



AGENDA ITEM #: 100

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Mark Donaldson, Executive Director
DATE: Thursday, June 01, 2006
SUBJECT: Authorization for staff to proceed with amendments to the City of Knoxville Zoning Ordinance to allow residential uses within the C-3, C-4 and C-6 Districts
6-C-06-OB

STAFF RECOMMENDATION:

Authorize staff to proceed with Ordinance Amendments

BACKGROUND:

Staff has received a request to consider amending some commercial zones (C-3, C-4, C-6 in the City) to allow residential uses above the ground floor as well as increasing the maximum height allowed in these districts, so that development may be provided in a vertical mixed use manner, with retail or office on the ground floor and office or residences above. There currently are no zone districts, other than Town Center, that allow this vertical mixed use concept. There may be appropriate locations for this type of development.

Staff requests authorization to explore this vertical mixed use approach and either amend existing zone districts or create a new mixed use district or overlay. Design standards or guidelines could be incorporated in any amendments.

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org