

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-A-17-OA

Related File Number:

Application Filed: 5/25/2017

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 Knox County Zoning Ordinance related to supportive housing

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 Knox County Zoning Ordinance related to supportive housing

MPC ACTION AND DISPOSITION

Planner In Charge: Jeff Archer

Staff Recomm. (Abbr.): Approve the amendment

Staff Recomm. (Full): Approve the amendment

Comments:

Background:

At the February 9th MPC meeting, a rezoning application (MPC file # 1-I-17-RZ) was heard by the Commission to rezone a property located at 725 E. Ebenezer Road from T (Transition) and F (Floodway) to OB (Office, Medical and Related Services) and F (Floodway). MPC staff recommended the County Commission approve OB and F zoning. The Planning Commission voted unanimously to approve per staff recommendation.

On March 27, Knox County Commission reviewed the rezoning request of Joyce Webb for rezoning from T to OB and F. The Commission moved to defer the review to the July 2017 meeting and requested that MPC establish a proper zoning classification and standards for "halfway houses".

Summary of Research:

Staff analyzed the City and County Zoning Ordinance to see if there was a possible use and standards that could be used. The City defines halfway house as "an approved residential facility licensed for the housing, rehabilitation, and/or training of persons on probation, parole or early release from correctional institutions, or other persons found guilty of criminal offenses, and court-ordered to reside at the subject facility." However, this does not address uses like the use at Ebenezer Road where residents are volunteering to enter the program, and not coming out of the court system. As a result, MPC staff needed a new definition for this type of use and similar uses.

MPC staff used the City's use on review standards for halfway houses as a starting point and expanded to review other ordinances across the country, incorporating best practices. The proposed changes would not to only address this particular facility, but would address other similar uses that may come before MPC in the future

Action: Approved as Modified

Meeting Date: 7/13/2017

Details of Action:

Summary of Action: Approve the amendment

Date of Approval: 7/13/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/28/2017

Date of Legislative Action, Second Reading: 9/25/2017

Ordinance Number: O-17-8-102

Other Ordinance Number References: O-17-8-102

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Amended to change the term "Supportive" to "Recovery"

Date of Legislative Appeal:

Effective Date of Ordinance: