

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 8-A-23-OA
Application Filed: 7/11/2023
Applicant: R. BENTLEY MARLOW

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction: City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector:

Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of "detached multi-family"; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of "small lots of record" under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple 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:
No. of Lots Proposed: No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 2.3 Definitions, to add a definition of “detached multi-family”; and to Article 4.1 Purpose Statements, to add or amend language regarding two-family dwellings, multifamily uses, and accessory dwelling units; Article 4.3 Dimensional Standards, Addition of “small lots of record” under A.; Article 4.3, Table 4-1 Residential Districts Dimensional Standards, to amend minimum front setbacks for RN-2 zoning district and interior side setbacks for multiple districts.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Lindsay Crockett
Staff Recomm. (Abbr.): Staff recommends tabling of 8-A-23-OA, as requested by the applicant.
Staff Recomm. (Full): The attached amendment (Exhibit A) to the City of Knoxville Zoning Code, Articles 2 and 4 were proposed by Mr. R. Bentley Marlow in August 2023. At the August 10, 2023 meeting, the Planning Commission recommended zoning code amendments to enable middle housing in the City follow the process of implementation as defined in the September 2022 Missing Middle Housing (MMH) scan and the Missing Middle Housing book, and the applicant appealed the recommendation to the Knoxville City Council. At its September 5, 2023 meeting, City Council referred the ordinance back to the Planning Commission for further for review and consideration. The applicant submitted a series of modifications to the City of Knoxville’s proposed Middle Housing Standards (10-B-23-OA) (Exhibit B). The applicant has requested to table the proposed amendment.

Comments:
Action: Denied Meeting Date: 10/3/2024

Details of Action:
Summary of Action: Deny the proposed amendments to the City of Knoxville Zoning Code, Article 4.6 because they create contradictions and inconsistencies with existing definitions and other sections of the zoning code, and because they are not aligned with the established intent of the Middle Housing standards.

Date of Approval: Date of Denial: 10/3/2024 Postponements:
Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Other Disposition of Case, Second Reading:
If "Other": Appeal approved, remanded back to Planning If "Other":
Amendments: Amendments:
Date of Legislative Appeal: Effective Date of Ordinance: