

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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www.knoxmpc.org

File Number: 3-C-10-OA **Related File Number:**
Application Filed: 2/22/2010 **Date of Revision:**
Applicant: CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

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, Article V. Section 6, Yard, building setback and open space exceptions, allowing awnings above public property in all zoning districts

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, Article V. Section 6, Yard, building setback and open space exceptions, allowing awnings above public property in all zoning districts

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): approve the amendment

Staff Recomm. (Full): approve the amendment

Comments: The City of Knoxville Department of Engineering has made a recommendation to amend the Knoxville Zoning Ordinance, Article V. Sec. 6, to allow awnings, canopies and marquees to extend over sidewalks, and other public property, in all zoning districts.

There has been a renewed interest in redeveloping older commercial corridors and with this, awnings have been requested over sidewalks on many buildings outside the downtown core. Currently, in order for an awning to extend over a sidewalk outside the C-2 (central business) district, an approval from City Council must be received. With the emphasis to redevelop urban corridors by the City administration, there will be a greater need to allow awnings to extend over sidewalks outside of the C-2 district in the future.

Proposal:

The proposed amendments will allow awnings to extend over any required yard and over public property under three different scenarios:

1. Zoning districts with specific standards for awnings shall take precedent.
2. Awnings above sidewalks will be allowed in any zoning district and will use the same criteria for size and height as the current standard in the C-2 district. This assumes that a building will need to be built to the sidewalk edge in order to use these criteria.
3. Awnings that extend into any required yard and/or over public property or right-of-way (but not sidewalks) can extend no more than three feet into this area. For example, if a structure is five feet from the required front setback line, an awning could extend five feet to the setback line and then an additional three feet into the front yard.

One other requirement is that awning, canopies and marquees shall not have support posts on a public sidewalk, unless approved by City Engineering. This is meant to discourage the use of posts because they confine the clear walking area on a sidewalk. If a sidewalk is extraordinarily wide, there may be sufficient clear walking area to allow posts.

The last addition is a statement to make it clear that in no case shall awnings, canopies and marquees be allowed to extend over a public road.

Action: Approved

Meeting Date: 4/8/2010

Details of Action:

Summary of Action: approve the amendment

Date of Approval: 4/8/2010

Date of Denial:

Postponements: 3/11/2010

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/4/2010

Date of Legislative Action, Second Reading: 5/18/2010

Ordinance Number:

Other Ordinance Number References: O-64-2010

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: