

# 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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Knoxville, Tennessee 37902  
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File Number: 5-A-15-OA  
Application Filed: 3/25/2015  
Applicant: CITY OF KNOXVILLE

Related File Number:  
Date of Revision:

## 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: Changes to the General Provisions of the Form Based Code to Add Definitions Related to Existing Structures.

## 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.: Changes to the General Provisions of the Form Based Code to Add Definitions Related to Existing Structures.

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): Approve the changes to the General Provisions of the Form Based Code.

Staff Recomm. (Full):

Comments: The amendments to the General Provisions of the Form Based Code (Article 4, Section 4.0) of the City of Knoxville's Zoning Ordinance were proposed by the Plans Review and Inspections Department to better accommodate reuse and redevelopment of existing structures in the Form Based Zoning Districts within the City of Knoxville. The existing code --- which shapes urban forms of development on the South Knoxville Waterfront and in the Cumberland Avenue Corridor --- only contain regulations for additions to houses and duplexes, for the new construction or expansion of multi-dwelling, mixed-use, and non-residential structures addresses new construction. The proposed amendments modify the General Provisions to provide clarity by creating definitions and standards for addition, alteration, and repair in order to encourage reuse and renovation of existing properties and to foster redevelopment in the Form Based Zoning Districts. The proposed additions will provide a clear pathway for property owners to modify, renovate or add to their existing structures.

Action: Approved

Meeting Date: 5/14/2015

Details of Action:

Summary of Action: Approve the changes to the General Provisions of the Form Based Code.

Date of Approval: 5/14/2015

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/9/2015

Date of Legislative Action, Second Reading: 6/23/2015

Ordinance Number: O-108-2015

Other Ordinance Number References: O-108-2015

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: