

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: 3-A-07-OA Related File Number:
Application Filed: 2/14/2007 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 Article 5, Section 22, A (Agricultural Zone) of the Knox County Zoning Ordinance regarding the use and development standards for Duplexes and Garage Apartments

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 Article 5, Section 22, A (Agricultural Zone) of the Knox County Zoning Ordinance regarding the use and development standards for Duplexes and Garage Apartments

MPC ACTION AND DISPOSITION**Planner In Charge:**

Mark Donaldson

Staff Recomm. (Abbr.):

Staff recommends approval of the amendment to Article 5, Section 22, Agricultural (A) zone district.

Staff Recomm. (Full):**Comments:**

Knox County Commission approved a resolution in December requesting MPC study and make a recommendation regarding "duplexes" and "garage apartments" in the Agricultural (A) zone district.

Recent interpretations of the current language in the code with respect to the minimum lot area (intensity of use) for duplexes and garage apartments have led to the request to clarify these regulations.

The proposed language is density neutral. It neither increases or decreases the number of dwelling units allowed on a lot or increases or decreases the minimum lot area required for these uses. The proposed language merely offers an alternative way to state the intensity of use that staff believes meets the intent of the current regulations.

In the Agricultural (A) Zone District intensity of use regulations are found at 5.22.04 E.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007**Details of MPC action:****Summary of MPC action:** APPROVE**Date of MPC Approval:** 3/8/2007**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:** **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:**

Knox County Commission

Date of Legislative Action: 4/16/2007**Date of Legislative Action, Second Reading:** 5/29/2007**Ordinance Number:****Other Ordinance Number References:** O-07-4-102**Disposition of Case:** Approved**Disposition of Case, Second Reading:** Approved**If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**