

# Memorandum

**To:** Metropolitan Planning Commission  
**From:** Michael A. Brusseau, Senior Planner  
**Date:** March 5, 2012  
**File #:** 3-A-12-OYP  
**Subject:** Knoxville One Year Plan 2012 Update

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**Staff Recommendation:**

APPROVE the 2012 One Year Plan update.

RECOMMEND that City Council consider the attached potential areas for general rezonings.

**Comments:**

The Knoxville City Charter requires that a One Year Plan be developed and adopted to tie the City of Knoxville's zoning districts to the Comprehensive Plan for the community. The Charter also requires the development of 15 year (Sector Plans) and 5 year (CIP) plans for policy and midrange guidance for the One Year Plan. The One Year Plan is used as the basis for rezoning decisions and short term public improvements within the City of Knoxville.

Staff mailed out 249 postcards to various members of the community, inviting them to participate in the annual update. Three public meetings were held throughout the City during February to present and discuss this year's update. Approximately 60 people in total attended the meetings.

Pursuant to the requirements of the City Charter, the staff has completed the annual update of the One Year Plan, which is included separately with your agenda package. Highlights of the 2012 update include the following:

- The staff is recommending nine general plan amendments. The South City sector has the largest proposal, as far as acreage. Staff is recommending that the entire proposed land use plan of the recently adopted South City Sector Plan be incorporated into the One Year Plan, with the exception of the two South Waterfront districts and portions of the sector that are not within the City limits. The South City Sector Plan

## MPC Agenda Item # 10

update was adopted by City Council on October 18, 2011. Also, the proposed land use map as part the Inskip Small Area Plan will be incorporated into the One Year Plan in the north sector. The Inskip Small Area Plan was adopted by City Council in March of 2011. All of the proposed staff recommended changes are shown by sector on maps located in Chapter 4 and are labeled as ‘Staff Amendments.’ These changes will bring the proposed areas of the One Year Plan into conformity with the Sector Plan, as called for by the City Charter.

- An appropriate land use designation is recommended for the one property annexed by the City of Knoxville since the adoption of the 2011 Update. This was located in the South sector. This recommendation is shown by sector on a map in Chapter 4 and labeled as ‘Annexation Amendment.’
- Appendix B lists four individual quarterly plan amendments that were approved since the 2011 One Year Plan update.
- Staff has evaluated the list of General Rezonings in Chapter 5 of the Plan. Many of the proposals have been eliminated because they were either no longer relevant or they had already been rezoned.
- Staff is presenting several areas that may be ripe for general rezonings, based on recommendations from either the ‘General Rezonings’ section of the One Year Plan, or from recommendations of adopted sector plans. Staff is requesting that MPC recommend that City Council consider these potential areas for general rezonings, which would give MPC staff the go-ahead to initiate the formal applications to begin the process. General rezonings, since they are neither initiated by the owners of the subject properties nor result from the annexation of property into the City Limits, need to be authorized by City Council before being initiated.

Please let me know if you have any questions about specific plan recommendations, this year’s update process or any other issues related to the One Year Plan.

## POTENTIAL GENERAL REZONINGS LIST

1. SOUTH – 1<sup>st</sup> Council district – GR-7 from OYP – SW of Stone Rd and Wise Hills Rd.- Currently zoned I-4 - OYP and SP propose LDR - surrounded by LDR and a park - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
2. SOUTH – 1<sup>st</sup> Council district – GR-1 from OYP – SW side Aberdeen Ln., E side Gilbert Ln.-Currently zoned R-2- OYP and SP propose LDR- surrounded by LDR- Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
3. SOUTH – 1<sup>st</sup> Council district – GR-29 from OYP – E side Colonial Dr., N side Easton Rd., S of Chapman Hwy. - Currently zoned C-3- OYP and SP propose LDR- undeveloped under C-3 since rezoning in 1989 - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
4. SOUTH – 1<sup>st</sup> Council district – GR-2 from OYP – E and W sides E. Red Bud Rd., S side Panorama Dr. - Currently zoned R-2 - OYP and SP propose LDR - surrounded by LDR, park and some condos on E. Red Bud Rd. - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
5. SOUTH – 1<sup>st</sup> Council district – specific South City Sector Plan recommendation – South Haven neighborhood - E side James White Pkwy., N of Sevierville Pike - Currently zoned R-2 - OYP and SP propose LDR - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
6. NORTHWEST – 2nd Council district – GR-26 from OYP – West Hills - N side Corteland Dr., W of Vanosdale Rd. - Currently zoned R-1 - OYP and SP propose LDR, OYP has condition for R-1E zoning only - surrounded by LDR - Rezone to R-1E
7. NORTHWEST – 3<sup>rd</sup> Council district – GR-39 from OYP – N side Pleasant Ridge Rd., W of Lesa Ln. - Currently zoned RP-1 at 12 du/ac - OYP and SP propose LDR - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac
8. NORTH – 4th Council district – GR-8 & 9 from OYP – E side Jacksboro Pike, N and S sides Elmwood Dr. – Currently zoned R-2 - OYP and SP propose LDR – 2 single lots surrounded by R-1 zoning - Rezone to R-1
9. NORTH – 4th Council district – GR-13 from OYP – W side Nora Rd, along Addison Dr., S of Greenway Dr. – Currently zoned I-2 - OYP proposes LDR, SP proposes LDR & CI – Mostly residential lots or churches surrounded by R-1 zoning, 1 business - Rezone to R-1 if not business
10. NORTH – 5th Council district – Inskip Small Area Plan recommendations – Inskip low density residential neighborhoods - Currently zoned R-2 – Where plans propose LDR – Detached homes on individual lots - Rezone to R-1 or R-1A

11. CENTRAL – 5th Council district – GR-13 from OYP – SE side Sharps Ridge, SW of I-275 - Currently zoned R-2 or R-2/IH-1 - OYP and SP propose LDR and Slope Protection - surrounded by LDR - Rezone to R-1, R-1A or RP-1 at less than 6 du/ac

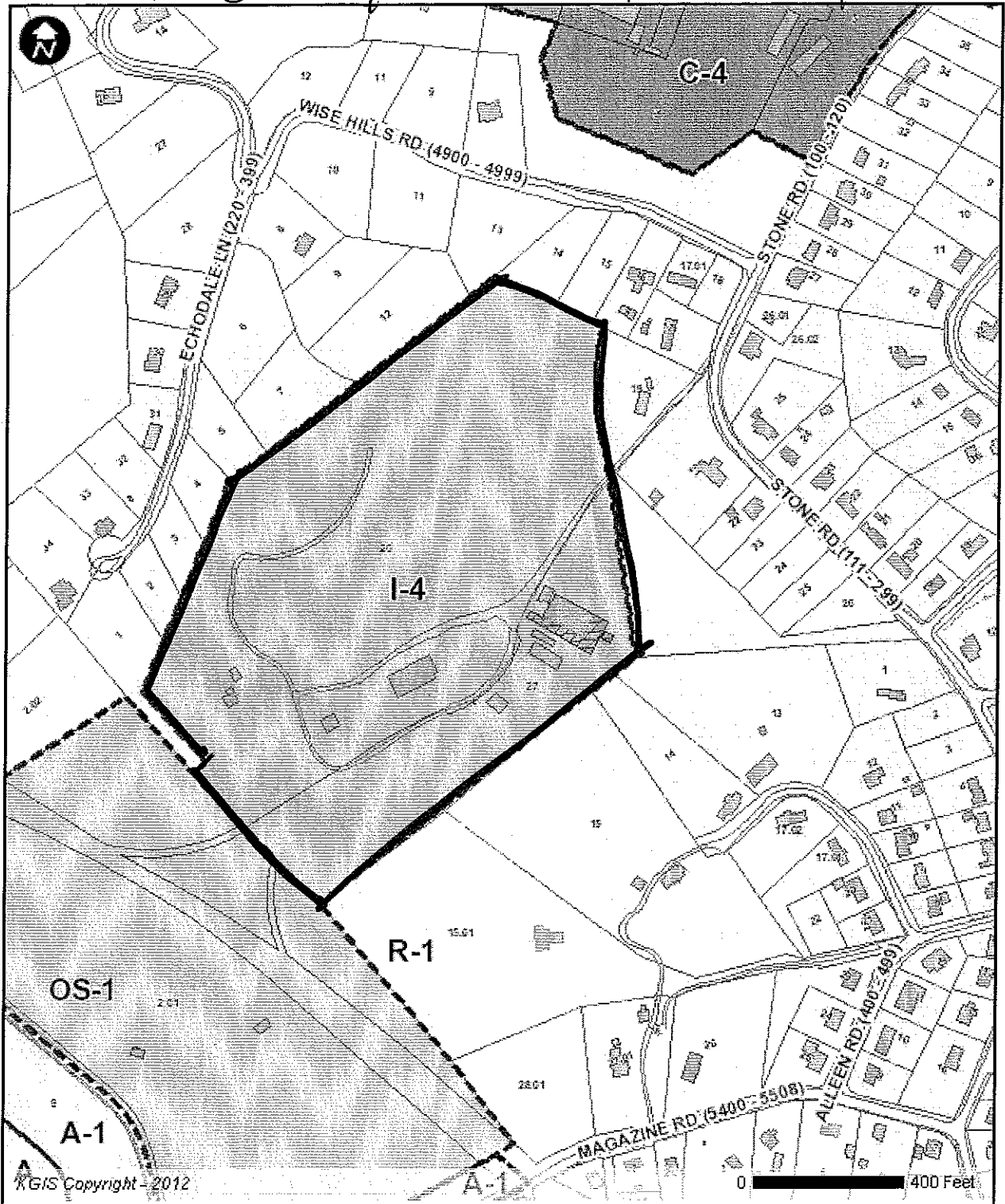
12. CENTRAL – 6th Council district – based on 2012 OYP recommendation for change from HI to MU (LI, LDR) – N and S sides Mitchell St., W of Cherry St. - Currently zoned I-3 – Proposed OYP allows LDR, SP proposes LI – residential uses zoned I-3 - Rezone to R-1A

13. EAST – 6th Council district – GR-23 from OYP – N and S sides E. Fifth Ave., E and W of Polk St. – Currently zoned R-2 - OYP and SP propose LDR – Mostly detached residential on individual lots adjacent to R-1A zoning - Rezone to R-1A

South GR-7

1-4 to R1/RP1

1  
for  
Paulis



OYP  
LDR  
SP  
LDR  
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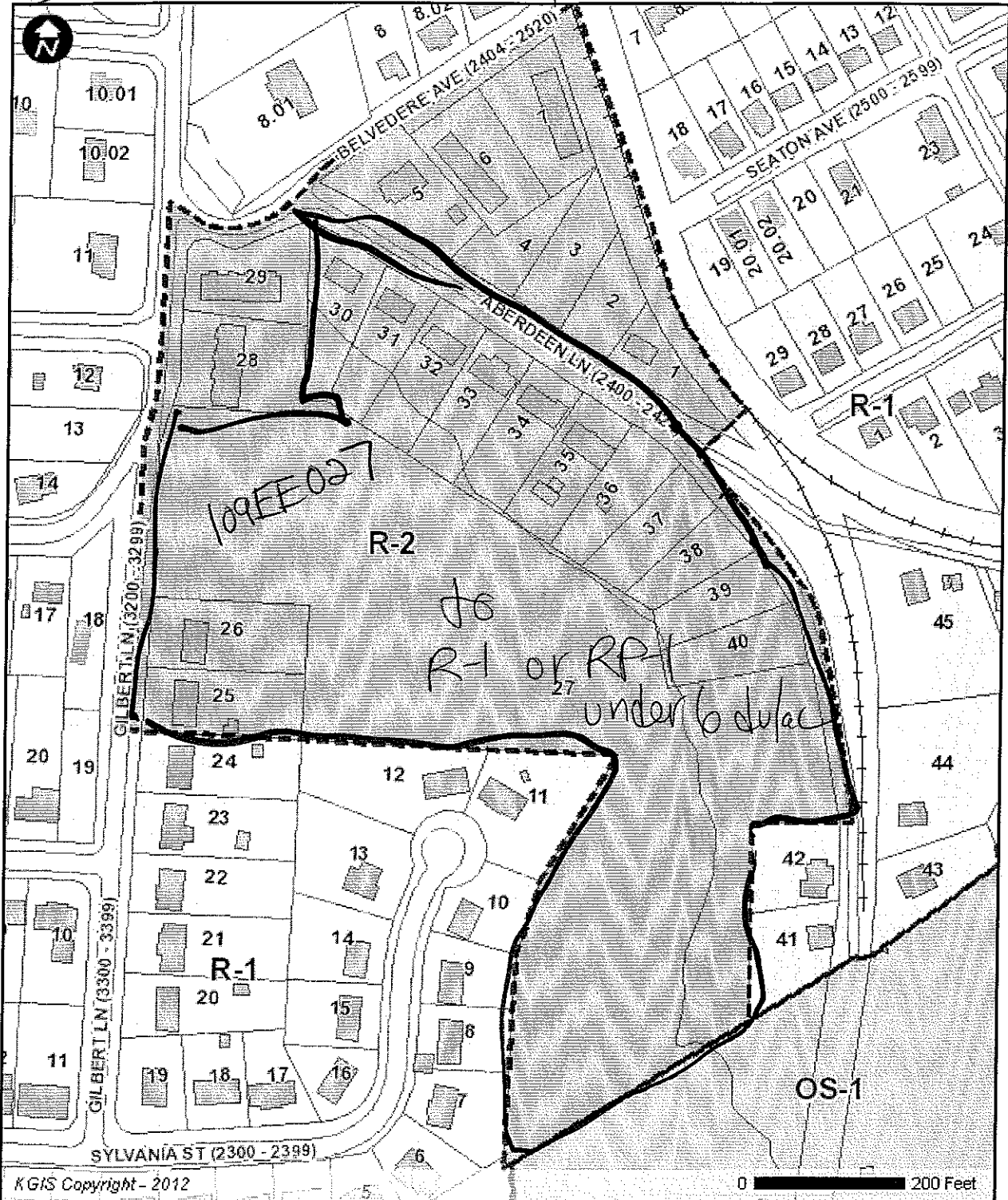
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SP. LDR  
OVP

South GR-1

②

1st  
Avalis



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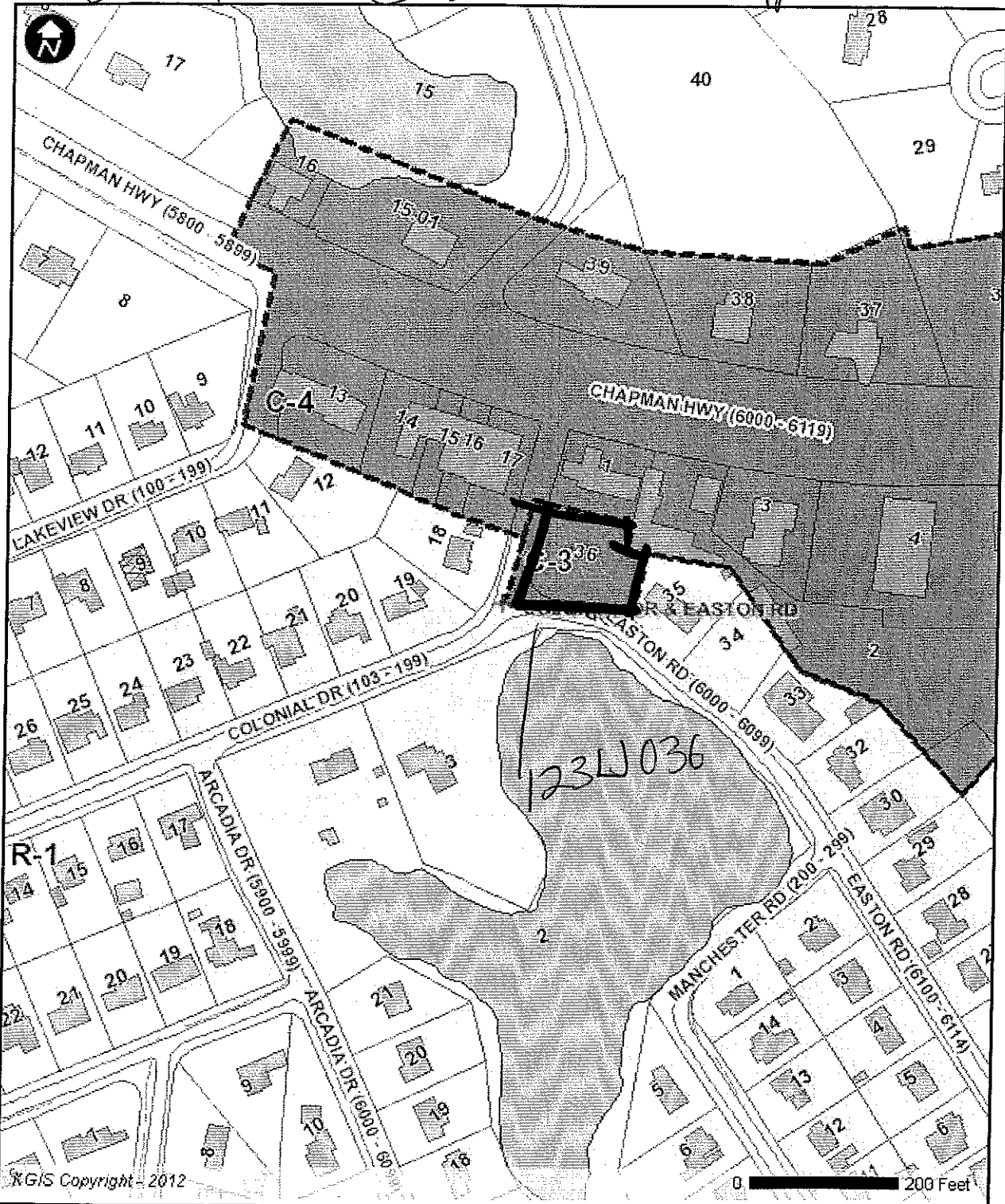
South OR-29

C-3 to R-1

SP. OYP LDR

3

1st Pav'is



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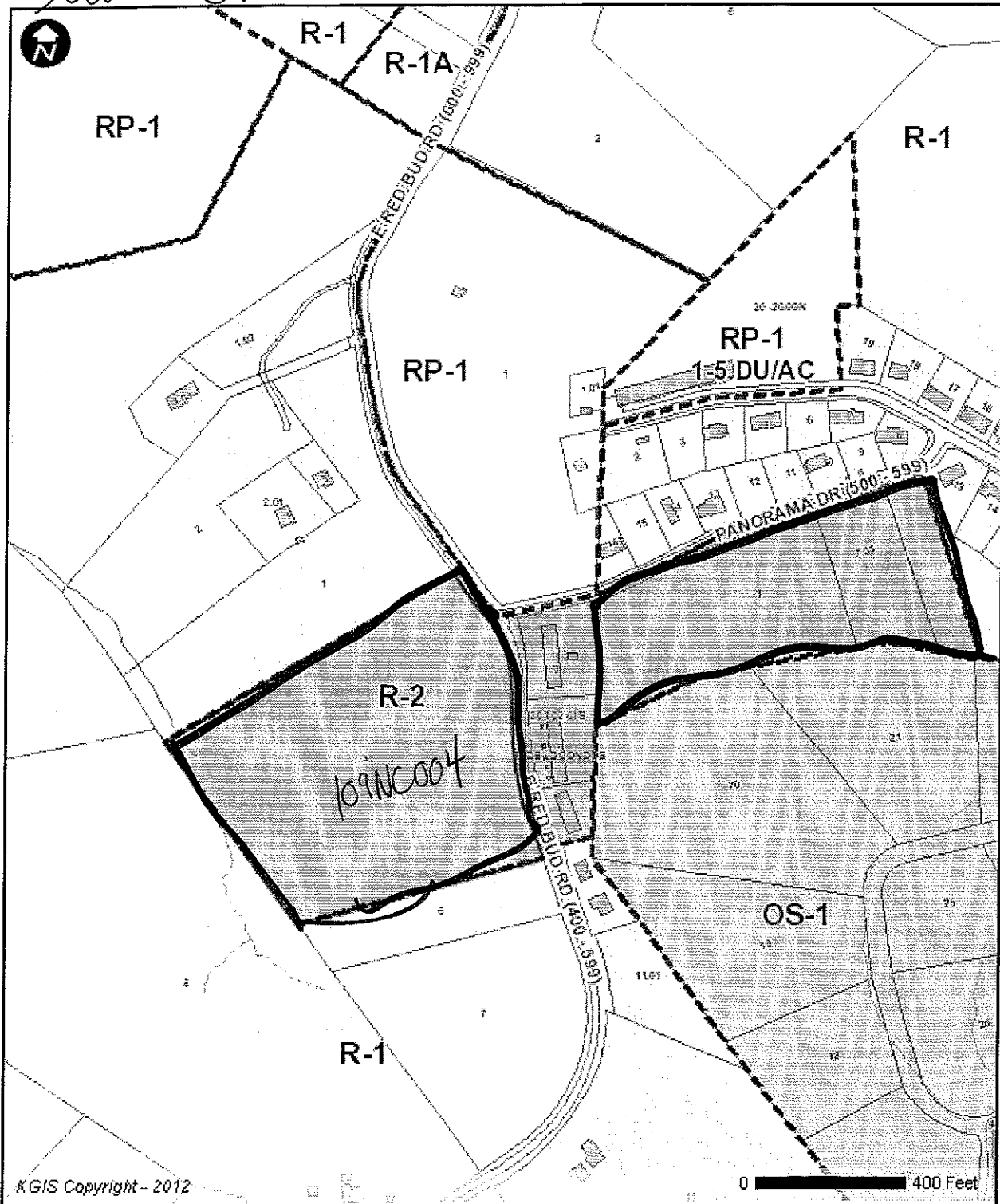
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South GR-2 R-2 to R-1 or RP-1 @ under 6 du/ac

4

1st Paulis

OP SP-LAR



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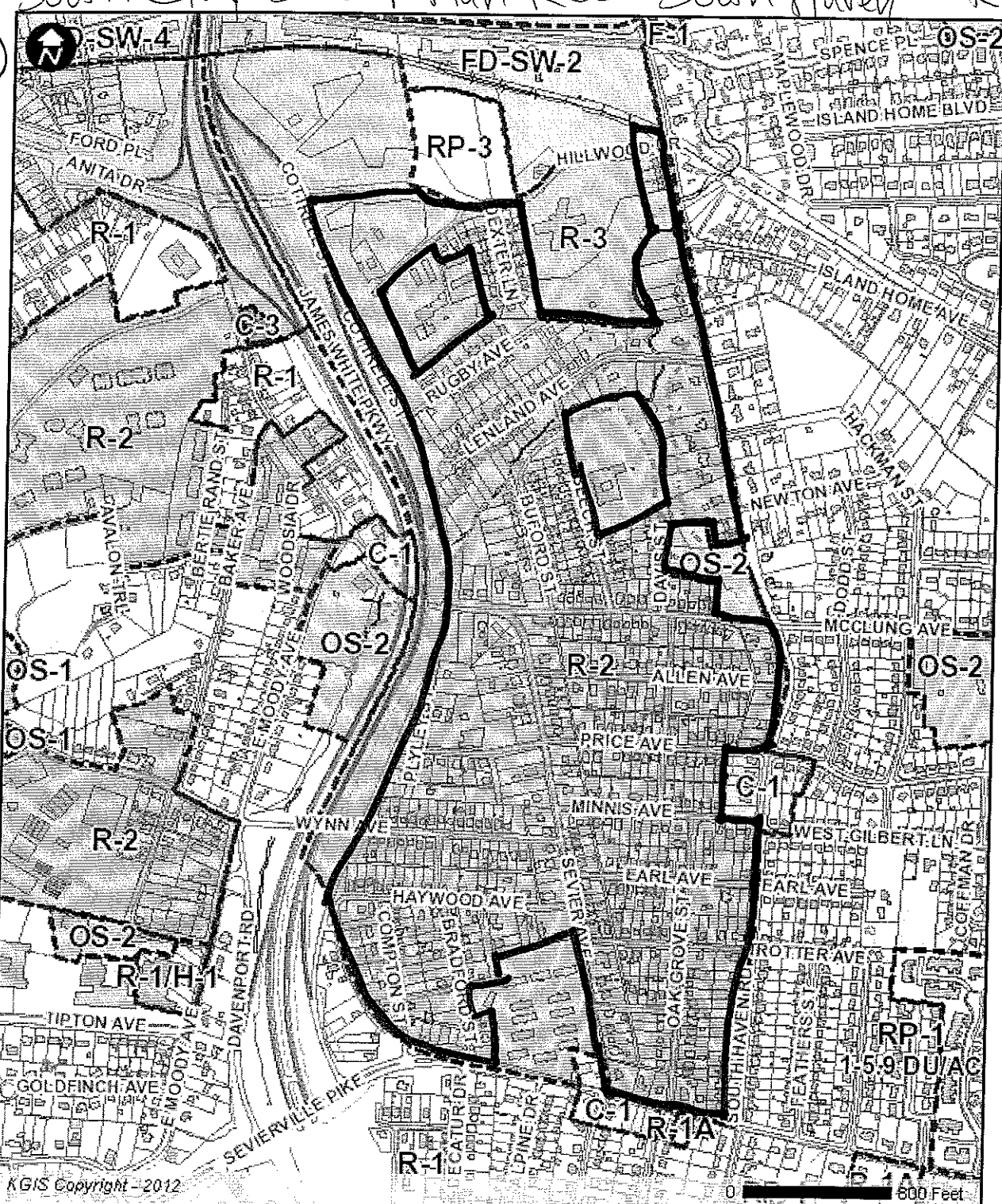


# South City Sector Plan Rec. South Haven R-2 to

R-1A  
or  
R-1

5

Council District  
Nick Paulis



OP: LDR  
SP: LDR

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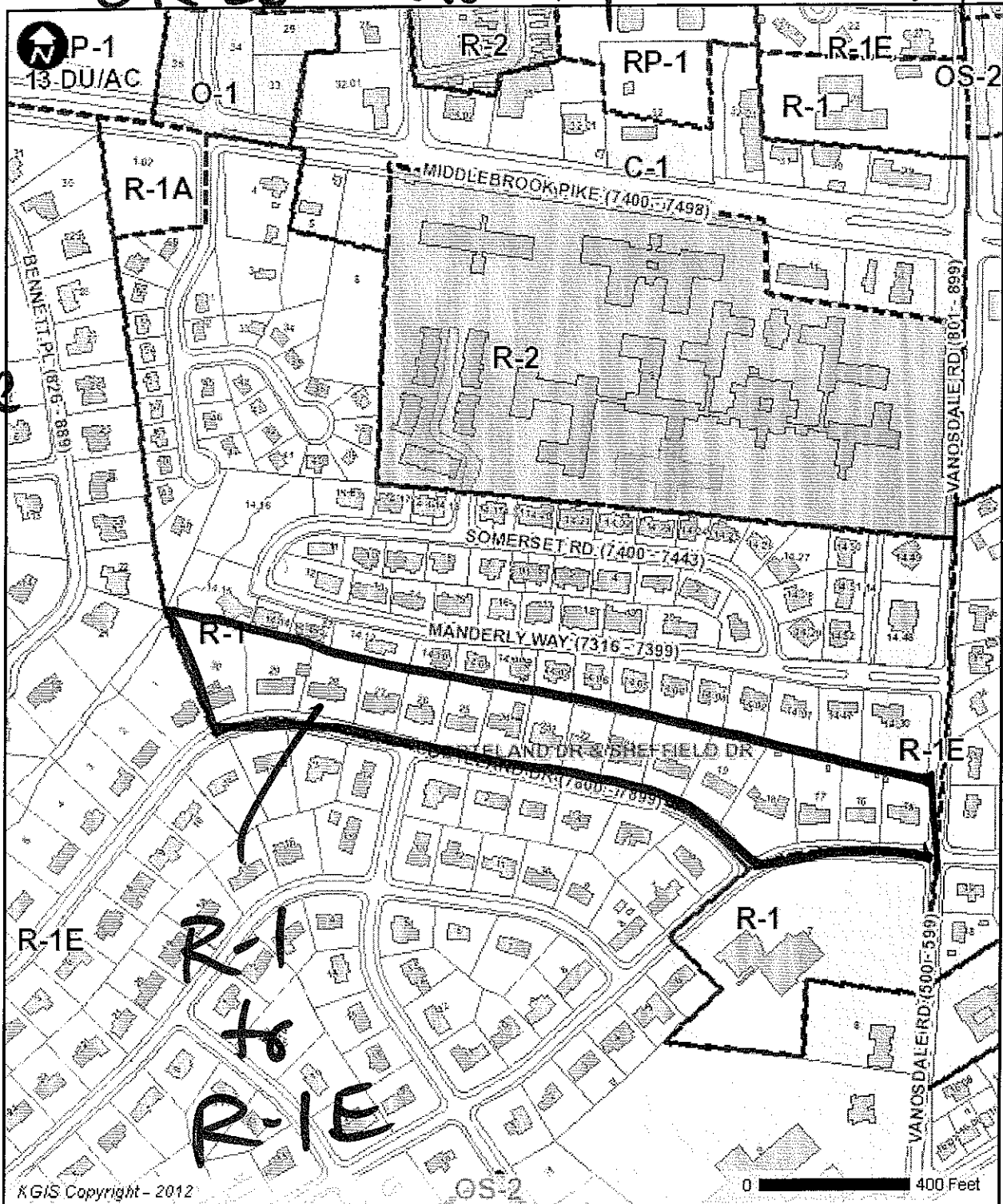
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GR-26 NW City

10608029

6

Council  
2nd  
District  
Griener



City Clerk  
SP. LR

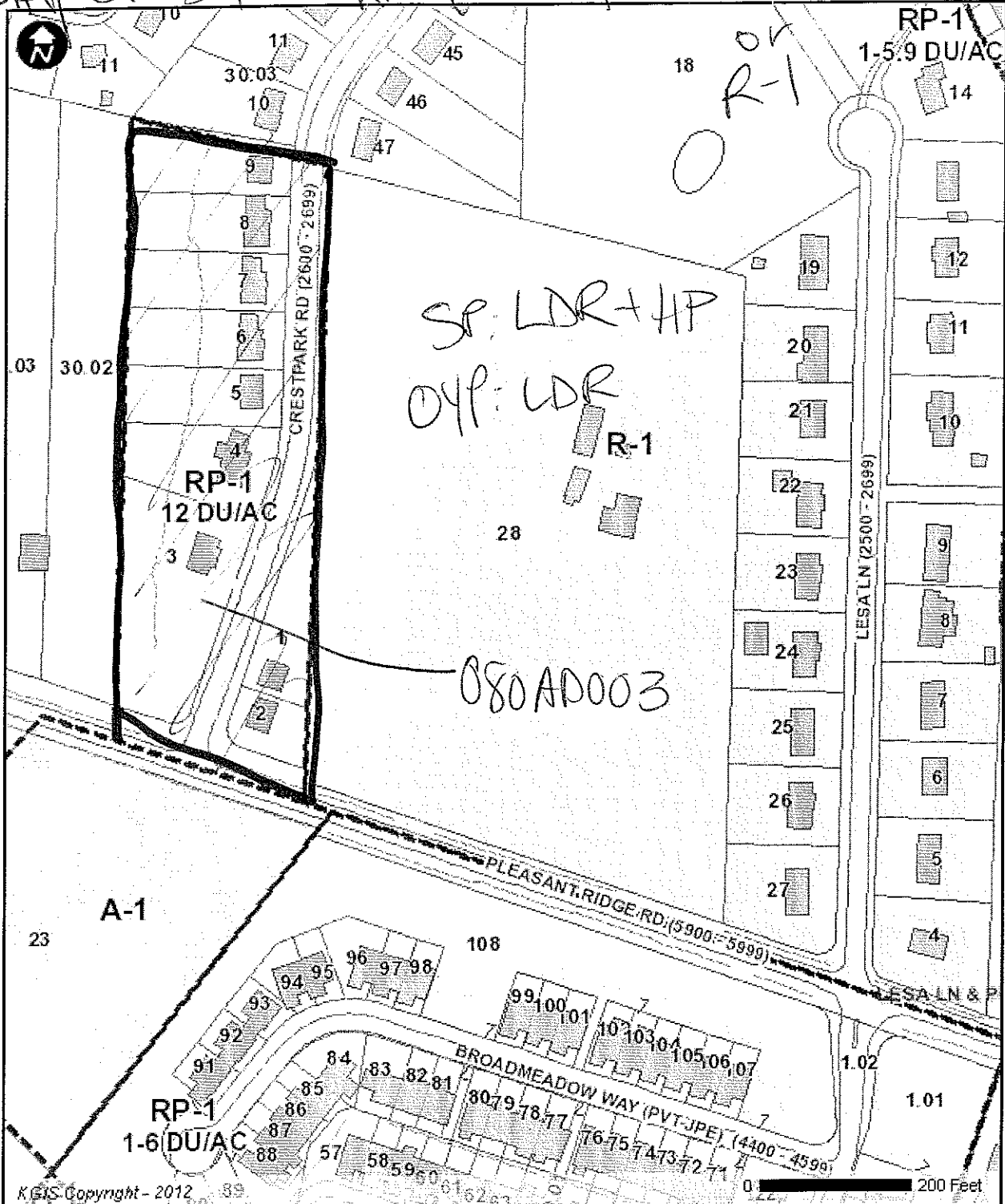
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NW City GR-39 RP-1 (12du/ac) to RP-1 at S. 99 du/ac

7  
Carnel District  
3rd  
Palmer



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North

OP/SP: LDR

(8)

4th Della Volpe



YES

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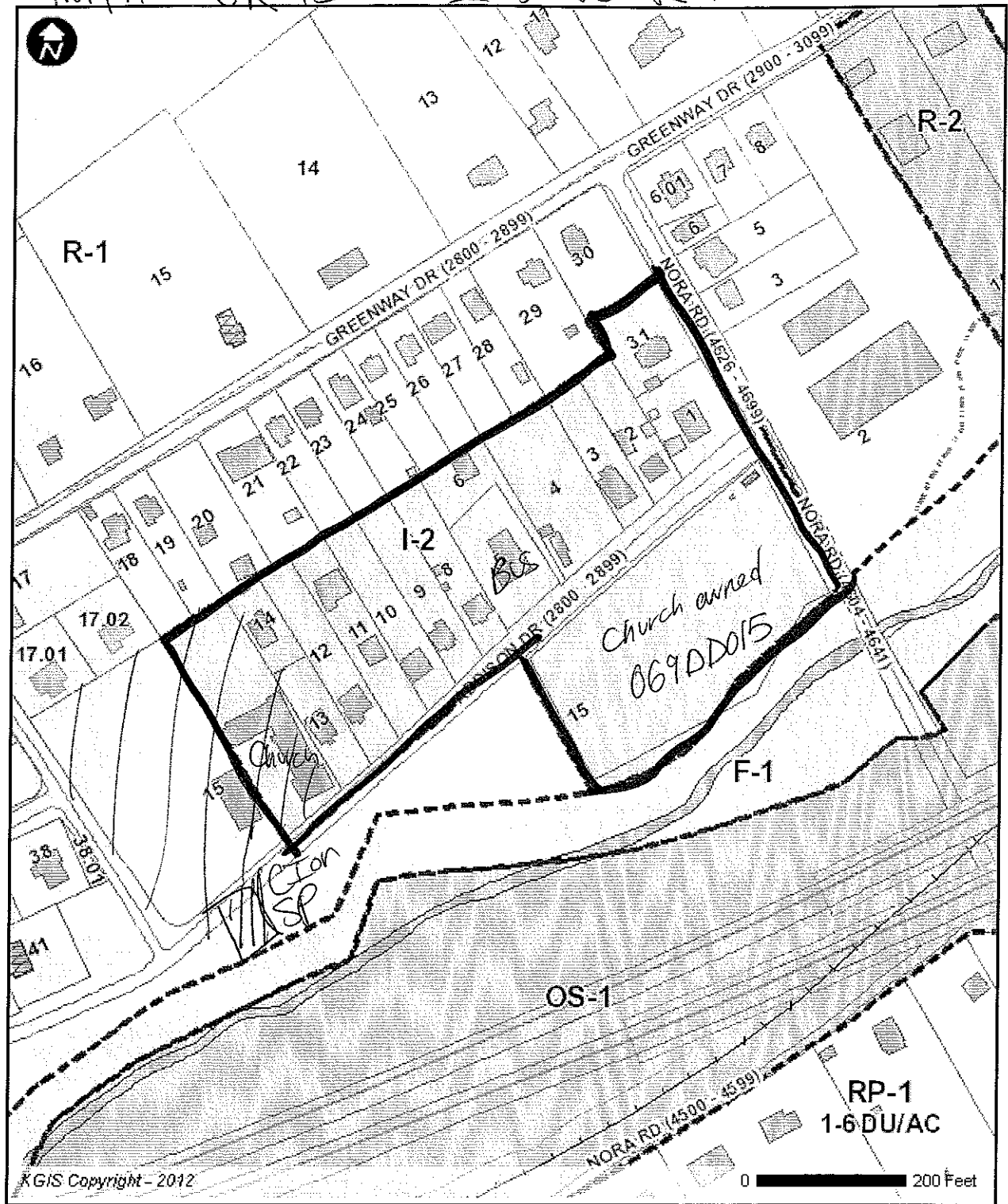


North - GR-13 - I-2 to R-1

9

4th  
Council  
District  
Delta  
Volpe

SP. LOR  
+  
CI  
  
OXP. LOR



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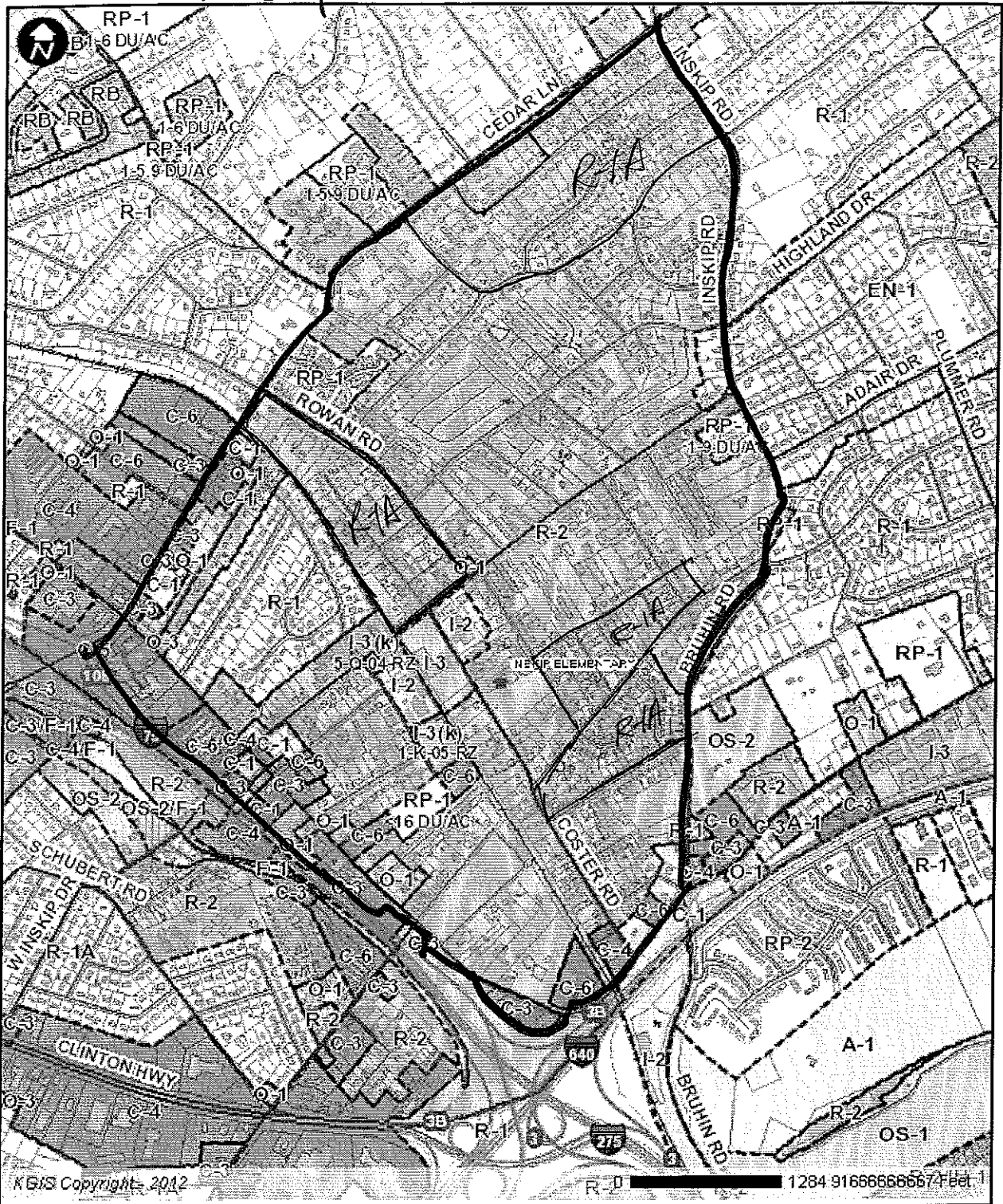
# North - Inskip Plan

## R-2 to R-1 or R-1A

10

Council Dist. 5  
Mark Campen

Inskip Small Area Study



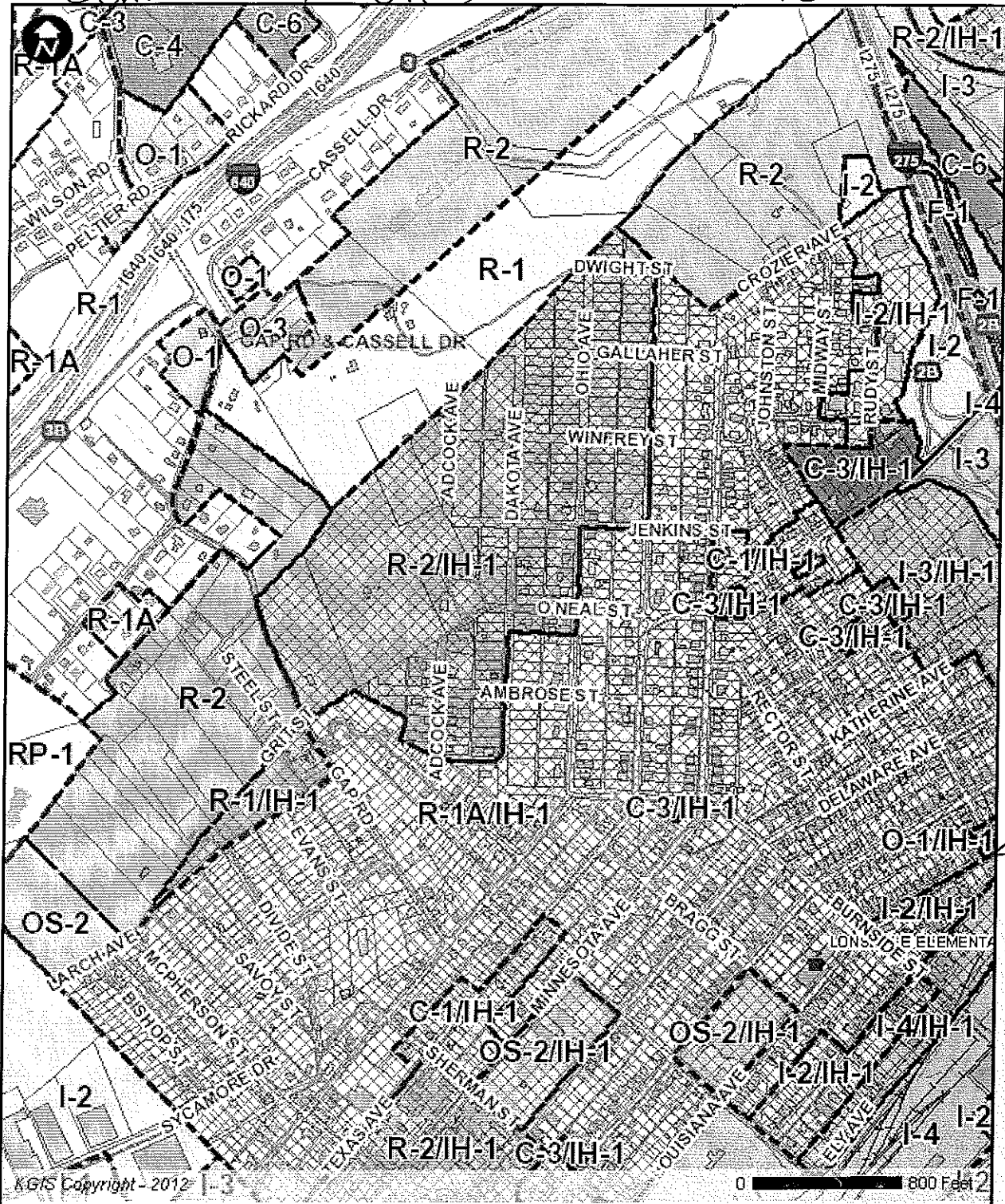
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Central City - GR-13

YES

①  
SM  
Campen



R-2  
R-2/IH-1  
to  
RP-1/  
RP-1/IH-1

OVP LDR  
SP LDR  
+  
SLPA

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Central

SP: LI

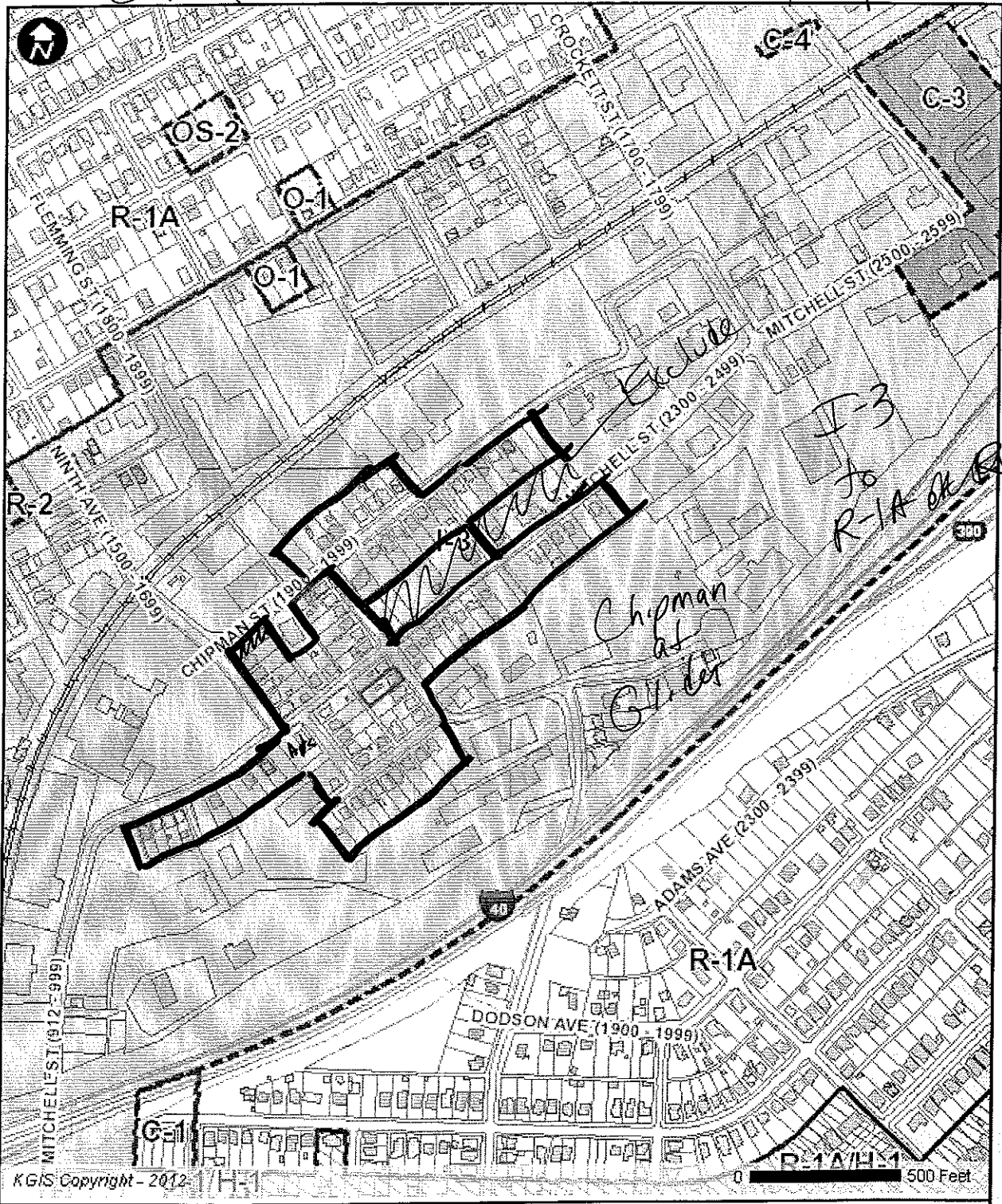
OYP: proposed

2

for  
MU  
(LI,  
LDR)

YES

GH  
Daniel  
Brown



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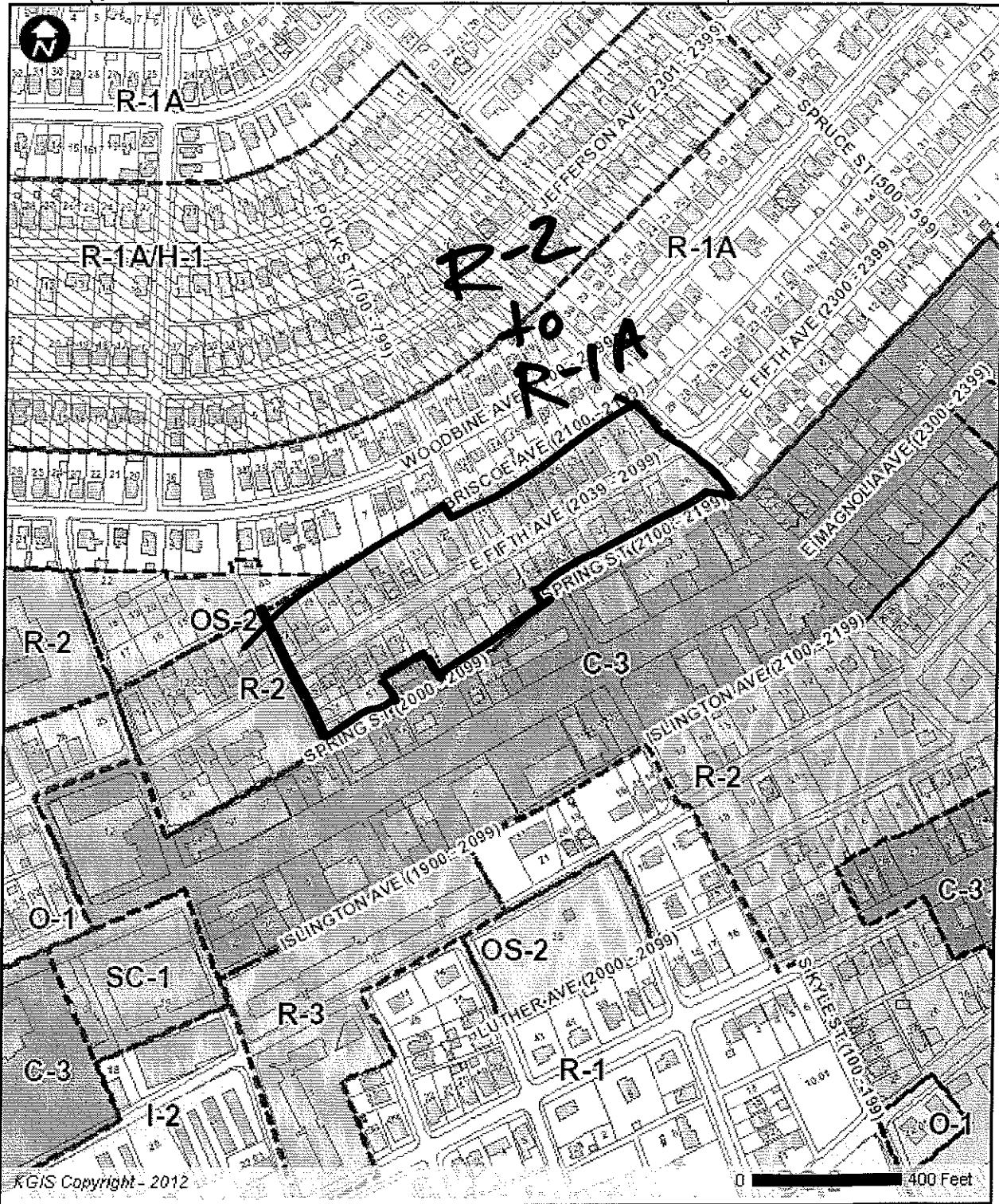
East

GR-23

OYP-LDR

(B)

6th  
Daniel  
Brown



R-2  
to  
R-1A

YES

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