



AGENDA ITEM #: 12

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Mark Donaldson, Executive Director
DATE: Wednesday, January 31, 2007
SUBJECT: An amendment to Article 5, Section 6, of the City of Knoxville Zoning Ordinance regarding access to lots
2-A-07-OA

STAFF RECOMMENDATION:

APPROVE the amendment to access of alleys within Infill Housing Overlay (IH-1) district

BACKGROUND:

This amendment would permit Certificate of Appropriateness for infill housing to implement the Infill Housing Design Review Committees recommendations for access off the alleys. Currently applicants are not able to use existing alleys as primary vehicular ingress and egress points for their proposed dwelling units.

2-A-07-OA

Amendment to the Knoxville Zoning Ordinance to clarify that within an Infill Housing Overlay (IH-1) district access of the alley is permissible.

New language is **bolded**.

Article 5, SECTION 6
Yard, Setback, & Space Exceptions

9. No dwelling shall be erected on a lot which does not abut for a distance of not less than twenty-five feet on a public street or an approved permanent easement giving access to a public street which meets the requirements for a permanent easement as set forth in the Knoxville/Knox County Minimum Subdivision Regulations. A street or permanent easement shall form the direct and primary means of **vehicular** ingress and egress for all dwelling units. Alleys, where they exist, shall form only a secondary means of **vehicular** ingress and egress with the exception of the **Infill Housing Overlay (IH-1)**, Historic Overlay (H-1), Neighborhood Conservation Overlay (NC-1) and Traditional Neighborhood Development (TND-1) Districts. In those districts, the Planning Commission may approve plans for the use of alleys as the sole means of ingress and egress or the Planning Commission staff may approve alley access plans, if designed in compliance with design guidelines for specific areas that have been approved by the Historic Zoning Commission or Planning Commission.