

# 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:** 2-A-14-OA

**Related File Number:**

**Application Filed:** 1/27/2014

**Date of Revision:**

**Applicant:** KNOXVILLE CITY COUNCIL

## 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 regarding definitions, appropriate zone districts and development standards for drop off donation centers

## 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 regarding definitions, appropriate zone districts and development standards for drop off donation centers

## **MPC ACTION AND DISPOSITION**

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Staff recommends that the planning commission recommend that City Council approve the proposed definitions, assignment of uses permitted on review and development standards as shown in Exhibits C, D and E.

Staff Recomm. (Full):

Comments: This is a request by City Council that MPC study and make a recommendation regarding the definitions, appropriate zoning and development standards for drop off donation centers. MPC postponed this item from its December 13, 2013 meeting.

### BACKGROUND

On October 15, 2013, the City Council of Knoxville passed a resolution without discussion making the above request. The request also included terms used to describe group living facilities, which will be split from the original request and will be considered as MPC case number 12-B-13-OA. Drop off donation centers typically receive used goods from the public for the ultimate purpose of resale and are typically run by non-profit organizations and institutions as a means to raise funds to help support the goals and objectives of the organization.

### ANALYSIS

The term "drop off donation center" is not currently used in the Knoxville zoning ordinance. If the donation center is the principal use of a lot, building or space within a building, it is a type of non-residential facility more akin to a retail or wholesale operation than anything else. A small drop off donation facility could also serve as an accessory use to a retail, service, recycling or similar operation.

Currently in Knoxville there are several examples of drop off donation centers operating with a wide range of size and characteristics. There is a donation center located in a portion of a strip commercial center; there is a donation center that occupies buildings located on its own lot; there are donation centers that use sizeable trailers placed in conjunction with recycling centers; and there are small free standing donation boxes set up in the parking and loading areas of many convenience stores and gasoline stations.

Nashville and Charlotte, NC have recently added donation centers to their zoning ordinances and each have created development standards which are required as a condition of the development of these uses. Charlotte has addressed donation facilities as accessory uses to other types of permitted uses in addition to consideration as a principal use. Nashville and Charlotte allow drop off donation centers in most commercial and mixed use districts; in addition, Charlotte allows them in higher density residential, office and industrial districts. All require conditional use permits.

There should be a distinction between a drop off donation center and a drop off facility. The size and operating characteristics of each are significantly different.

- The term "drop off donation center" could be used to describe a principal or accessory use and could be either a building or a portion of a building that includes the opportunity for citizens to drop off materials for donation. Local examples of this type of donation center are the Habitat for Humanity ReStore in the Merchant Village Shopping Center, the AmVets Thrift Store on Holston Drive or the Community Chest Donation Center on N. Central Street.

- The term "drop off donation facility" could be used to consider a free standing trailer or box as an accessory use in conjunction with some other principal use or a donation center on the same lot. Examples of this type of facility are the trailers used by Goodwill at many City of Knoxville recycling centers or the free standing boxes now used in many convenience stores or gasoline stations.

Knoxville should consider allowing drop off donation centers as a principal use permitted on review in

the C-3, C-4, C-6 and as a permitted use in the planned shopping (SC-1,2 &3) and planned commercial (PC-1 & 2) districts and as a by-right accessory structure to any retail operation without review by the planning commission but subject to approved standards.

**Development Standards**

Development standards for drop off donation centers should be created in Article V, Sections 3 (Uses permitted on review) and 4 (Accessory uses) similar to those found in Charlotte.

**Action:** Approved **Meeting Date:** 2/13/2014

**Details of Action:**

**Summary of Action:** Recommend that City Council approve the proposed definitions, assignment of uses permitted on review and development standards as shown in Exhibits C, D and E.

**Date of Approval:** 2/13/2014 **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:** 5/13/2014

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Tabled

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Postponed 3/18, 4/1/14

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**