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## MEMORANDUM

### Agenda Item # 6

**DATE:** June 2, 2010  
**TO:** Metropolitan Planning Commission  
**FROM:** Mark Donaldson, Executive Director  
**SUBJECT:** **Fort Sanders Neighborhood District Long Range Planning Implementation Strategy – 6-A-10-SAP**

### BACKGROUND

Staff from the City of Knoxville and MPC worked together with stakeholders of the Fort Sanders neighborhood over an extended period of time to deal with a number of issues affecting the neighborhood. Subcommittees were organized around two general themes: 1) physical land use and 2) quality of life. This Implementation Strategy is the action plan agreed upon by these stakeholders.

### PUBLIC MEETINGS

From March through December of 2009, a series of meetings of the large stakeholder group and two subcommittees was conducted to review previous plans and organize future actions. A summary of these meetings is found at Appendix B of the document.

### PLAN OVERVIEW

In addition to hosting two significant regional hospitals and many facilities of the University of Tennessee, Fort Sanders is one of the most densely populated areas in the City. There is a large stack of planning efforts over the past 80 years with special focus on Fort Sanders. As early as the Comprehensive Plan for the City of Knoxville in 1930, 17<sup>th</sup> Street, which bisects the neighborhood, has been on the radar with respect to its capacity and safety. A summary of key historic planning efforts is found at Appendix A of the document.

Organizing future action in order to implement the recommendations of previous planning efforts is the focus of the Strategy. Implementation recommendations are made with respect to near term (one year) priorities, short term (one to five year) priorities, as well as long term and ongoing activities.

With respect to land use regulation, one of the near term priorities has already been completed. One of the recommendations is to bring the land use maps of the One-Year Plan and the Sector Plan into conformity with each other and with the vision of stakeholders. The One-Year Plan for the Fort Sanders area was included in the 2010 annual One-Year Plan update approved by City Council in April. A Sector Plan amendment for the Fort Sanders area is scheduled for consideration at the July MPC meeting.

Other land use regulatory recommendations include the creation of a new NC-1 overlay district in the western portion of the area and revisit of existing Fort Sanders NC-1 guidelines. In addition, MPC staff has committed to look at revising the standards of the R-3 zone district, which is used extensively in Fort Sanders.

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the Fort Sanders Neighborhood District Long Range Planning Implementation Strategy and forward the plan to City Council with a recommendation for approval.