

# East City Sector Plan Update

## Agenda:

- ❖ Role of sector plan
- ❖ Timeline/next steps
- ❖ Recommendations:
  - ✓ Land Use
  - ✓ Community Facilities
  - ✓ Transportation
- ❖ Open House – Review Boards



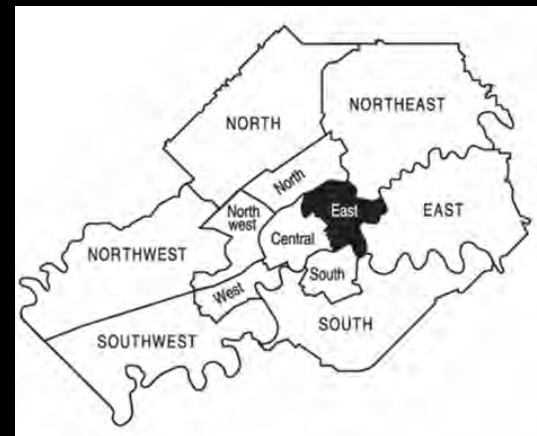
Knoxville-Knox County Metropolitan Planning Commission (MPC)

Presented by: Jeff Archer, AICP

September 30, 2013

# What is a Sector Plan?

- ❖ Furthers the General Plan goals
- ❖ 12 sectors within the General Plan
- ❖ 15-year time horizon
- ❖ Guide capital improvements program
- ❖ Covers land use, community facilities, and transportation



**2033**

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- Introduction
- Vision Statement
- Agenda for Quality Growth
- Action Proposals
- Planning Framework
- Plan Elements
- Development Policies

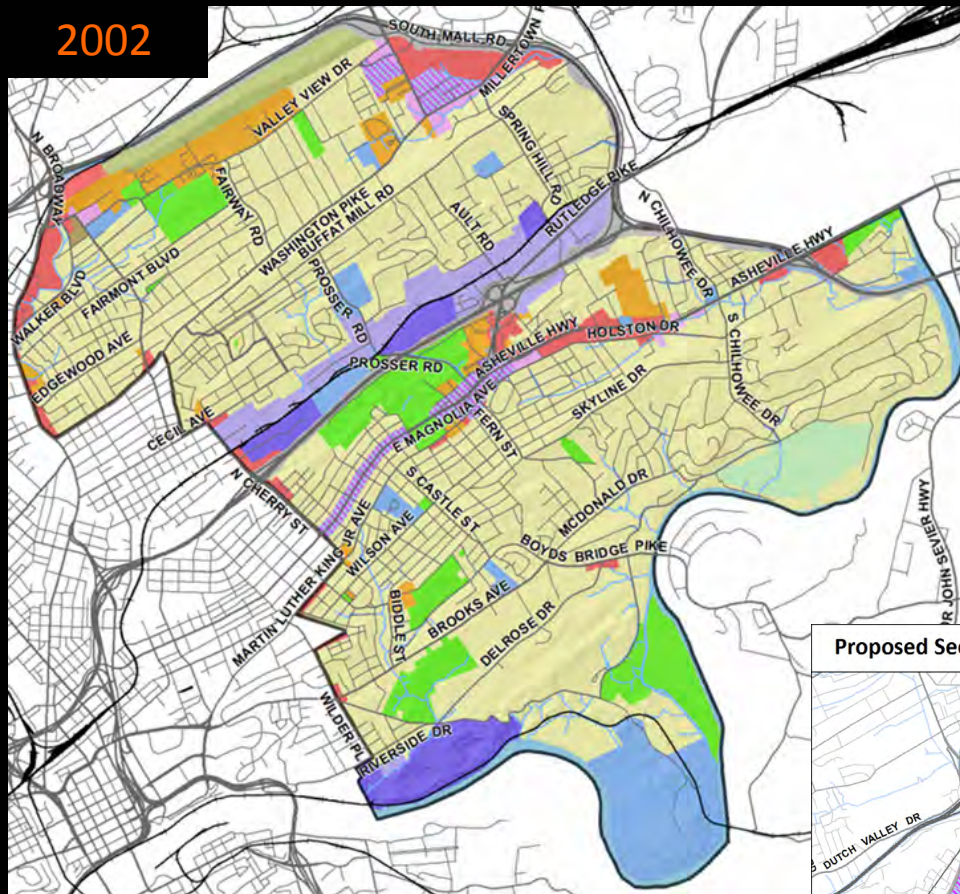
- Growth Policy Plan
- Sector Plans
- Corridor Plans
- Small Area Plans
- System Wide Plans

# Timeline

- March: Background report completed
- April: Met with neighborhood leaders
- May: Distributed survey
- May/June: Met with organizations
- June/July: Round 1 Sector Plan Meetings
- Sept./Oct.: Round 2 Sector Plan Meetings – Draft concepts
  - ❖ Today
  - ❖ Thursday, October 3<sup>rd</sup> at Washington Pike United Methodist Church, 2241 Washington Pike
- December: Draft Plan to MPC



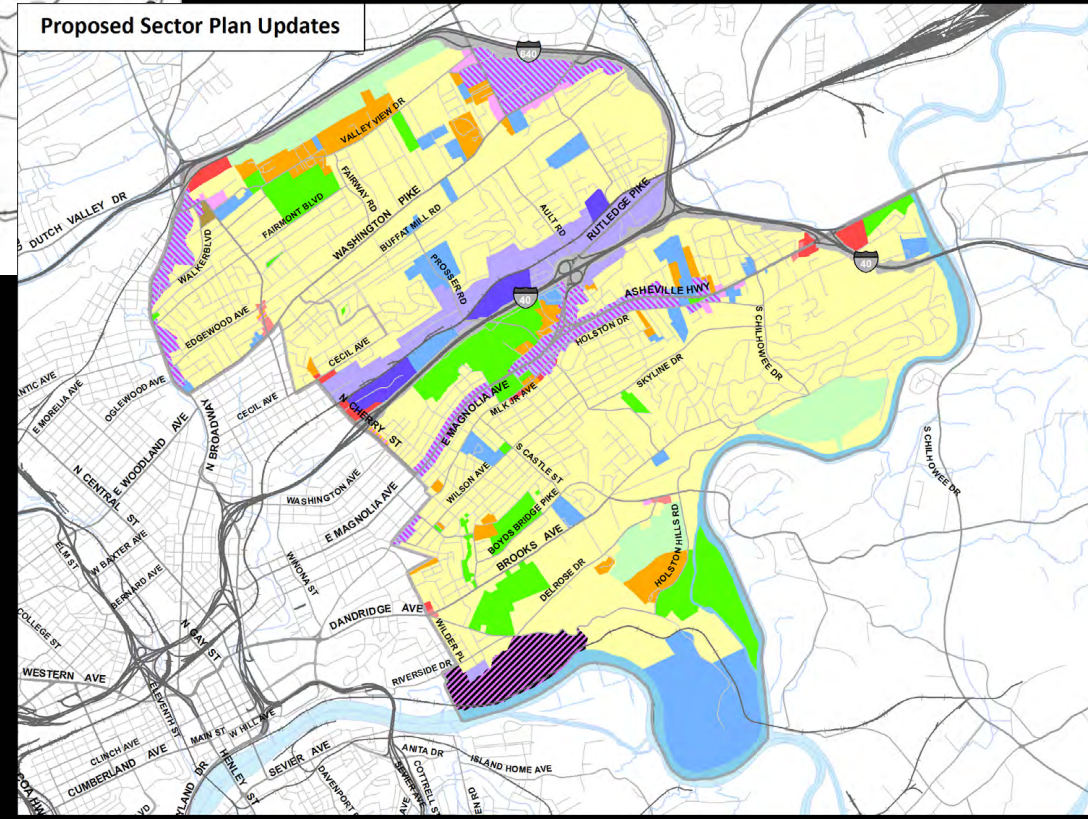
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## PROPOSED CHANGES:

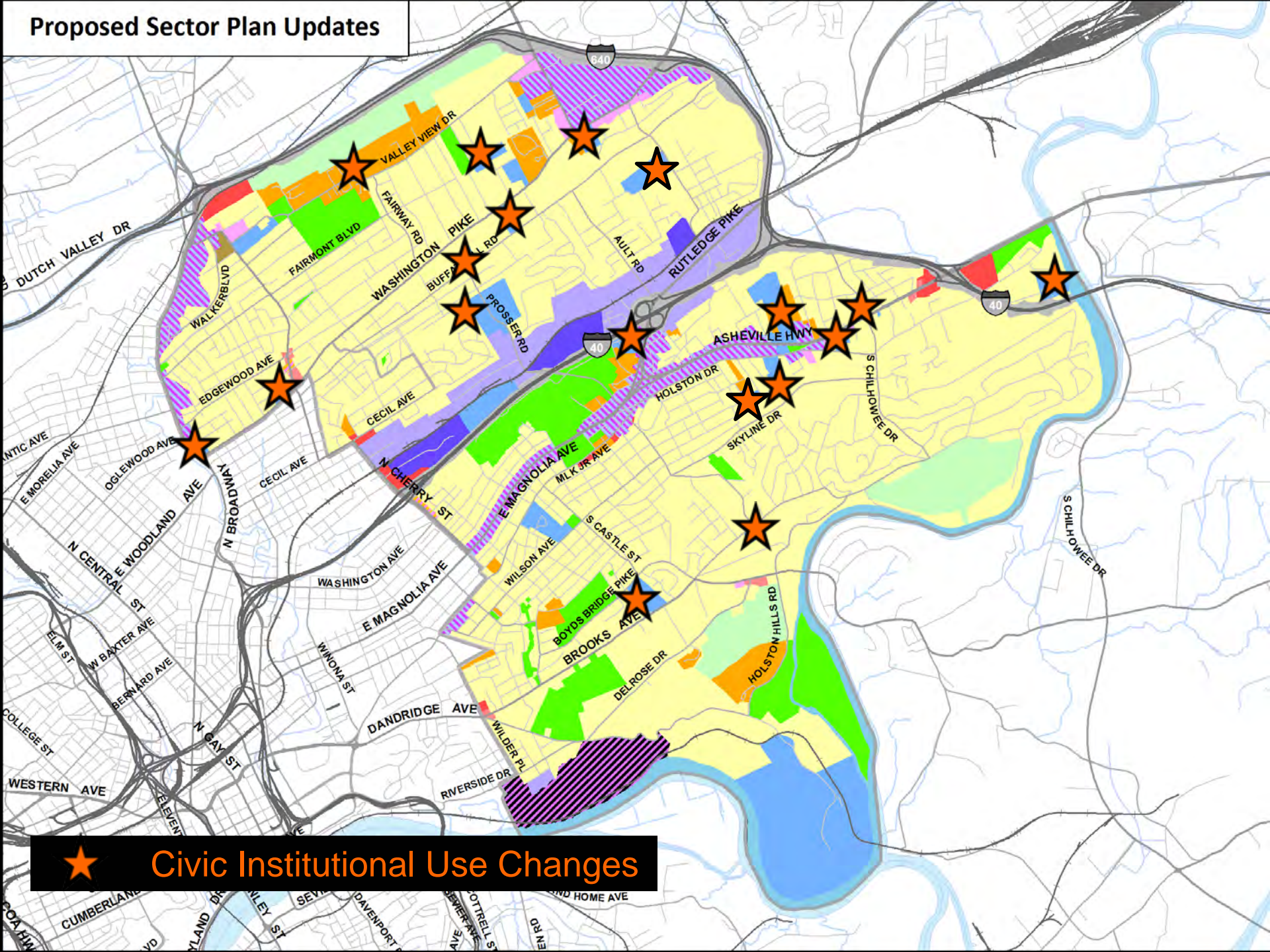
- ❖ New Land Use Classification
- ❖ Civic Institutional Uses
- ❖ Open Space / Parks
- ❖ Low / Med. Density Residential
- ❖ Neighborhood Commercial
- ❖ Mixed Used Use

Proposed Sector Plan Updates





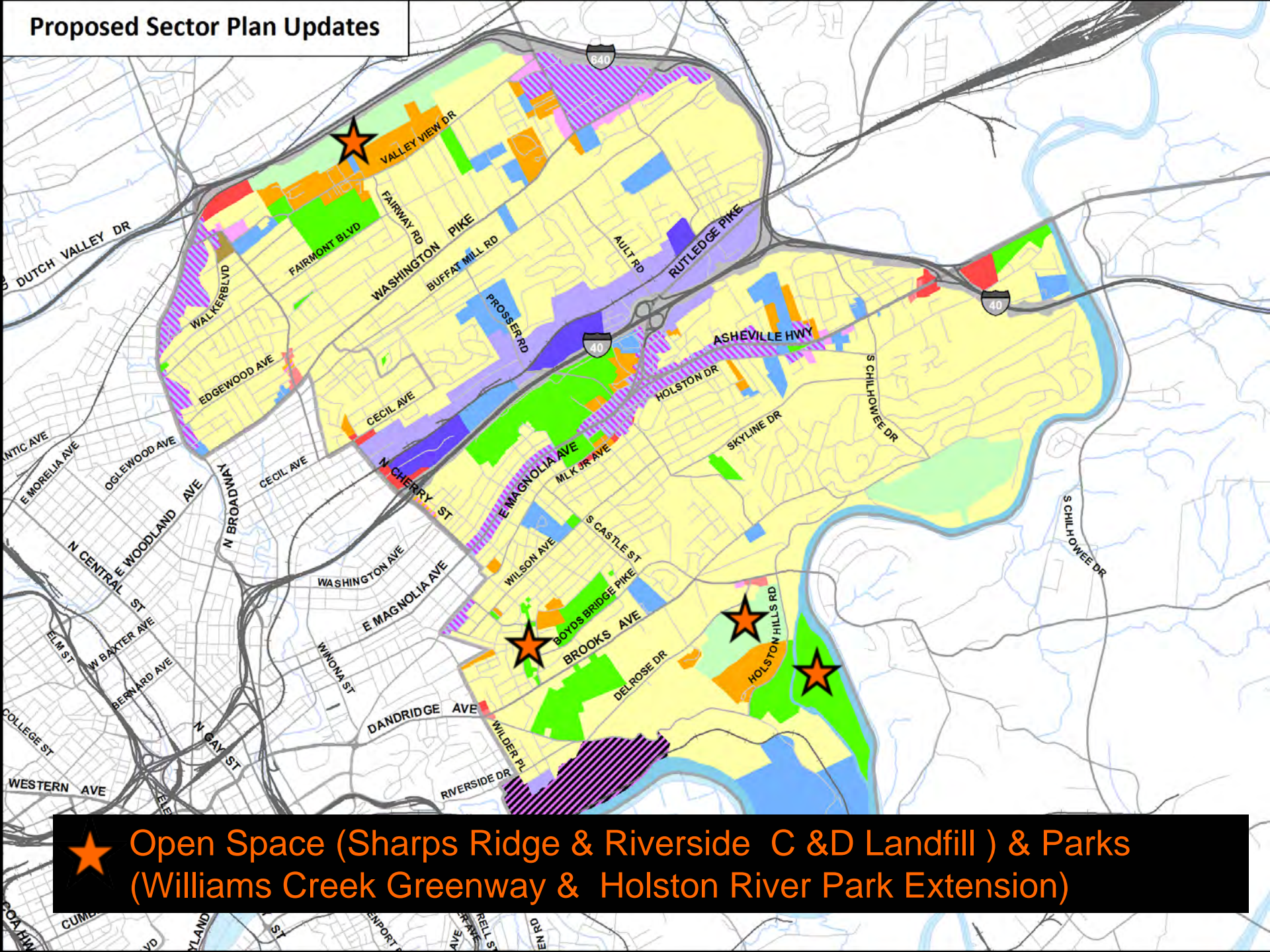
# Proposed Sector Plan Updates



★ Civic Institutional Use Changes



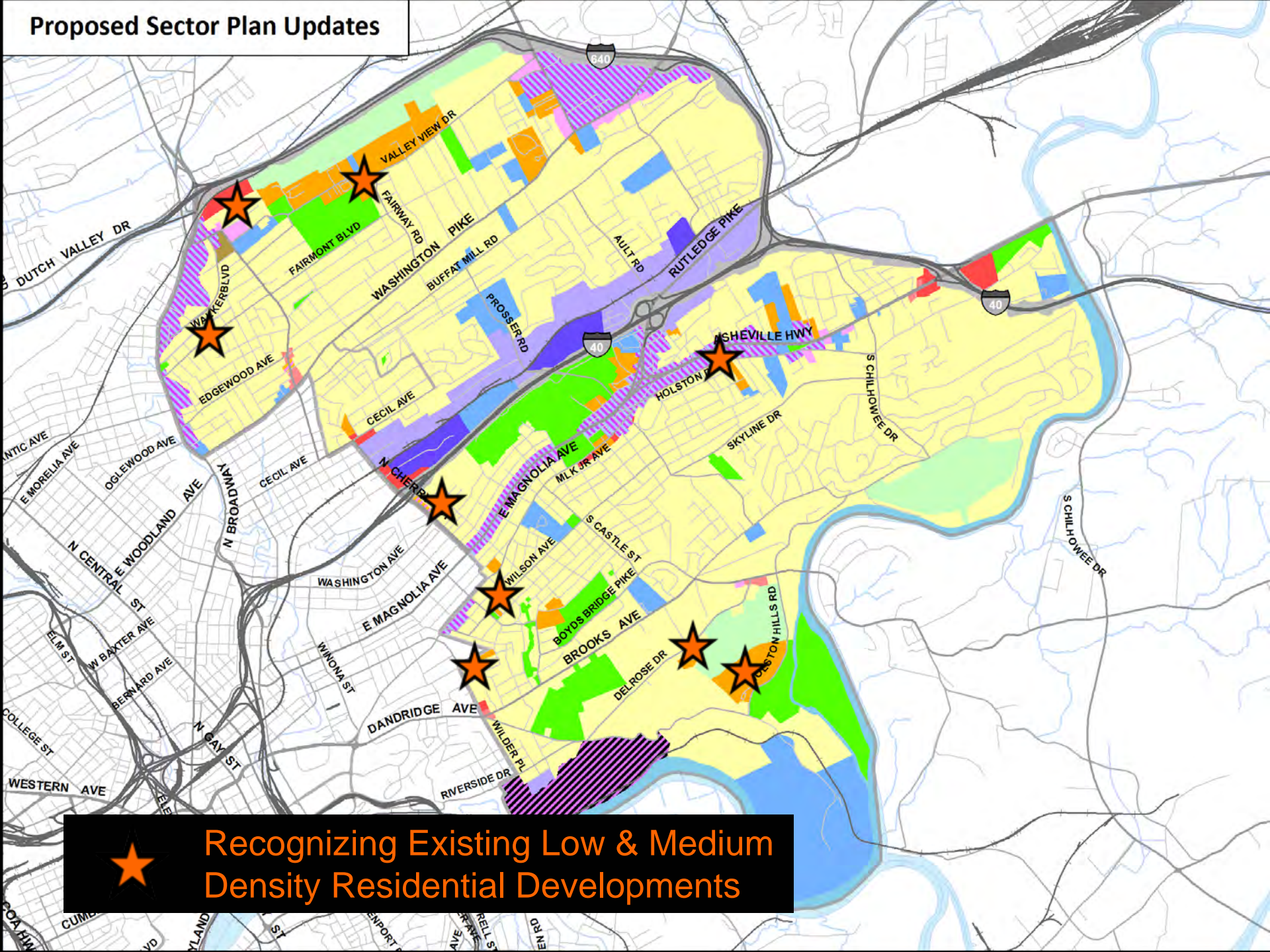
# Proposed Sector Plan Updates



★ Open Space (Sharps Ridge & Riverside C & D Landfill ) & Parks (Williams Creek Greenway & Holston River Park Extension)



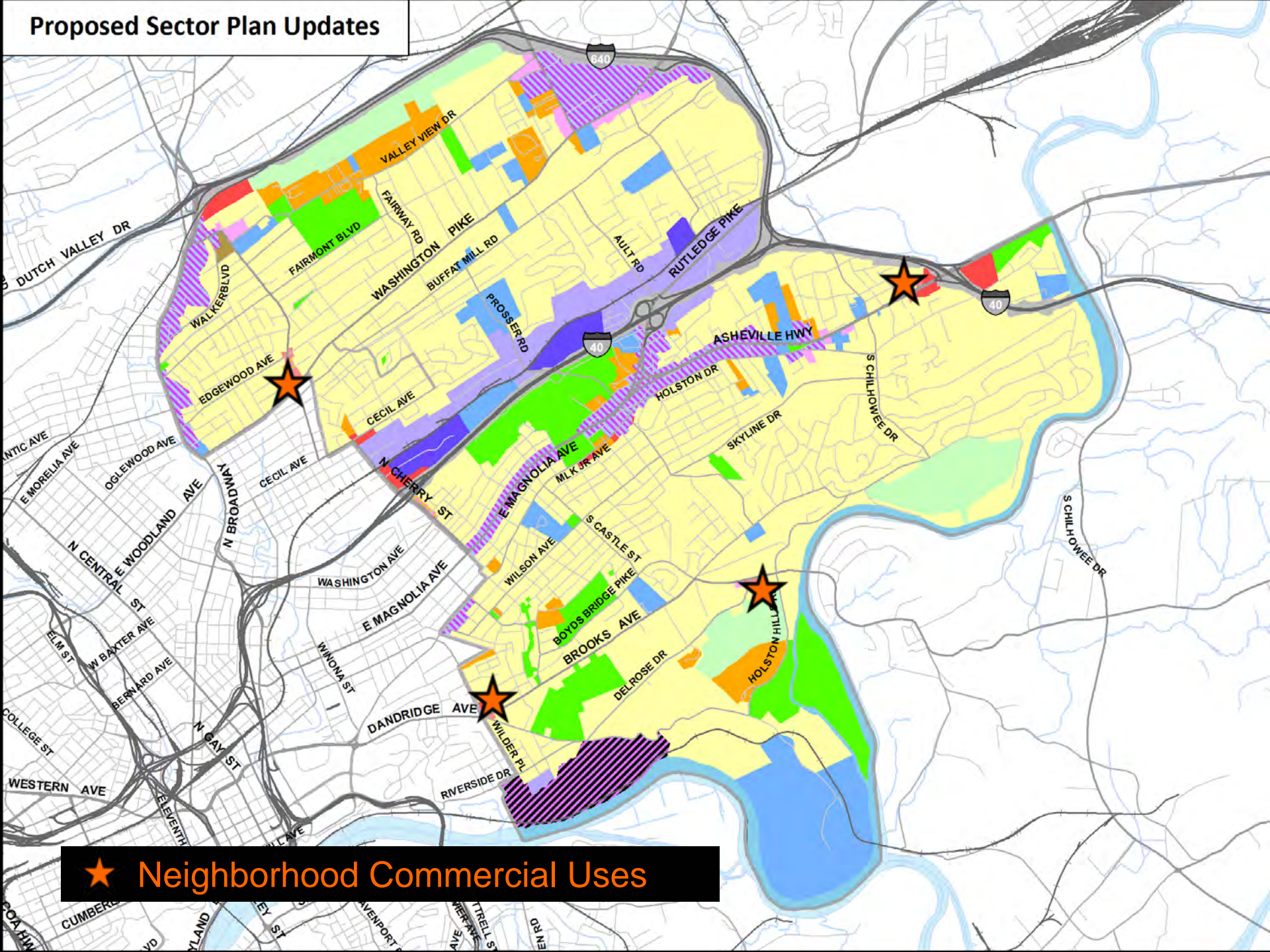
# Proposed Sector Plan Updates



Recognizing Existing Low & Medium Density Residential Developments



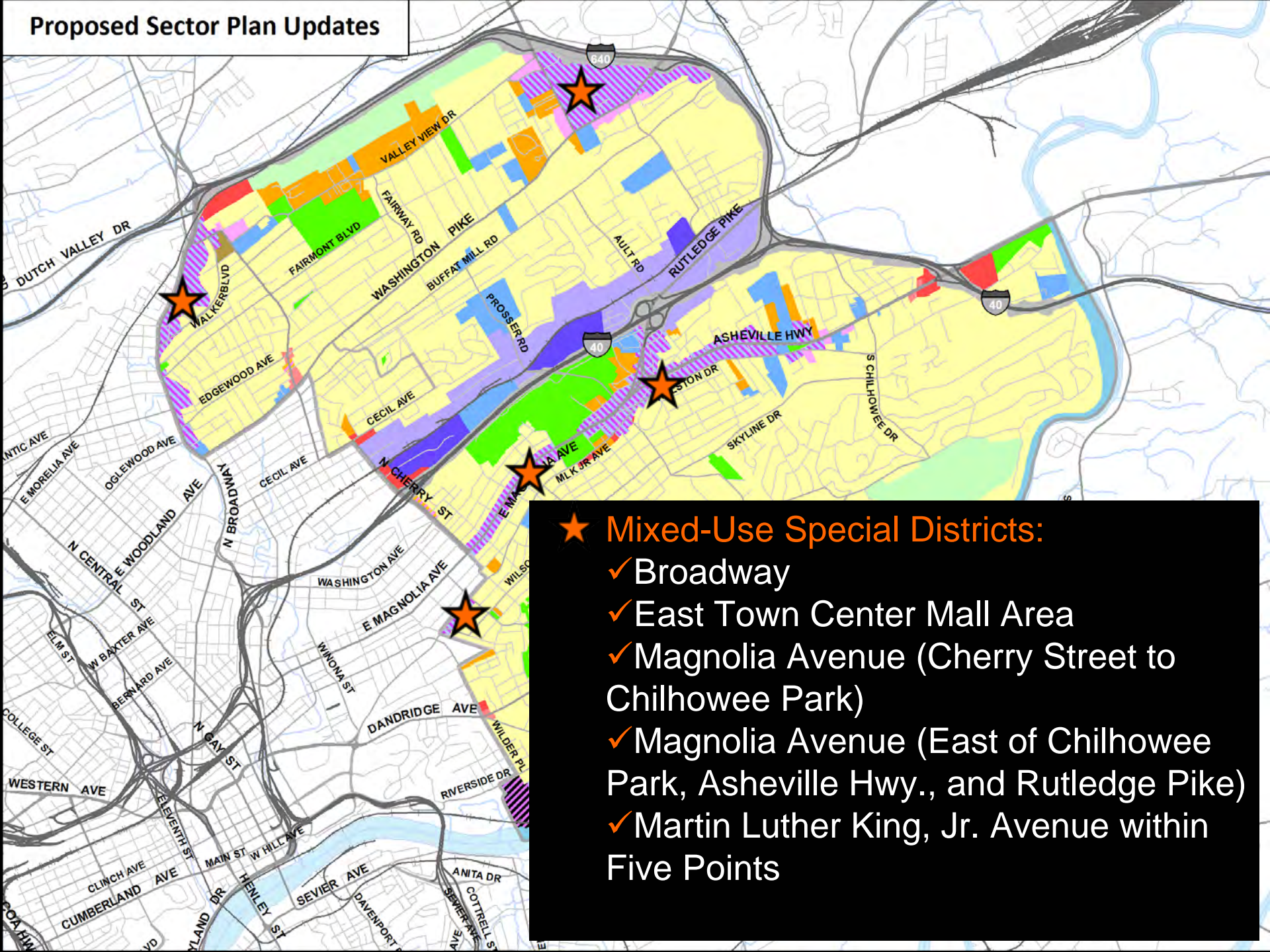
# Proposed Sector Plan Updates



★ Neighborhood Commercial Uses



# Proposed Sector Plan Updates



- ★ **Mixed-Use Special Districts:**
  - ✓ Broadway
  - ✓ East Town Center Mall Area
  - ✓ Magnolia Avenue (Cherry Street to Chilhowee Park)
  - ✓ Magnolia Avenue (East of Chilhowee Park, Asheville Hwy., and Rutledge Pike)
  - ✓ Martin Luther King, Jr. Avenue within Five Points



# Mixed Use Special Districts

## Recommendations:

- ❖ Form-based district or Corridor Overlay
- ❖ Historic preservation
- ❖ Complete streets
- ❖ Create public gathering places
- ❖ Enhance KAT Service
- ❖ Intersection improvements





# Possible Tools to Address Neighborhood Concerns

- ❖ Corridor Overlay Districts
- ❖ Form-Based Codes
- ❖ Heart of Knoxville Neighborhood District (R-1HK)



*Survey showed East City Residents want better design of both their public and private spaces*



# Corridor Overlay District

## Applies to:

- ❖ Asheville Highway
- ❖ Magnolia Avenue
- ❖ Broadway
- ❖ Martin Luther King, Jr. Avenue
- ❖ Whittle Springs Road



Building Location



Planting Yards



Signs

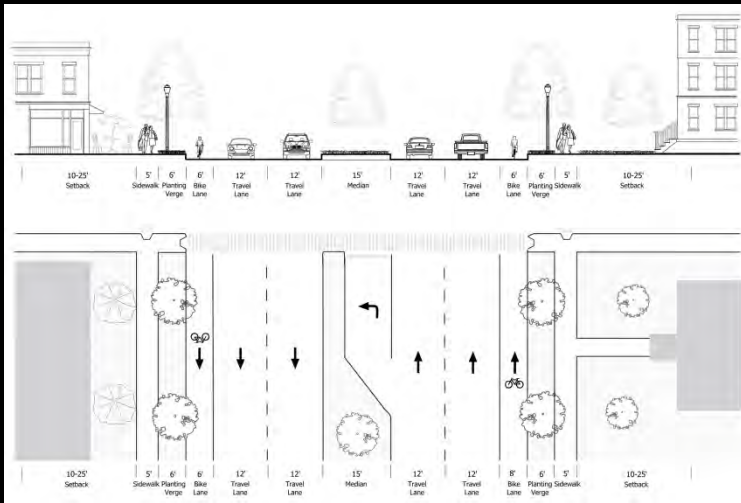
# Form-Based Code

## Applies to:

- ❖ Asheville Highway
- ❖ Magnolia Avenue
- ❖ Broadway
- ❖ East Town Center Mall Area
- ❖ Whittle Springs Road

## Addresses:

- ❖ More the form of development vs. use
- ❖ Design elements
- ❖ Relationship to the street
- ❖ Encourages mix of uses
- ❖ Works well with complete streets
- ❖ Encourages appropriate scale



*Magnolia Avenue  
(East of Cherry Street)*



# Example of Implementation





# Heart of Knoxville Neighborhood District (R-1HK)



First developed for  
City funded housing



Infill Housing  
Overlay Developed



Draft Heart of  
Knoxville  
Neighborhood  
District Developed

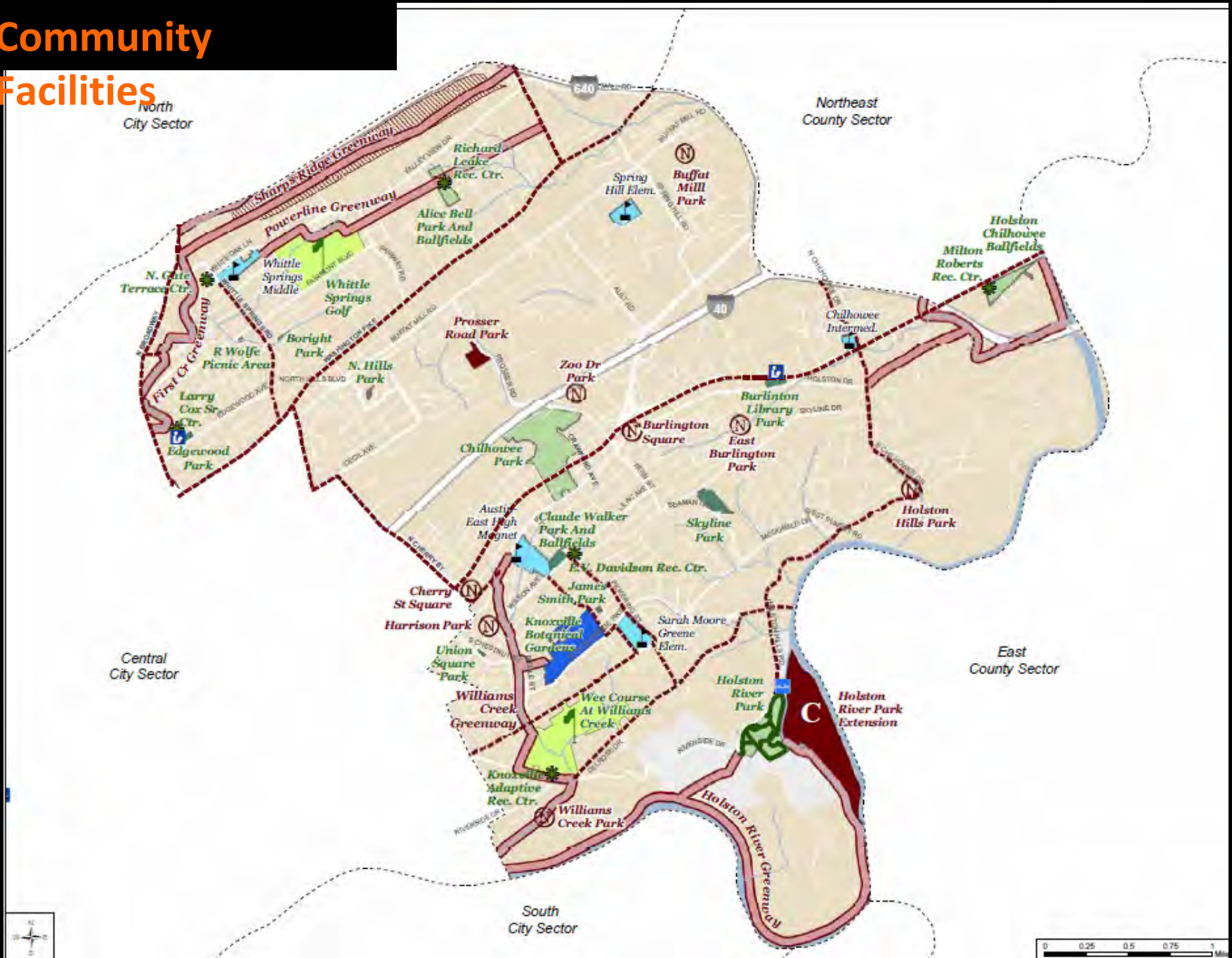


# What are good design standards for urban infill housing?

- ❖ Build to Line
- ❖ Orientation
- ❖ Scale & Foundation Height
- ❖ Porches
- ❖ Windows & Doors
- ❖ Roof Shape
- ❖ Materials

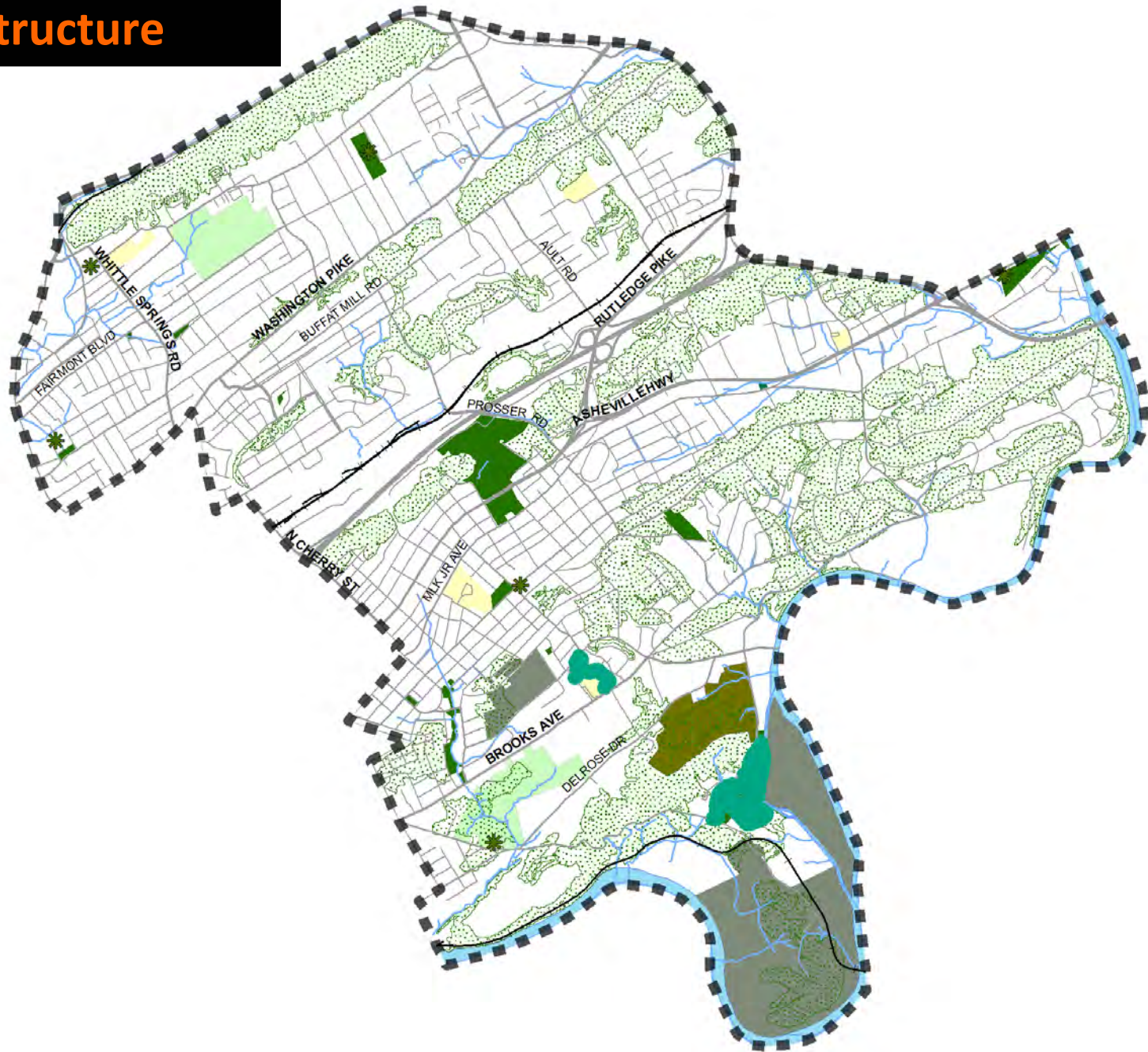


# Community Facilities





# Green Infrastructure Plan



# Community Facility Recommendations

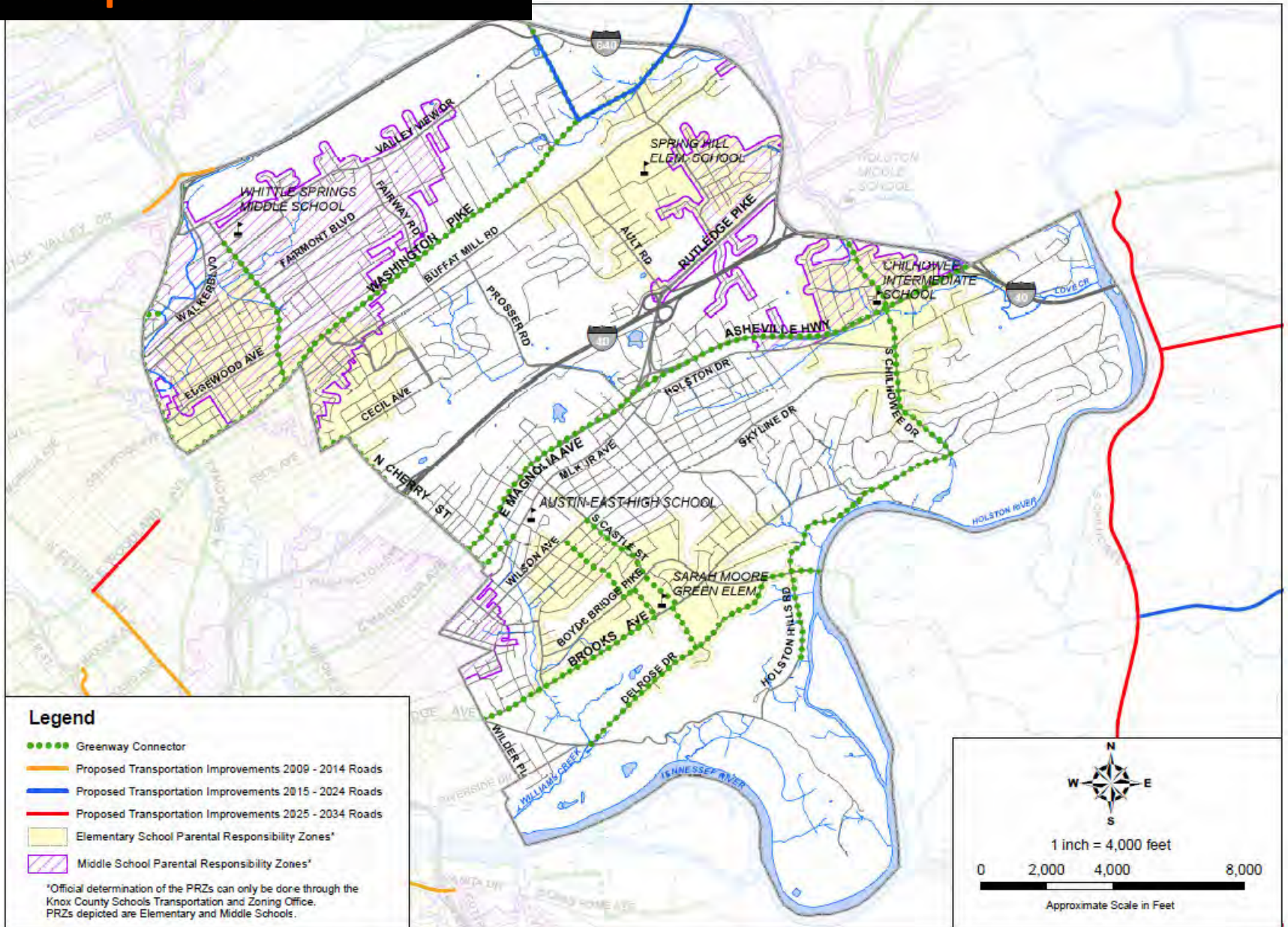
- ❖ Develop a plan for the location and distribution of dog parks.
- ❖ Make sure at least every park and greenway has at least a bench.
- ❖ Develop a master plan for Chilhowee Park's southern portion, between Magnolia Avenue and Martin Luther King, Jr. Avenue. The park should be used by nearby residents.
- ❖ Develop a regional or community park, connecting what is now the UT Farm, Riverside C & D Landfill, and Holston River Park.
- ❖ Develop a neighborhood park within Burlington and Cherry Street Square.



American Institute of Architects (AIA) concepts of a new Burlington park and Cherry Street Square



# Transportation



# Transportation Recommendations

- ❖ Develop complete streets on Broadway, Asheville Highway, and Magnolia Avenue.
- ❖ Develop complete sidewalk systems within the school Parental Responsibility Zones (PRZ).
- ❖ Seek interchange improvements near East Town Center Mall area (looking at ways to improve access, signage, and visibility).
- ❖ Develop traffic calming programs for neighborhoods that address cut-through traffic and speeding.
- ❖ Improve KAT service (Study Bus Rapid Transit improvements to Magnolia Avenue and Broadway).
- ❖ Develop a roundabout at the Asheville Highway, Magnolia Avenue, Rutledge Pike interchange.





# Thank you!

## Open House – Review Boards

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The screenshot shows the homepage of the Knoxville-Knox County Metropolitan Planning Commission (MPC). The header features the MPC logo and the text "Knoxville, Tennessee". The main content area is divided into three columns. The left column contains a navigation menu with links such as "About Us", "Addressing Department", "Agendas and Minutes", "Deadlines, Fees and Application Forms", "Excellence Awards", "Library", "Local Development Data", "Plans and Studies", "Population Data", and "Zoning Ordinances". Below this menu are sections for "Related Sites" (including "Historic Preservation", "Knoxville Regional TPO", "Smart Trips", "TTCPA", and "PlanET") and "Tools" (including "MPC Case Mapping Viewer", "KGIS Maps", "Links", and "Site Index"). The middle column features two news articles: "UT Releases Guide To Protect Region's Water Resources" and "Get Ready for Smart Trips 2013 X-Treme Commuter Challenge". The right column displays a "September 2013 Meeting Calendar" table and a "NEXT MPC MEETING: OCT. 10, 2013" announcement with a link to the "Preliminary Agenda". At the bottom right, there are sections for "Ongoing Projects" and "Recent Additions".

Knoxville-Knox County Metropolitan Planning Commission

Knoxville, Tennessee

About Us  
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[PlanET](#)

Tools  
[MPC Case Mapping Viewer](#)  
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**UT Releases Guide To Protect Region's Water Resources**  
A group of researchers from the University of Tennessee released an educational guide on low-impact development (LID) last week. The study, conducted by the Landscape Architecture Program, examines the region's water resources and different ways to handle stormwater runoff. [Read the article >>](#)

**Get Ready for Smart Trips 2013 X-Treme Commuter Challenge**  
Smart Trips kicks off its 2013 X-Treme Commuter Challenge on Monday, September 16. This year's Challenge pits 48 area businesses against each other in a competition to see which company can persuade the most employees to take alternative commutes to work. [Read the article >>](#)

**Keep up with MPC on Facebook, Twitter and Constant Contact**  
Like us on Facebook, follow us on Twitter, or join our email list to receive the latest updates on upcoming public meetings and events.

September 2013 Meeting Calendar

S	M	T	W	T	F	S
1	<b>2</b>	3	<b>4</b>	5	6	7
8	<b>9</b>	<b>10</b>	11	<b>12</b>	13	14
15	16	<b>17</b>	<b>18</b>	<b>19</b>	20	21
22	23	24	<b>25</b>	26	27	28
29	<b>30</b>					

Meeting dates in bold; click for details.  
[Extended Calendar >>](#)

**NEXT MPC MEETING: OCT. 10, 2013**  
[Preliminary Agenda](#)

**Ongoing Projects**  
[Central City Sector Plan Update](#)  
[East City Sector Plan Update](#)

**Recent Additions**  
[Quarterly Summary of MPC Actions, Second Quarter 2013 \(08-19-2013\)](#)