

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

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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File Number: 8-B-15-OB                      Related File Number:  
Application Filed: 7/28/2015              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: Report to City Council on alternative financial services and related zoning options

## 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.: Report to City Council on alternative financial services and related zoning options

**MPC ACTION AND DISPOSITION**

Planner In Charge: Jeff Archer

Staff Recomm. (Abbr.): MPC recommends s; (1) developing a spacing standard in the zoning ordinance or (2) taking no action.

Staff Recomm. (Full):

Comments: On December 9, 2014 Knoxville City Council approved resolution R-428-2014 titled "A Resolution of the Council of the City of Knoxville respectfully requesting that the Metropolitan Planning Commission consider and make a recommendation to City Council regarding the possible limitation of alternative financial establishments to the zoning regulation definitions and to potentially regulating the clustering of same." In response to this request, MPC has attached a report that included an analysis and recommendations for regulating Alternative Financial Services (AFS) through the zoning ordinance.

The report gives an overview of AFS businesses, includes how these establishments are regulated at the state and local level, and includes a spatial analysis of the existing locations within Knoxville. The report concludes with two options; (1) developing a spacing standard in the zoning ordinance and (2) taking no action.

The report recommends specific changes that need to take place in order to adopt spacing standards in the zoning ordinance. The spacing standard recommended is 1,000 foot separation from like businesses and 1,000 foot from residentially zoned properties. Other zoning changes recommended include adding a definition and listing AFS uses under the "uses permitted on review" section of C-3, C-4, and C-6. These uses would also be allowed in the planned districts where they occur today, including SC-1, SC-2, SC-3, and PC-1. AFS establishments would not be permitted as a use by right or a use on review in any other zoning district.

Adopting these standards would result in 74 of the 81 existing businesses being legal non-conforming. Given our current zoning pattern this would leave 207 eligible parcels (225 acres) where new AFS businesses could locate.

If you have any questions, please feel free to contact me by email at gerald.green@knoxmpc.org or phone at 215-3758. If you have more detailed questions about the report you may want to contact Jeff Archer, who served as the project leader for this report, by email at jeff.archer@knoxmpc.org or by phone at 215-3821.

Action: Approved

Meeting Date: 8/13/2015

Details of Action:

Summary of Action: MPC recommends s; (1) developing a spacing standard in the zoning ordinance or (2) taking no action.

Date of Approval: 8/13/2015

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:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

**Amendments:**

Just submitted to City Council copies of report. Not on agenda.

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**