

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY 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: 8-A-11-SAP **Related File Number:**
Application Filed: 7/5/2011 **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: South 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.): Adopt the South City Sector and forward it to both the City Council and County Commission with recommendations for adoption

Staff Recomm. (Full):

Comments: Adoption of this plan will update the previous version that was created in 2001. The plan consolidates recommendations from the Urban Wilderness Corridor initiative, the Knoxville-Knox County Parks, Recreation and Greenways Plan, the Knoxville Street Tree Master Plan, the South Waterfront Vision Plan, the Vestal Site Improvement Plan, and the Chapman Highway Corridor Study. It also offers several new mixed land use districts.

This sector plan is the first to include a green infrastructure element, outlining recommendations for connecting the trail system, parks, and schools and for protecting forested ridge lines. Several implementation strategies are outlined:

- Support Legacy Park's Knoxville Urban Wilderness and Historic Corridor initiative
- Connect new community facilities to the Urban Wilderness and Historic Corridor
- Conserve wooded hillsides, which help maintain our natural ridge system
- Protect the area's watershed system
- Preserve historic fort areas
- Extend the Urban Wilderness and Historic Corridor to other South County areas
- Preserve the South Waterfront Greenbelt that forms the backdrop to the waterfront.

The land use pattern remains primarily the same, with the addition of seven new mixed use special districts. These districts are areas within which there may be a variety of land uses developed, and they often have their own specific community facilities and transportation recommendations. These districts include:

- The South Waterfront - which builds off the recommendations contained in the Vision Plan, including new streets, parks, and pedestrian and bicycle connections
- An area adjacent to the South Waterfront District - where planned zones are recommended to ensure proper buffering of adjacent residential uses
- Log Haven - where planned zones are recommended in order to maintain the natural setting
- Chapman Highway (Downtown to Martin Mill Pike) - where higher intensity uses are encouraged and a form-based zone is proposed
- Chapman Highway (Taliwa Court to Fronda Lane) - where a town center and park improvements are encouraged
- Chapman Highway (Lakeview Drive to Lindy Drive) - where a new form-based district is recommended to create neighborhood-oriented mixed use development
- Downtown Vestal - where a new form-based district will implement the design concepts of the Vestal Site Improvement Plan.

MPC staff held three open house-style meetings in developing the plan. The first was directed to a review of trends and recently adopted plans (e.g., the South Waterfront and Vestal plans), and to discuss citizens' concerns. At the second meeting, plan concepts were presented and discussed. Finally, at the last meeting held on July 26, 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: 8/11/2011

Details of Action:

Summary of Action: Adopt the South City Sector Plan update and recommend the Knox County Commission adopt by resolution the plan.

Date of Approval: 8/11/2011

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/21/2011

Date of Legislative Action, Second Reading: 10/18/2011

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved Second Reading City

If "Other": Postponed 9/26/11, 10/24/11

If "Other":

Amendments:

Amendments:

Approved First Reading by City 9/6/11; Postponed by City 9/20 and County 9/26

Date of Legislative Appeal:

Effective Date of Ordinance: