

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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File Number: 9-B-13-OA **Related File Number:**
Application Filed: 4/3/2013 **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: Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Section 4 (Form Districts), to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan

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.: Amendment of the City of Knoxville Zoning Ordinance adding Section 4.2 (Cumberland Avenue District) to the proposed Article 4, Section 4 (Form Districts), to establish development regulations and standards for the area described in the Cumberland Avenue Corridor Plan

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Approve the proposed amendments to the City of Knoxville Zoning Ordinance by amending Article IV, section 4.0 (General Provisions) as shown in Exhibit A and adding section 4.2 (Cumberland Avenue District) as shown in Exhibit B.

Staff Recomm. (Full):

Comments: In February, City Council adopted Section 4.0 (General Provisions) of Article IV, Section 4 (Form Districts) to provide common administrative procedures and general rules of applicability for future form districts. The completion of the section for the Cumberland Avenue District has resulted in the need for some minor amendment to these general provisions. See Exhibit A.

The amendment adding a new section 4.2 stems from work related to the draft code for the Cumberland Avenue Form District started in 2008. This form district is intended to implement many of the recommendations of Cumberland Avenue Corridor Plan.

There are several major differences between this form-based district and the more conventional base zone districts:

- The district is divided into five sub-districts, each with different characteristics to reflect its neighboring properties or topography.
- A key component of the form district is its regulating plan which establishes minimal required yards or required build-to zones. A percentage of any new building must be constructed with its façade at the required building line or within the required building zone. The balance of the required building line or zone is required to be completed with a street wall to help create a quality public space in the street right-of-way.
- The form district allows a mix of uses within the district, both horizontally on adjacent properties or vertically on the same property.
- The form district requires certain building elements and features to help create an interesting and active street wall, thus contributing to the enhancement of the streets, the public realm.
- Parking is allowed only at the side or to the rear of a structure on the same lot. In addition, there are a maximum number of parking spaces that may be reserved for uses located on the same lot.
- Streetscape standards are established for property that is redeveloped.
- The form district allows a limited menu of sign options when compared to the conventional zoning ordinance
- A minimum height is established to help create the type and quality of public space in the street right-of-way envisioned in the plan.
- The maximum heights vary according to the sub-district reflecting the neighboring properties and topography.

ANALYSIS

This district shifts from a use-oriented scheme to a form based regulation scheme. It allows the uses to be mixed together within the district and within each building and generally allows a much more intensive development pattern that the current zoning in place in this area.

The new regulations are a key component to implementing the recommendations of the Cumberland Avenue Corridor Plan and, when coupled with the investment the city is making to change the character of Cumberland Avenue itself, should make a difference in creating a dynamic active destination that attracts investment and becomes pedestrian oriented, as envisioned in the plan.

Action: Approved

Meeting Date: 9/12/2013

Details of Action:

Summary of Action: Approve the proposed amendments to the City of Knoxville Zoning Ordinance by amending Article IV, section 4.0 (General Provisions) as shown in Exhibit A and adding section 4.2 (Cumberland Avenue District) as shown in Exhibit B.

Date of Approval: 9/12/2013

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: 10/15/2013

Date of Legislative Action, Second Reading: 10/29/2013

Ordinance Number: O-205-2013

Other Ordinance Number References: O-205-2013

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: