

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-A-09-OA Related File Number:
Application Filed: 1/13/2009 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: amend the Knoxville Zoning Ordinance expanding permitted uses in the TC-1 (Town Center) District, Article 4, Section 24.C, to allow business and professional services and recreational facilities

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.: amend the Knoxville Zoning Ordinance expanding permitted uses in the TC-1 (Town Center) District, Article 4, Section 24.C, to allow business and professional services and recreational facilities

MPC ACTION AND DISPOSITION**Planner In Charge:** Mike Carberry**Staff Recomm. (Abbr.):** APPROVE the amendments, as proposed

Staff Recomm. (Full): MPC staff was approached to consider adding "professional, business and recreation services" as permitted ground floor uses in the Core Area of the TC-1 (Town Center) district. The Core Area is conceived to be a mixed use area with pedestrian-oriented commercial uses at street level and additional retail, office or residential uses on upper floors. The original intent was to promote retail activity; however, staff recommends that opportunities for other commercial and office activities be allowed, including those that would be typical of a "main street" setting. Barber shops, copy centers, doctors' offices, and fitness centers would be examples of these uses.

The developer of Northshore Town Center sought approval of such uses from the City plans review and permitting staff. The TC-1 district, as currently written, however, does not permit these uses. In addition to the plans review and permitting staff, the City Law Department reviewed these amendments. No objections have been received to date.

The proposed changes are on the following page.

Comments: MPC staff was approached to consider adding "professional, business and recreation services" as permitted ground floor uses in the Core Area of the TC-1 (Town Center) district. The Core Area is conceived to be a mixed use area with pedestrian-oriented commercial uses at street level and additional retail, office or residential uses on upper floors. The original intent was to promote retail activity; however, staff recommends that opportunities for other commercial and office activities be allowed, including those that would be typical of a "main street" setting. Barber shops, copy centers, doctors' offices, and fitness centers would be examples of these uses.

The developer of Northshore Town Center sought approval of such uses from the City plans review and permitting staff. The TC-1 district, as currently written, however, does not permit these uses. In addition to the plans review and permitting staff, the City Law Department reviewed these amendments. No objections have been received to date.

MPC Action: Approved**MPC Meeting Date:** 2/12/2009**Details of MPC action:****Summary of MPC action:** APPROVE the amendments, as proposed**Date of MPC Approval:** 2/12/2009**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:** 3/10/2009**Date of Legislative Action, Second Reading:** 3/24/2008**Ordinance Number:****Other Ordinance Number References:** O-39-09**Disposition of Case:** Approved**Disposition of Case, Second Reading:** Approved, effective immediate**If "Other":****If "Other":****Amendments:****Amendments:**

Date of Legislative Appeal:

Effective Date of Ordinance: