

# 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:** 4-C-12-OA                      **Related File Number:**  
**Application Filed:** 3/27/2012              **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 the Knoxville Zoning Ordinance regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas

## 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 Knoxville Zoning Ordinance regarding development standards for subdivisions within the Hillside and Ridgetop Protection areas

## **MPC ACTION AND DISPOSITION**

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): approval of the proposed amendment to the Knoxville zoning ordinance as shown in Exhibit A.

Staff Recomm. (Full): approval of the proposed amendment to the Knoxville zoning ordinance as shown in Exhibit A.

Comments: This request is initiated by MPC staff in an effort to begin implementing the recommendations of the Hillside and Ridgetop Protection Plan, as adopted by the City of Knoxville in December 2011 and Knox County in January 2012. The proposed amendments to the City of Knoxville Zoning Ordinance enable the proposed amendments to the Knoxville-Knox County Minimum Subdivision Regulations to create alternative development standards for minimum lot and yard dimensions within the Hillside and Ridgetop Protection Area (HRPA) and achieve the recommendations of the Hillside and Ridgetop Protection Plan (Plan) with regard to zoning and land disturbance criteria.

The Plan recommends flexible lot and yard standards for development within the HRPAs that will minimize the amount of land disturbance that is necessary for the construction of streets and buildings within these environmentally sensitive areas. Maintenance of tree cover and undisturbed land is a key element in protection of land within and outside of the HRPAs from potential damages resulting from changes in the amount and velocity of storm water coming from development within the HRPAs.

These proposed alternative standards implement the Plan's recommendations with regard to lot sizes and configurations, and minimum yard requirements, giving the developer greater flexibility within the HRPAs in order to minimize land disturbance that occurs as a result of typical development.

### **ANALYSIS**

In general, the proposed amendments allow flexible lot dimensions and flexible yard requirements compared to those required in established zoning regulations. To accommodate these changes to lot and yard standards within the HRPAs, the City of Knoxville and Knox County zoning ordinances must be amended to allow these standards to be established on a case-by-case basis by the planning commission at the time of development plan approval.

These proposed amendments will result in greater flexibility for the developer without the need for approval of variances and should help to reduce the amount of land disturbance within the HRPAs that would be required utilizing existing development regulations.

Staff finds that these proposed amendments to the regulations provide for harmonious development within the HRPAs and for the conservation of land resources promoting storm water and drainage protection.

Action: Approved

Meeting Date: 6/14/2012

Details of Action:

Summary of Action: approval of the proposed amendment to the Knoxville zoning ordinance as shown in Exhibit A.

Date of Approval: 6/14/2012

Date of Denial:

Postponements: 4/12/2012-5/10/2012

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/10/2012

Date of Legislative Action, Second Reading: 7/24/2012

**Ordinance Number:** O-119-2012

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:** O-119-2012

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**