



AGENDA ITEM #: 6

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Mark Donaldson, Executive Director
DATE: Wednesday, February 28, 2007
SUBJECT: Amendment to Article 5, Section 22, A (Agricultural Zone) of the Knox County Zoning Ordinance regarding the use and development standards for Duplexes and Garage Apartments
3-A-07-OA

STAFF RECOMMENDATION:

Staff recommends approval of the amendment to Article 5, Section 22, Agricultural (A) zone district.

BACKGROUND:

Knox County Commission approved a resolution in December requesting MPC study and make a recommendation regarding "duplexes" and "garage apartments" in the Agricultural (A) zone district.

Recent interpretations of the current language in the code with respect to the minimum lot area (intensity of use) for duplexes and garage apartments have led to the request to clarify these regulations.

The proposed language is density neutral. It neither increases or decreases the number of dwelling units allowed on a lot or increases or decreases the minimum lot area required for these uses. The proposed language merely offers an alternative way to state the intensity of use that staff believes meets the intent of the current regulations.

In the Agricultural (A) Zone District intensity of use regulations are found at 5.22.04 E.

Proposed amendment to the City of Knoxville Zoning Ordinance,
Agricultural (A) Zone District, Section 5.22.04 E.

Current Language

1. For dwellings there shall be a lot area of not less than one acre per dwelling unit. On lots of two acres or more where the map is of official record in the Register's office, as many as two dwelling units may be erected provided each dwelling structure meets all the other requirements of this zone.
2. For churches and other main and accessory buildings, other than dwellings and buildings accessory thereto, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 3.50 of these regulations; provided, however, that the lot area for a church shall not be less than one acre.

Proposed Language

1. For residential development, there shall be a lot area of not less than one acre per dwelling, as follows:
 - A. For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one acre.
 - B. For each duplex, and buildings accessory thereto, there shall be a minimum lot area of not less than two acres.
 - C. For each multi-dwelling development, and buildings accessory thereto, up to two dwelling units (two houses or a house with a garage apartment) may be located on a recorded lot that is two acres or more.
2. For uses other than residential development, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 3.50 of these regulations; provided, however, that the lot area for a church shall not be less than one acre.