CASE SUMMARY

KNOXVILLE·KNOX COUNTY

PLANNING COMMISSION

N N E S S E

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APPLICATION TYPE: ORDINANCE AMENDMENT

Related File Number:

File Number:

History of Zoning:

Current Plan Category:

PLAN INFORMATION (where applicable)

10-B-06-OA

Suite 403 • City County Building Date of Revision: **Application Filed:** 9/27/2006 400 Main Street Knoxville, Tennessee 37902 Applicant: CITY OF KNOXVILLE 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 Owner: $w\ w\ w\ \bullet\ k\ n\ o\ x\ m\ p\ c\ \bullet\ o\ r\ g$ 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 to establish form based zoning regulations for the South Waterfront Area, including SW1 thru SW7 district regulations, and to revise related zoning text and references for definitions, signs, parking and landscaping, loading and storage, lighting, legal nonconformities and other related requirements and standards **ZONING INFORMATION (where applicable) Current Zoning:** Former Zoning: Requested Zoning: **Previous Requests: Extension of Zone:**

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 to establish form based zoning regulations for the

South Waterfront Area, including SW1 thru SW7 district regulations, and to revise related zoning text and references for definitions, signs, parking and landscaping, loading and storage, lighting, legal

nonconformities and other related requirements and standards

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

MPC Action: Approved as Modified MPC Meeting Date: 2/8/2007

Details of MPC action: THE CITY OF KNOXVILLE ZONING ORDINANCE TO AMEND ARTICLE 3, ESTABLISHING SOUTH

WATERFRONT DISTRICTS, SW-1 THROUGH SW-7 AND ARTICLE 4, ADDING SECTION 27 THE SOUTH WATERFRONT FORM BASED DEVELOPMENT CODE AMENDED AS FOLLOWS:

1) THE FLEXIBLE ROAD ALIGNMENT ILLUSTRATED IN THE REGULATING PLAN IS SHOWN FOR CIRCULATION INTENT ONLY. ALIGNMENT WILL BE FINALIZED WHEN PROPERTIES ARE REDEVELOPED.

2) MINIMUM WIDTH OF RIVER SETBACK IN SW-4 AND SW-7 SHOULD BE CHANGED FROM 70 TO 60 FEET.

3) MAXIMUM BUILDING HEIGHT IN THE SW-7 DISTRICT SHOULD BE CHANGED FROM 50 FEET AND 4 STORY PLUS AN ADDITIONAL 1 STORY MAXIMUM WITH 10 FOOT SETBACK TO 100 FEET AND 9 STORY PLUS AN ADDITIONAL 2 STORY MAXIMUM WITH 10 FOOT SETBACK. THE RESULT IS A MAXIMUM OF 120 FEET OR AN 11 STORY BUILDING. MAXIMUM HEIGHT IN SW-4 SHOULD BE CHANGED FROM 50 AND 4 STORY MAXIMUM PLUS AN ADDITIONAL 1 STORY MAXIMUM WITH 10 FEET SETBACK TO 70 FEET AND 9 STORY MAXIMUM PLUS AN ADDITIONAL 2 STORY MAXIMUM WITH 10 FOOT SETBACK. THE RESULT IS A MAXIMUM OF 90 FEET OR 9 STORY BUILDING.

4) TREE PLANTING REQUIREMENTS FOR ALL DISTRICTS SHOULD BE CHANGED TO THE FOLLOWING:

A. ONE TREE OF A MINIMUM 2 INCHES CALIPER IS REQUIRED FOR EVERY 5 SURFACE PARKING SPACES TO BE PLANTED IN REQUIRED ISLANDS OR MEDIANS.

B. TREE REQUIRED FOR SURFACE PARKING MAY BE COUNTED AGAINST THE MINIMUM 8

TREES PER ACRE OPEN SPACE.

Summary of MPC action: Approve as amended

Date of MPC Approval: 2/8/2007 Date of Denial: Postponements: 11/9/2006, 1/11/2007

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/13/2007 Date of Legislative Action, Second Reading: 2/27/2007

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Ordinance Number: Other Ordinance Number References: O30-07

Disposition of Case: Approved as Modified Disposition of Case, Second Reading: Approved as

Modified

If "Other":

Amendments: Amendments:

Approved No. 1 & 4 of MPC amendment and kept buffer & height as originally proposed

Date of Legislative Appeal: Effective Date of Ordinance:

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