

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: 11-A-07-OA **Related File Number:**
Application Filed: 10/24/2007 **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 City of Knoxville Zoning Ordinance creating a new R-4 (Residential/Office) District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods

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 City of Knoxville Zoning Ordinance creating a new R-4 (Residential/Office) District providing for a mix of such uses that are complementary in scale to adjacent residential neighborhoods

MPC ACTION AND DISPOSITION

Planner In Charge:

Buz Johnson

Staff Recomm. (Abbr.):

Approve the amendments

Staff Recomm. (Full):

Approve the amendments

Comments:

Request

These proposed district regulations will replace the current regulations for the R-4 district (which are only in place for two parcels in the city) with a new set of regulations that provide for residential and office development and redevelopment that will strengthen neighborhoods in critical areas along their edges. The R-4 district is recommended for consideration in areas that are designated with mixed-use classifications in land use plans of the Knoxville-Knox County General Plan.

Initiated more than two years ago, the effort to create the new district was put on hold at the request of the City administration for the last year. Recently, Vice-Mayor Becker requested that the effort be restarted. MPC staff held a public meeting on Thursday, March 25, which has resulted in several modifications to the previous drafts of the regulations. See attached list of edits.

Background

The proposed R-4 (Residential/Office) District is intended to create a flexible, mixed-use district for residences and low intensity office and professional uses within mixed-use land use plan classifications as provided in the Knoxville-Knox County General Plan. The district is likely to be used:

- as a transition between more intense development and low density residential uses;
- within a defined neighborhood center; or
- at the edge of established neighborhoods along arterial and major collector streets.

Permitted uses are made compatible with adjacent residential uses by limiting heights, regulating the scale of development, and providing other requirements. It is likely this district will be used in lieu of the R-2 and O-1 districts that are currently used in similar circumstances.

Permitted Uses. The proposed R-4 district offers a very limited list of permitted uses (by right).

Primary among them are houses and houses that have been converted to duplexes and professional offices and clinics. In addition, permitted uses include home occupations, signs for single-tenant offices and clinics and accessory uses and structures. The intent is to encourage, by allowing as a use by right, the reuse and reinvestment in houses that can be converted to other compatible uses without altering the exterior of existing structures.

Uses on Review. Uses permitted on review expand the list of uses within the proposed district, to include other residential structures such as attached houses, duplexes (other than converted houses), and multi-dwelling structures (at a density of less than 12 dwelling units per acre); and nonresidential uses such as professional, business and medical offices and clinics, the occupations listed as home occupations, churches, day nurseries and adult day care facilities, cell towers and halfway houses.

Dimensional Regulations. The dimensional regulations mimic many of those in the R-1 (Low Density Residential) district, except that lot dimensions allow a little greater density and multi-dwelling structures are allowed up to 12 dwelling units per acre. Setbacks, lot coverage and building height are comparable to R-1 and will result in building forms that are compatible with the existing built context. Off-street parking is required to provide screening: screening from the street if the parking area is in front of the structure and screening from adjacent residential uses if the parking area is behind the front of the structure.

Signs. Sign size has been perhaps the most controversial regulation as the proposed district has gone through public review. The current flawed maximum wall sign size of two (2) square feet per tenant in the O-1 (Office, medical, and related services) district has become the benchmark for comparison by

many. This maximum wall sign size is not appropriate for any size structure that must be readable by viewers in a passing car. The proposed signs are modeled after those in the TND-1 (Traditional Neighborhood Development) district and are believed to be appropriate for the likely settings of the R-4 district. See attachment for sign comparisons.

Use on Review conditions. The proposed ordinance provides a list of conditions that can be considered by the planning commission when reviewing development plans associated with uses on review to assure compatibility with adjacent developed areas.

Action: Approved

Meeting Date: 4/8/2010

Details of Action:

Summary of Action:

Date of Approval: 4/8/2010

Date of Denial:

Postponements: 11/8/2007-3/11/2010

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/19/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other": Postponed 6/1/2010, 6/29/10, 7/27/2010,
9/21/10,

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: