

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 8-C-23-OA Related File Number:
Application Filed: 7/11/2023 Date of Revision:
Applicant: R. BENTLEY MARLOW

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:
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: Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 10.3.B Accessory Dwelling Unit (ADU), to add or amend standards for ADUs.

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 10.3.B Accessory Dwelling Unit (ADU), to add or amend standards for ADUs.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Lindsay Crockett

Staff Recomm. (Abbr.): Recommend approval of amendments to Sections 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).

Recommend denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

Staff Recomm. (Full): Recommend approval of amendments to Sections 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).

Recommend denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

Comments:

Action: Approved as Modified

Meeting Date: 12/14/2023

Details of Action: Approval of amendments to Sections 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).
Section 10.3.B.2 modified to remove owner-occupied requirement from all land use areas.

Denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

Summary of Action: Approval of amendments to Sections 10.3.B.2 (removing the owner-occupied requirement in TDR land use areas), 10.3.B.3 (removing requirement that building official certify the utilities are adequate for an ADU), part of 10.B.7 (removing interior side and rear setbacks specific to ADUs), 10.B.8 (removing maximum gross floor area requirements based on lot area).
Section 10.3.B.2 modified to remove owner-occupied requirement from all land use areas.

Denial of amendments to Sections 10.3.A.4 (removing the 18' height requirement for accessory structures), 10.3.B.4 (removing the minimum lot area requirement for an ADU), part of 10.B.7 (allowing ADUs in front and corner side yards), 10.3.B.9 (adding a new standard based on primary dwellings smaller than 1,250 sq. ft.), and 10.3.B.11 (removing the parking space requirement).

Date of Approval: 12/14/2023

Date of Denial:

Postponements: 10/5/2023

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/20/2024

Ordinance Number:

Disposition of Case: Approved as Modified

If "Other":

Amendments:

10.3.B.2 (requiring owner occupancy) will remain

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/5/2024

Other Ordinance Number References: O-25-2024

Disposition of Case, Second Reading: Approved as Modified

If "Other":

Amendments:

10.3.B.2 (requiring owner occupancy) will remain

Effective Date of Ordinance: