APPLICATION TYPE: ORDINANCE AMENDMENT

File Number:7-B-08-OARelated File Number:Application Filed:6/16/2008Date of Revision:Applicant:METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

 Tax ID Number:
 999
 999

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:

Growth Policy Plan:

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

amend the City of Knoxville Zoning Ordinance, Article 4, Section 26, D-1 Downtown Design Overlay District, requiring a Certificate of Appropriateness for demolitions and adding staff approvals for demolitions

Sector Plan Designation:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

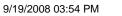
Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:





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F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

Jurisdiction:

Density:

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.:

amend the City of Knoxville Zoning Ordinance, Article 4, Section 26, D-1 Downtown Design Overlay District, requiring a Certificate of Appropriateness for demolitions and adding staff approvals for demolitions

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds Staff Recomm. (Abbr.): Approve the amendments Staff Recomm. (Full): As part of the Downtown Design Overlay District one year update process for City Council, MPC staff and the Downtown Design Review Board have proposed multiple modifications/additions to the Downtown Knoxville Design Guidelines. One of the additions involves amending the D-1 zoning ordinance to require a Certificate of Appropriateness (CoA) for the demolition of buildings and building features. In conjunction, there will be an addition to the staff approval list: demolition of non-historic building features on publicly-oriented facades and demolition of historic building features to be replaced in-kind. Currently demolitions are only addressed in the Historic Resources section of the guidelines and are not stated as D-1 ordinance as being required to have a COA before obtaining a permit. There has been instances when building features have been demolished (such as storefronts) before submitting for a Certificate of Appropriateness so there is no opportunity to assess the current conditions. The inclusion of demolitions in the D-1 ordinance is necessary to allow the Board the opportunity to review the removal to building features, especially in National Historic Districts. The review of the demolition of buildings and building features that are not in a National Historic District will be primarily to approve a post-demolition plan that is consistent with the Guidelines. As part of the Downtown Design Overlay District one year update process for City Council, MPC staff Comments: and the Downtown Design Review Board have proposed multiple modifications/additions to the Downtown Knoxville Design Guidelines. One of the additions involves amending the D-1 zoning ordinance to require a Certificate of Appropriateness (COA) for the demolition of buildings and building features. In conjunction, there will be an addition to the staff approval list: demolition of non-historic building features on publicly-oriented facades and demolition of historic building features to be replaced in-kind. Currently demolitions are only addressed in the Historic Resources section of the guidelines and are not stated in the D-1 ordinance as being required to have a COA before obtaining a permit. There have been instances when building features have been demolished (such as storefronts) before submitting for a Certificate of Appropriateness so there is no opportunity to assess the current conditions. The inclusion of demolitions in the D-1 ordinance is necessary to allow the Board the opportunity to review the removal to building features, especially in National Historic Districts. The review of the demolition of buildings and building features that are not in a National Historic District will be primarily to approve a post-demolition plan that is consistent with the Guidelines. MPC Action: Approved MPC Meeting Date: 7/10/2008 **Details of MPC action:** Summary of MPC action: Approve the amendments Date of MPC Approval: 7/10/2008 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:	8/12/2008	Date of Legislative Action, Second Reading:	8/26/2008
Ordinance Number:		Other Ordinance Number References:	O-165-08
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	