



Agenda Item # 100

MEMORANDUM

Date: December 7, 2006
To: Planning Commission
From: Mark Donaldson, Executive Director
RE: **Authorization of Staff Studies - 12-B-06-OB**

Recommendation:

Authorize staff to proceed with these studies:

- a. To amend the parking requirements for residential uses in the City of Knoxville.

City Council has requested MPC consider amending the parking requirements for residential uses in the City of Knoxville. An issue regarding paving and parking in required front yards has been identified. This is consistent with findings of the "Definition of Family" task force regarding large number of unrelated individuals living in houses. Staff will study the issue and report back to MPC and City Council with recommendations.

- b. To adopt a rental housing code for the City of Knoxville and Knox County

Members of the County Commission have requested MPC consider creating and adopting a "Rental Housing Code" for the City of Knoxville and Knox County. Concerns about substandard living conditions for many rental housing units have been expressed. This is also consistent with findings of the "Definition of Family" task force regarding the appearance and condition of rental housing stock within many neighborhoods. Staff will study the issue and report back to MPC, County Commission and City Council with recommendations.

- c. To adopt an infill housing overlay district for the Oakwood-Lincoln Park neighborhoods

City Council members have requested MPC consider adopting an Infill Housing (IH-1) overlay zone district for all of portions of the Oakwood – Lincoln Park neighborhood. This is consistent with the recent effort to use the IH-1 overlay in the Lonsdale neighborhood. Staff will conduct neighborhood meetings and bring forward a recommendation within the next few months.

- d. To amend the low density residential zone districts for the City of Knoxville.

City Council and several neighborhoods have requested MPC consider adopting new low density residential zone districts in the City. At the beginning of the fiscal year, MPC staff proposed a series of "Strong Neighborhood Initiatives" in the annual work program. The effort leading to new residential occupancy standards was one successful initiative. Another is the creation of a new set of low density residential zone districts that reflect existing development patterns in the City, ranging from the small lots of the Heart of Knoxville to the large lot pattern of places like Holston Hills, West Hills, Westmoreland and others. Staff has begun working with Town Hall East to establish a new large lot zone district within a menu of new districts. Staff will conduct neighborhood meetings and bring forward a recommendation within the next few months.