

# CASE SUMMARY

**APPLICATION TYPE: ORDINANCE AMENDMENT**

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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 1-A-13-OA                      **Related File Number:**  
**Application Filed:** 12/4/2012              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:**  
**Other Parcel Info.:**  
**Tax ID Number:** 999 999                      **Jurisdiction:**  
**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:** amendments to the Knoxville Zoning Ordinance regarding administrative procedures for Form Districts at Section 4.0 and table of contents and administrative procedures at Section 4.1.

## 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.: amendments to the Knoxville Zoning Ordinance regarding administrative procedures for Form Districts at Section 4.0 and table of contents and administrative procedures at Section 4.1.

## **MPC ACTION AND DISPOSITION**

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Approve Article IV, section 4.0 and the table of contents and administrative procedures for the South Waterfront Form Based Development Code at section 4.1, as shown in Exhibit A

Staff Recomm. (Full):

Comments:

MPC has been requested by the City of Knoxville Administration to consider making a recommendation on amendments to the City of Knoxville zoning ordinance regarding administrative procedures for Form Districts at Article IV, Section 4.0 and table of contents and administrative procedures at Section 4.1. This amendment stems from work related to the draft code for the Cumberland Avenue Form District started in 2008 and represents a return to the original concept of creating general provisions that will apply to all present and future form districts. It incorporates the administrative process first adopted in the South Waterfront Form Based Development Code and builds upon that process by adding general rules of applicability that will be used for all future form districts.

The form districts are intended to foster a series of mixed-use, pedestrian-friendly districts for specific areas of the City upon adoption of a small area plan.

A key concept of the administrative process is approval by the zoning administrator, after review by an administrative review committee, of all projects which satisfactorily meet the requirements of the specific form district. An Alternative Compliance Review process is also provided to allow innovative, high quality development that may not otherwise be allowed under a strict interpretation of district regulations but comply with the intent of the district and associated plans. This process provides for consideration and decision by the planning commission.

The general rules of applicability will apply to all form districts and provide uniform methods for measurement and general standards for common design elements such as window and door openings, orientation of the building to the street and exterior building materials.

### **ANALYSIS**

These administrative procedures will allow the fastest possible approval by the zoning administrator for projects that meet the standards of the specific form district, while maintaining a method for alternative compliance with the intent of the district through consideration by the MPC. The uniform methods of measurement and general standards will assist developers in interpreting the code and creating the built form that each district envisions with the greatest possible assurance of acceptance.

The balance of the regulations for the Cumberland Avenue form district are still under review, but it is anticipated these regulations will be scheduled for consideration by the planning commission in the near future

Action: Approved

Meeting Date: 1/10/2013

Details of Action:

Summary of Action: approve the amendments

Date of Approval: 1/10/2013

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

**Date of Legislative Action:** 2/5/2013  
**Ordinance Number:** O-30-2013  
**Disposition of Case:** Approved  
**If "Other":**  
**Amendments:**  
**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 2/19/2013  
**Other Ordinance Number References:** O-30-2013  
**Disposition of Case, Second Reading:** Approved  
**If "Other":**  
**Amendments:**  
**Effective Date of Ordinance:**

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