

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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www.knoxmpc.org

File Number: 7-A-11-OA **Related File Number:**
Application Filed: 6/28/2011 **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 reflecting changes to the Tennessee Technology Corridor Development Authority enabling act

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 reflecting changes to the Tennessee Technology Corridor Development Authority enabling act

MPC ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.): Approve the amendments

Staff Recomm. (Full):

Comments: The Tennessee General Assembly recently adopted and the Governor signed into law changes to the 1983 enabling legislation creating the Tennessee Technology Corridor Development Authority. These changes, which were approved by the Tennessee Technology Corridor Development Authority, MPC, City Council and County Commission in late 2009, include procedural revisions, changes to the selection process for TTCDA board members, and revisions affecting the types of development that can be reviewed by the TTCDA and MPC. Consistent with state law, the Knox County Commission ratified these changes on second reading at their June 27, 2011, monthly meeting.

COMMENTS:

The staff recommends two amendments to the Knoxville Zoning Ordinance that will make operative changes in the enabling legislation dealing with project review and consideration and appeals of TTCDA actions. The first amendment will allow for the consideration of medium and high density residential developments within the Technology Overlay zone. The MPC/TTCDA staff has determined that apartment and condominium developments can have as much impact on the environment and surrounding development pattern as office, technology based and commercial projects. As a result, such projects should be reviewed to ensure their compatibility with the surrounding area and other uses within the overlay.

The second amendment will extend the amount of time the TTCDA board has to approve or deny a request. Previously, the 60-day window for taking action on an application began with the filing of the application. Now the 60-day period will begin when the application first appears on the board's agenda. This will allow for one postponement in case the board feels that more time is needed to consider a request.

The final amendment will add a provision in the TO-1 district to allow for the consideration of appeals of TTCDA actions by the Knoxville City Council. Previously, such appeals, regardless of whether or not they dealt with city or county property, were considered by the Knox County Commission. This change will make it clear that all city-related appeals will now be considered by the city's legislative body

Action: Approved

Meeting Date: 7/14/2011

Details of Action:

Summary of Action: Approve the amendments

Date of Approval: 7/14/2011

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: 8/9/2011

Date of Legislative Action, Second Reading: 8/23/2011

Ordinance Number: O-120-2011

Other Ordinance Number References: O-120-2011

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: