

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

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File Number: 12-A-04-OA **Related File Number:**
Application Filed: 11/17/2004 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION
Owner:

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 the TND-1 (Traditional Neighborhood Development) District requirements regarding dimensional requirements for residential uses and review procedures for civic and institutional uses, and related sections

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:

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 the TND-1 (Traditional Neighborhood Development) District requirements regarding dimensional requirements for residential uses and review procedures for civic and institutional uses, and related sections

MPC ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): APPROVE the amendments

Staff Recomm. (Full): BACKGROUND

1. Need for changes to the Traditional Neighborhood Development (TND) Ordinance: the original TND ordinance was adopted several years ago to foster the development of compact, mixed use, pedestrian-oriented neighborhoods. At the time, the number of such ordinances and the “track records” in completing such projects nationally was limited. In view of trends which have emerged in TND and staff experiences in administering Knoxville’s first TND project, Mechanicsville Commons, several changes are needed.

2. Need for changes to the Town Center Zoning Ordinance: Earlier this year, you approved a development plan for the North Shore Town Center. Some of the concepts that have been explored in the commercial portion of the development would not be possible in view of the ordinance language. Specifically, drive-through for banks and pharmacies and greater flexibility in allowing a limited proportion of one-story commercial buildings as part of town Center development (such as a grocery store). Drive-through bank facilities are allowed in the county TC ordinance; the following amendment will bring the two ordinances toward a greater degree of similarity.

MPC Comprehensive Planning staff, who are knowledgeable about New Urbanism development (Mike Carberry and Jeff Archer) collaborated with the Development Services staff who administers TND and TC development plan approval (Buz Johnson, Dan Kelly and Tom Brechko) in drafting the changes. Various City departments and the developers who have used the TND and TC zones were provided an opportunity to comment on the draft.

Comments: SUMMARY OF RECOMMENDED AMENDMENTS

The TND Amendments:

- a. Revised residential dimensional requirements to avoid the need for variances and provide for a wider range of housing and innovative design,
- b. Additional standards for civic and institutional uses, and
- c. Flexibility to address site constraints and street design without compromising the intent, density and open space requirements of the ordinance.

The Town Center Amendment:

- a. Provides for drive-through facilities for banks and pharmacies.

Staff recognizes the need to make additional changes to the TND and TC Ordinances in the future, addressing TND sign regulations and allowances for some proportion of one-story commercial development in the TC zone. Those changes will be drafted in conjunction with the city staff, early next year.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE the amendments

Date of MPC Approval: 12/9/2004

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: 1/4/2005

Date of Legislative Action, Second Reading: 1/18/2005

Ordinance Number: O-17-05

Other Ordinance Number References: O-17-05

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

17-day waiting period waived

Date of Legislative Appeal:

Effective Date of Ordinance: