

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-C-06-OB **Related File Number:**
Application Filed: 5/24/2006 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION
Owner:

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: Authorization for staff to proceed with amendments to the City of Knoxville Zoning Ordinance to allow residential uses within the C-3, C-4 and C-6 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:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Authorization for staff to proceed with amendments to the City of Knoxville Zoning Ordinance to allow residential uses within the C-3, C-4 and C-6 Districts

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Authorize staff to proceed with Ordinance Amendments

Staff Recomm. (Full): Staff has received a request to consider amending some commercial zones (C-3, C-4, C-6 in the City) to allow residential uses above the ground floor as well as increasing the maximum height allowed in these districts, so that development may be provided in a vertical mixed use manner, with retail or office on the ground floor and office or residences above. There currently are no zone districts, other than Town Center, that allow this vertical mixed use concept. There may be appropriate locations for this type of development.

Staff requests authorization to explore this vertical mixed use approach and either amend existing zone districts or create a new mixed use district or overlay. Design standards or guidelines could be incorporated in any amendments.

Comments:

MPC Action: Approved

MPC Meeting Date: 6/8/2006

Details of MPC action:

Summary of MPC action: Authorize staff to proceed with Ordinance Amendments

Date of MPC Approval: 6/8/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: MPC

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: