Corridor Development Authority's Comprehensive Development Plan 2008 Update. The major sections of the plan include land use, community facilities, green infrastructure, historic resources, transportation, and five and fifteen year improvements.

The public engagement process included the use of an online survey (476 responses), neighborhood and community meetings (approximately 150 attendees).

Summarized below are highlights of the plan recommendations:

- 1.The land use section of the plan contains eleven mixed-use special districts (MU-SDs), eight of which are located along the Pellissippi Parkway in the Tennessee Technology Corridor. Seven of these districts were previously adopted as part of the Comprehensive Development Plan 2008 Update for the Tennessee Technology Corridor Development Authority, and are amended to incorporate the previously designated Right of Way (ROW) land use classification, for the former State Route 475 road project that has been abandoned, into the surrounding MU-SDs.
- 2.A new MU-SD is proposed for the Solway Corridor area, as a gateway to the Technology Corridor and to Knox County.
- 3.A new MU-SD is also proposed for the Hines Valley/Amherst area where the new Schaad Road Extension will traverse the valley when completed, and a mix of land uses is recommended.
- 4.The Schaad Road/Oak Ridge Highway MU-SD area incorporates the recommendations from the adopted 2001 Callahan Drive/Schaad Road Corridor Plan.
- 5.The MU-SD proposed for the Clinton Highway/Old Clinton Pike area incorporates the recommendations from the 2012 North County Sector Plan MU-SD that was proposed on the adjacent east side of Clinton Highway near the intersection with Powell Drive.
- 6.Special opportunity areas and recommendations are highlighted around Karns and Hardin Valley to address the concerns related to projected growth and development for these areas.
- 7.The land use section implements the standard sector plan land use classification system. The biggest change in using the new land use classification resulted in reassigning almost 10,000 acres of Slope Protection and Stream Protection Areas to another land use classification since these two areas are now considered environmental overlays.
- 8.The land use section also proposes a small scale innovation zone district zone that would encourage a more mixed use zone for the MU-SDs in the Technology Corridor as well as possible other applications in business parks and in/near downtown.
- 9.The land use section also proposes the concepts of a new agricultural zoning district as well as conservation subdivisions as tools for preservation and protection of farmland and rural landscapes.
- 10.The land use section also proposes the concepts of a scenic and highway corridor overlay zoning district to address design guidelines that encourage preservation of rural communities, like Karns and Hardin Valley.
- 11.The transportation section incorporates complete streets and sidewalk recommendations.
- 12.The five and fifteen year improvement section summarizes the recommendations contained within the plan sections and adds a responsible agency.

Action: Approved

Meeting Date: 7/14/2016

Details of Action:

Summary of Action: Approve the 2016 Northwest County Sector Plan, also amending the Knoxville-Knox County General Plan 2033.

Date of Approval: 7/14/2016 **Date of Denial:** **Postponements:** 6/9/2016

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/22/2016

Date of Legislative Action, Second Reading: 8/30/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

County

City - Second Reading

Date of Legislative Appeal:

Effective Date of Ordinance: