CHAPTER 1

INTRODUCTION

On November 2, 1982, Knoxville voters approved by referendum a revision of the City Charter which strengthened the relationship between planning and zoning.

The Charter—Article VIII, Section 801—requires that future zoning in the city conform to the community's comprehensive development plans. Previously, plans were guides for zoning, but conformance to the plans was not legally required.

The Charter requires the annual preparation and adoption of a one-year comprehensive development plan covering the entire city. Fifteen- and five-year development plans (sector plans) are prepared to provide policy guidance on long- and mid-range development issues and as a guide to the development of the One Year Plan. The One Year Plan is specifically designed to be the basis for land use regulations. and short-term public improvements.

ONE YEAR DEVELOPMENT PLAN

The One Year Plan is a tool to align the sector plans with the City's zoning.

The Charter states [Article VIII, Section 801 (A)]:

> *"The mayor shall have the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission) prepare a one-year development plan which delineates the city's proposed land use development pattern for the succeeding twelve-month period and is based upon the development goals and objectives specified in the city's five- year development plan. The one-year development plan shall provide the basis for zoning of all properties within the city limits."*

b. Detached housing developments should not have direct access to major collectors or arterials.

C. Areas should be zoned AG, EN, RN-1 or RN-2 as appropriate and provided for under the Knoxville Zoning Ordinance.

MEDIUM DENSITY RESIDENTIAL (MDR)

This development is defined as primarily residential in character with a density ranging from 6-24 dwelling units per acre. Major land uses within this class include duplexes, townhouses and attached multi-dwelling development.

A. Locate medium density residential development on collector and arterial roads. Provision of on-site recreation and open space should be required. A variety of terrain is suitable, but, generally, the grade should not exceed 15%. The location should be convenient to shopping.

1. Locate the highest concentrations of medium density housing within or near the center city.

2. Medium Density housing should also be encouraged within development corridors and near development centers.

3. Permit the reuse of detached houses for attached multi-dwelling residential uses only where the structure is on a collector or arterial street, does not negatively impact adjacent property, and adequate community facilities are available.

B. Planned residential development is encouraged where sites possess unusual features (e.g., size, shape, topography, adjacent land use) that present special development opportunities or limitations.

C. Commercial sales areas in conjunction with medium density housing should be clearly separated from the residential portion of the development and should be in conformance with commercial locational policies.

1. Medium density housing may be used in some instances as buffers between detached housing areas and more intense non-residential uses.

D. Areas should be zoned RN-3 or RN-4.

E. RN-1 and RN-2 may also be considered.

HIGH DENSITY RESIDENTIAL (HDR)

This development is defined as primarily residential in character with a density greater than 24 dwelling units per acre. Primary land uses included in this class are medium- and high-rise attached multi-dwelling developments.

A. Locate high density development on major collectors and arterials adjacent to employment centers and major retail shopping districts. There should be an emphasis on aesthetics, open space, and recreation in planning such developments. Locations should be convenient to interstate highways, central business districts, or other major activity centers.

B. Areas should be zoned RN-5, RN-6, RN-7, or DK as appropriate and provided for under the Knoxville Zoning Ordinance.

C. RN-1, RN-2, RN-3, and RN-4 may also be considered.

TRADITIONAL NEIGHBORHOOD RESIDENTIAL (TDR)

This development is primarily residential and is characterized by neighborhoods with a mix of detached and attached houses, sidewalks, smaller lots and alleys. Densities in the range of 4 to 8 dwelling units per acre are typical.

A. Neighborhoods where lots are typically less than 50 feet wide, and usually have sidewalks and alleys. This area is essentially the 19th and early 20th century grid street neighborhoods, mostly located south of I-640.

B. Where neighborhood or community mixed use development is identified (see Mixed Use Special District sections)

C. Areas should be zoned RN-1, RN-2, RN-3, or RN-4.

COMMERCIAL AND OFFICE CLASSIFICATIONS

The intent of these classes is to ensure an adequate supply of suitable land for present and future economic development, provide for efficient and harmonious distribution of commercial and office services, and support a variety of commercial types for neighborhood, community, and regional needs. Commercial activities should be located on sites that are physically suitable, accessible and

identified with the intent to protect public investment in a site from encroachment of incompatible activities.

If any properties with these classifications are to be developed for private purposes, a rezoning proposal will require a One Year Plan amendment to the appropriate land use classification.

The policies listed below should be followed in making decisions concerning the expansion, relocation and development of new publicly or privately owned institutional uses.

CIVIC/INSTITUTIONAL (CI)

This land use classification consists of land used for major public and quasi-public institutions, including schools, colleges, the university, churches, correctional facilities, hospitals, utilities and similar uses.

A. Locate Civic/Institutional uses on land which consists of:

    1. Existing public uses other than parks and greenways

    2. Quasi-public uses of two acres or more

B. Areas designated Civic/Institutional (CI) should be zoned INST.

PUBLIC PARKS AND REFUGES (PP)

This land use classification contains existing parks, wildlife refuges or similar public or quasi- public (owned by civic or related organizations) parks, open spaces and greenways.

A. Location criteria is not needed relative to large components of the park system, like community, district, and regional parks and refuges – these areas are generally established through capital expenditures of land transfers from state or federal governments. More detailed criteria is discussed relative to the type of park later in this chapter.

B. Areas designated Public Parks and Refuges (PP) should be zoned OS or NA.

OTHER OPEN SPACE (OS)

Primary uses in this designation are cemeteries, private golf courses and other similar uses or areas possessing either topographical or environmental features that would limit intensive development. Open space areas should serve as buffers or conservation and recreation areas.

A. Areas designated as Open Space should be zoned AG, OS, or NA.

WATER (W)

These are areas designated to protect river and creek channels and flood plains from development that would appreciably increase flood heights and flood damage.

A. This designation is located along the French Broad River, Holston River, Tennessee River (Fort Loudoun Lake), and Clinch River (Melton Hill Lake)

B. Generally, no structures or uses should be permitted within the floodway that would alter a stream's character and ability to carry floodwaters. All proposed uses and structures are subject to the approval of the City Engineering Department

C. All areas designated as Floodway should be in the F overlay zone in the City of Knoxville.

RIGHTS OF WAY (ROW)

Generally, these areas are the rights of way of interstates, railways, airports, very wide parkways and major arterial highways.

A. Areas designated Rights-of-Way (ROW) may be zoned any zone as appropriate in the City of Knoxville.

HILLSIDE PROTECTION (HP)

This classification is used to identify and protect hillsides, ridges and similar features that have a slope of 15 percent or more.

A. Areas designated Hillside Protection on the Hillside and Ridgetop Protection Plan should be in the HP Overlay Zoning District in the City of Knoxville.