

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 3-B-17-OA

Related File Number:

Application Filed: 1/31/2017

Date of Revision: 7/6/2017

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: Review of amendment to the City of Knoxville Zoning Ordinance to identify residential as a Use-on-Review in the C-3 (General Commercial) and C-6 (General Commercial Park) Districts and establish standards for residential uses.

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.: Review of amendment to the City of Knoxville Zoning Ordinance to identify residential as a Use-on-Review in the C-3 (General Commercial) and C-6 (General Commercial Park) Districts and establish standards for residential uses.

MPC ACTION AND DISPOSITION

Planner In Charge: Gerald Green

Staff Recomm. (Abbr.): MPC staff recommends approval of the proposed amendment to the C-3 and C-6 zoning districts to allow multi-dwelling structures as a use permitted on review and establishing standards for the use.

Staff Recomm. (Full): MPC staff recommends approval of the proposed amendment to the C-3 and C-6 zoning districts to allow multi-dwelling structures as a use permitted on review and establishing standards for the use.

Comments: MPC staff has revised the proposed amendment to the City of Knoxville's zoning ordinance that identifies multi-dwelling structures as a use permitted on review in the C-3 zoning district to include the C-6 zoning district. The revised amendment would allow multi-dwelling structures as use permitted on review in both the C-3 and C-6 districts and establishes review and approval standards for the use. Residential uses currently are prohibited in most of the City's commercial districts. The proposed ordinance amendment would permit dwelling units to be developed in the C-3 and C-6 zoning districts, either in a separate structure or as part of a mixed use development. The proposed standards address the location on a parcel of the structure with dwelling units, establish minimum design standards, and require screening when the structure abuts a residential district. By allowing this use in the C-6 district as well as the C-3 district, the amendment would provide the opportunity to provide housing in many of the City's commercial areas. Because the approval is through the use on review process, the Metropolitan Planning Commission could determine whether the use is appropriate in the proposed location. A growing interest in developing residential uses along the City's highway corridors prompted the drafting of the ordinance amendment. The goal of the amendment is to permit the development of residential uses along these corridors, thereby enlivening the corridors and strengthening the businesses along them and the adjacent neighborhoods.

Action: Approved

Meeting Date: 8/10/2017

Details of Action:

Summary of Action: MPC staff recommends approval of the proposed amendment to the C-3 and C-6 zoning districts to allow multi-dwelling structures as a use permitted on review and establishing standards for the use.

Date of Approval: 8/10/2017

Date of Denial:

Postponements: 3/9/2017-5/11/2017

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/12/2017

Date of Legislative Action, Second Reading: 9/26/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: