

# CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 6-A-19-OA                      Related File Number: 11-A-18-OA  
Application Filed: 5/30/2019              Date of Revision:  
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

## 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: Comprehensive Update of the City of Knoxville Zoning Ordinance formerly 11-A-18-OA

## 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.: Comprehensive Update of the City of Knoxville Zoning Ordinance formerly 11-A-18-OA

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Gerald Green

Staff Recomm. (Abbr.):

APPROVE Comprehensive Update of the City of Knoxville Zoning Ordinance as amended

Staff Recomm. (Full):

Knoxville-Knox County Planning staff recommends approval of the draft update of the City of Knoxville zoning ordinance, with the amendments as proposed by the City Council and staff, and the draft zoning map, with the following revisions to the draft ordinance: Table 5-3: DK Subdistricts Dimensional Standards Revise the Maximum Building Height in the DK-H subdistrict to 125'. Table 6-1: Industrial Districts Dimensional Standards

Add the following statement as a condition for the Maximum Building Height in the I-RD, I-G, and I-H districts: However, structures must set back an additional 1' for every 2' of height over 50' from any required setback abutting a residential district lot line. Section 8.9 Hillside Protection Overlay Zoning District Revise Section 8.9.B Applicability to have the Hillside Protection Overlay District regulations apply only to lots within residential districts and clarify the exemption of lots of record by having this exemption apply only to lots over a size determined appropriate by staff following review of the impact of this exemption.

Comments:

Additional notes: The Planning Commission heard 11-A-18-OA, now 6-A-19-OA with revisions to date at their June 13, 2019 meeting, where it was approved as amended. Beginning with the July 16, 2019 City Council meeting the city began to hear Recode as 11-A-18-OA and 6-A-19-OA together where it passed on first reading. At the July 30, 2019 City Council meeting, 11-A-18-OA and 6-A-19-OA was passed, again on first reading, as amended at that meeting. 11-A-18-OA and 6-A-19-OA MAPS ONLY were passed on first reading on July 30, 2019 at City Council. 11-A-18-OA and 6-A-19-OA as amended and 11-A-18-OA and 6-A-19-OA MAPS ONLY as amended were passed at City Council on second reading on August 13, 2019.

Action:

Approved as Modified

Meeting Date: 6/13/2019

Details of Action:

Knoxville-Knox County Planning staff recommends approval of the draft update of the City of Knoxville zoning ordinance, with the amendments as proposed by the City Council and staff, and the draft zoning map, with the following revisions to the draft ordinance:

Table 5-3: DK Subdistricts Dimensional Standards

Revise the Maximum Building Height in the DK-H subdistrict to 125'.

Table 6-1: Industrial Districts Dimensional Standards

Add the following statement as a condition for the Maximum Building Height in the I-RD, I-G, and I-H districts: However, structures must set back an additional 1' for every 2' of height over 50' from any required setback abutting a residential district lot line.

Section 8.9 Hillside Protection Overlay Zoning District

Revise Section 8.9.B Applicability to have the Hillside Protection Overlay District regulations apply only to lots within residential districts and clarify the exemption of lots of record by having this exemption apply only to lots over a size determined appropriate by staff following review of the impact of this exemption.

Summary of Action:

Knoxville-Knox County Planning staff recommended approval of the draft update of the City of Knoxville zoning ordinance, with the amendments as proposed by the City Council and staff, and the draft zoning map with revisions as stated at the June 13, 2019 meeting.

Date of Approval:

6/13/2019

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: 7/16/2019

Date of Legislative Action, Second Reading: 8/13/2019

**Ordinance Number:**

**Other Ordinance Number References:**

O-107-2019

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

Approved as  
Modified

**If "Other":** On 7/30/2019 this was approved as amended at  
the meeting as a second first reading

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**