

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT 2016 SOUTHWEST 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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Knoxville, Tennessee 37902  
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File Number: 9-C-16-SP                      Related File Number:  
Application Filed: 8/2/2016                      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: Jeff Archer

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

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

Comments: MPC staff completed the 2016 Southwest County Sector Plan update that amends the previously adopted 2005 Southwest County Sector Plan and the General Plan. 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 a survey (approximately 248 responses), three neighborhood and five community meetings (approximately 300 attendees).

Summarized below are highlights of the plan recommendations:

- The land use section of the plan contains a mixed-use special districts (MU-SD), located along Kingston Pike, Parkside Drive, and Peters Road. This MU-SD comprises 684 acres. The recommendations include encouraging redeveloping the existing commercial strips into a higher intensity mixed use developments. These type of developments would provide more housing choices and new employment and retail opportunities. The implementation of this recommendation may be made possible through application of the Mixed Use District standards being drafted by staff or may require creation of a new zoning district.
- The land use section also implements the standard sector plan land use classification system. The biggest change in using the new land use classifications resulted in a reduction of general commercial. The more specific classifications take scale and location into account such as neighborhood, community, and regional commercial designations.
- The land use section recommends strategies to preserve the rural areas with conservation subdivisions, large lot agricultural zoning. A new rural retreat ordinance is also recommended. The implementation of these recommendations would require new development standards
- The need to study Northshore Drive – addressing congestion, greenway, and bike lanes.
- The five and fifteen year improvement section summarizes the recommendations contained within the plan sections and includes a responsible, lead agency.

Action: Approved

Meeting Date: 9/8/2016

Details of Action:

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

Date of Approval: 9/8/2016

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: 10/24/2016

Date of Legislative Action, Second Reading: 10/25/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

**Amendments:**

COUNTY'S APPROVAL

**Date of Legislative Appeal:**

**Amendments:**

CITY APPROVAL 10-11-16 AND 10-15-16

**Effective Date of Ordinance:**