CASE SUMMARY

KNOXVILLE·KNOX COUNTY

PLANNING COMMISSION

Suite 403 • City County Building

APPLICATION TYPE: ORDINANCE AMENDMENT

Related File Number:

File Number:

Extension of Zone: History of Zoning:

Current Plan Category:

PLAN INFORMATION (where applicable)

5-A-09-OA

400 Main Street **Application Filed:** 4/3/2009 Date of Revision: Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 METROPOLITAN PLANNING COMMISSION Applicant: F A X • 2 1 5 • 2 0 6 8 $w\ w\ w\ \bullet\ k\ n\ o\ x\ m\ p\ c\ \bullet\ o\ r\ g$ 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:** amend the City of Knoxville Zoning Ordinance, Article 4, Section 3.9, TC-1 Town Center District, Reason: changing provisions relative to permitted and prohibited uses, height, parking, development plan requirements, administration and related ordinance provisions. **ZONING INFORMATION (where applicable) Current Zoning:** Former Zoning: Requested Zoning: **Previous Requests:**

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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 City of Knoxville Zoning Ordinance, Article 4, Section 3.9, TC-1 Town Center District,

changing provisions relative to permitted and prohibited uses, height, parking, development plan

requirements, administration and related ordinance provisions.

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Carberry

Staff Recomm. (Abbr.): Approve the amendments

Staff Recomm. (Full): Approve the attached amendments to the Knoxville Zoning Ordinance and forward a recommendation

to the Knoxville City Council to adopt the changes by ordinance

Earlier this decade, MPC and the City Council created the Town Center (TC-1) zoning district, whose Comments:

purpose was to allow mixed use New Urban-type development. The ordinance call for the creation of a mixed use core area, largely composed of ground floor retail and upper story residential, office or retail uses. Two-story development (minimum) is currently required in the core area. Surrounding residential

uses (based on traditional neighborhood development principles) are also allowed in the district.

MPC staff was asked to consider changes to town center zoning in the City to allow limited one-story development, including grocery store uses. Staff examined the New Urban development provisions of several other cities concerning one-story development, grocery stores, and parking standards. Staff also looked to form-based provisions (e.g., Cumberland Avenue) and shared parking formulas in creating the recommended changes. In summary, they are:

- * Allow up to 25% percent of the core area development to be composed of one-story building footprints
- * Allow grocery stores of 30,000 square feet (a scale that is in keeping with the pedestrian-oriented goals of the district)
- Provide means to break up the facades of structures with liner buildings (e.g., shops with apartments above) to avoid blank wall syndromes associated with parking structure or larger commercial structures
- * Require a phasing plan if only a portion of the development is to be pursued
- * Permit more flexibility in the required number of parking spaces
- * Provide a provision for alternative compliance, enabling the consideration of innovative means for town center development

MPC held a public meeting near Northshore Town Center (the only property currently zoned TC-1) in July to present and discuss potential ordinance changes with both development and neighborhood interests. Approximately 70 citizens attended that meeting. City staff has also commented on the draft and several changes were made to the original draft based on discussions with the City Law Department. This set of proposed changes reflects citizen and County staff comments: clarifying the drive-through requirements, reducing the size of and facilities associated with grocery store development (i.e., no fuel islands in such a pedestrian-oriented district), and adding definitions that clarify terms within the ordinance.

Action: Approved Meeting Date: 10/8/2009

Details of Action:

Summary of Action: Approve the amendments

Date of Approval: 10/8/2009 Date of Denial: Postponements: 5/14/2009-9/10/2009

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

11/24/2009 04:57 PM Page 2 of 3 Legislative Body: Knoxville City Council

Date of Legislative Action: 11/3/2009 Date of Legislative Action, Second Reading: 11/17/2009

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading: Denied (Withdrawn)

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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