



**AGENDA ITEM #: 12**

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Ken Pruitt, Assistant Development Services Manager  
**DATE:** Thursday, February 07, 2008  
**SUBJECT:** An amendment to the City of Knoxville Zoning Ordinance Article 5, Section 13, Temporary Uses, adding additional temporary uses  
2-E-08-OA

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**STAFF RECOMMENDATION:**

APPROVE both the amendments to Article 5, Section 13, Temporary Uses

**BACKGROUND:**

These amendments are intended to clarify that the temporary use list presented in Article 5 Section 13, "Temporary Uses" does not preclude the City Building Official issuing temporary use permits for appropriate related uses for specific limited periods of time within the city. The amendments provide the City Administrative Staff the needed flexibility to evaluate requests as they are presented.

If both amendments are determined to be too inclusive, the second amendment is recommended by staff.

Proposed Amendments to the City of Knoxville Zoning Ordinance regarding  
Additional Temporary Uses (2-E-08-OA)

New language is bolded and deleted language is struck through.

Article 5, Section 13, Temporary Uses

Add the following section:

**B. 9. Additional Temporary Uses.** In addition to the temporary uses and structures listed above, a Temporary Use Permit may be issued by the building official for other temporary uses and structures that are substantially similar to a temporary use or structure listed above and not intended to become permanent. A permit may be issued if the building official determines that such use or structure is not incompatible with the surrounding land uses and proper care has been taken to protect surrounding development, traffic patterns, and the environment. Such permit may be valid for not more than one year, but may be renewed a maximum of two one-year extensions.

AND / OR

B.3. Temporary ~~Buildings~~ **Construction Facilities** – In any district, a Temporary Use Permit may be issued for a contractor's temporary ~~office and equipment sheds~~ **construction facilities such as yards, parking lots, offices, trailers, sheds, etc.**, incidental to a construction project located on the property or in the vicinity of the property. Such ~~office or shed~~ **construction facilities** shall not contain sleeping or cooking accommodations. Such permit shall be valid for not more than one year but may be renewed a maximum of two one-year extensions. However, such ~~office or shed~~ **construction facilities** shall be removed upon completion of the construction project or upon expiration of the Temporary Use Permit, whichever occurs sooner.