



AGENDA ITEM #: 13

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Ken Pruitt, Assistant Development Services Manager
DATE: Wednesday, January 31, 2007
SUBJECT: An amendment to Article 5, Section 7 B. 2. b., of the City of Knoxville Zoning Ordinance to clarify that within all residential zones driveways may be approved across from T-intersections
2-B-07-OA

STAFF RECOMMENDATION:

APPROVE the amendment to permit driveways across from "T" street intersections within all residential zones.

BACKGROUND:

The current restriction to allow this driveway exception within R-1 zones only presents a problem for many approved subdivision lots within the city.

This amendment would remove the need for a driveway variance within all residential zones.

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

Amendment to the Knoxville Zoning Ordinance to clarify that within all residential zones driveways may be approved across from T-intersections.
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Deleted language is struck out
New language is bolded.

Article 5, SECTION 7
MINIMUM OFF-STREET PARKING, ACCESS AND DRIVEWAY REQUIREMENTS

B. ACCESS AND DRIVEWAY REQUIREMENTS

The Department of Traffic Engineering, and the Office of the City Engineer are authorized to develop and implement such policies and procedures as may be necessary and desirable to control the design and construction of driveways which are consistent with this ordinance. The policy herein authorized shall include the following or similar provisions and such other provisions as may be found necessary and/or desirable to implement the intent of this ordinance. The intent of this section is to promote the safety of present and future inhabitants, and to ensure that application of the zoning ordinance is in full conformance with all official, adopted plans.

1. (Unchanged)
2. All driveways shall be located subject to the following controls:
 - a. No driveway shall be constructed within twenty-five feet of an adjacent street right-of-way line; or in such a manner that the driveway curb cut is less than five feet from the point of tangency of a street radius except that a compound curve including both the driveway radius and street radius may be utilized where the street radius exceeds forty feet. A reduction of up to five feet in any or all dimensions specified in this paragraph may be allowed by the Department of Traffic Engineering at locations in C-2 zones where such a reduction would not result in a hazardous condition.
 - b. Except in ~~R-4~~ **Residential** zones, no driveway shall be constructed opposite the non-continuous leg of a "T" intersection for a distance equal to the width of the non-continuous leg right-of-way plus twenty-five feet in each direction.