

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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www.knoxmpc.org

File Number: 8-B-10-OA

Related File Number:

Application Filed: 7/7/2010

Date of Revision:

Applicant: KNOX COUNTY 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 regarding standards and requirements for flea markets

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 regarding standards and requirements for flea markets

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Approve the amendments

Staff Recomm. (Full): Staff recommends the following:

- 1. Flea Markets should be required to obtain a permit from Knox County Codes Administration and Inspections.
- 2. All vendors at flea markets should be required to obtain and display a business tax license obtained from the Knox County Clerk.
- 3. The following standards for flea markets are proposed to be added to Article 4 (Supplementary Regulations) of the Knox County Zoning Ordinance:

Comments:

Request:
Knox County Commission at its June 28, 2010 meeting requested that MPC study the issue of flea markets in the Knox County Zoning Ordinance and recommend appropriate amendments.

Background:
The Knox County Zoning Ordinance currently defines flea markets as follows:

FLEA MARKET - The occasional or periodic sale held in an open area where groups of individual sellers offer goods for sale to the public and the sale goods are moved off the premise between sale dates.

Flea markets are listed as permitted uses in the CA (General Business), CB (Business and Manufacturing) and CH (Highway Commercial) zone districts.

There are currently no standards specific to flea markets in the Zoning Ordinance.

Analysis:
A review of zoning regulations of other jurisdictions was completed. The Knox County definition and zones where permitted are comparable to those ordinances observed.

Many cities and counties allow flea markets as conditional or specific uses. Most require special permits and many established minimum standards of operation for such items as minimum size of parcel, access, days of operation, parking, lighting, screening, vendors licensing and site plan approval.

Action: Approved Meeting Date: 8/12/2010

Details of Action:

Summary of Action: Approve the amendments as recommended:

- 1. Flea Markets should be required to obtain a permit from Knox County Codes Administration and Inspections.
- 2. All vendors at flea markets should be required to obtain and display a business tax license obtained from the Knox County Clerk.
- 3. The attached standards for flea markets are proposed to be added to Article 4 (Supplementary Regulations) of the Knox County Zoning Ordinance:

Date of Approval: 8/12/2010

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: 9/27/2010

Date of Legislative Action, Second Reading: 11/15/2010

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Tabled

If "Other": Postponed 9/27 and 10/25/2010

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: