# APPLICATION TYPE: ORDINANCE AMENDMENT

File Number: 12-B-04-OA

Application Filed: 11/17/2004

Related File Number: Date of Revision:

Sector Plan Designation:

Applicant: METROPOLITAN PLANNING COMMISSION

Owner:

## PROPERTY INFORMATION

**General Location:** 

**Other Parcel Info.:** 

 Tax ID Number:
 999
 999

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:

Sector Plan:

**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 TC-1 (Town Center) District requirements regarding drive-thru facilities for banks, 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:**



Jurisdiction:

Density:

KNOXVILLE·KNOX COUNTY

# 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 TC-1 (Town Center) District requirements regarding drive-thru facilities for banks, and related sections.

#### **MPC ACTION AND DISPOSITION**

Planner In Charge:	Buz Johnson				
Staff Recomm. (Abbr.):	APPROVE the amendments				
Staff Recomm. (Full):	BACKGROUND				
	<ol> <li>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.</li> <li>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.</li> </ol>				
	Carberry and Jeff Are TC development plan	cher) collaborated with the Development n approval (Buz Johnson, Dan Kelly and thents and the developers who have used	about New Urbanism development (Mike Services staff who administers TND and Tom Brechko) in drafting the changes. I the TND and TC zones were provided an		
Comments:	SUMMARY OF RECOMMENDED AMENDMENTS				
	The TND Amendments:				
	<ul> <li>a. Revised residential dimensional requirements to avoid the need for variances and provide for a wider range of housing and innovative design,</li> <li>b. Additional standards for civic and institutional uses, and</li> <li>c. Flexibility to address site constraints and street design without compromising the intent, density and open space requirements of the ordinance.</li> </ul>				
	The Town Center Amendment:				
	a. Provides for drive-through facilities for banks and pharmacies.				
	addressing TND sigr	need to make additional changes to the regulations and allowances for some pr C zone. Those changes will be drafted i			
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:		

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-18-05	Other Ordinance Number References:	O-18-05		
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:			