



**AGENDA ITEM #: 7**

**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Buz Johnson, Deputy Director  
**DATE:** Thursday, February 05, 2009  
**SUBJECT:** Amendments to the Knoxville Zoning Ordinance expanding permitted uses in the TC-1 (Town Center) District, Article 4, Section 24.C, to allow business and professional services and recreational facilities  
2-A-09-OA

---

**STAFF RECOMMENDATION:**

APPROVE the amendments, as proposed

**BACKGROUND:**

MPC staff was approached to consider adding "professional, business and recreation services" as permitted ground floor uses in the Core Area of the TC-1 (Town Center) district. The Core Area is conceived to be a mixed use area with pedestrian-oriented commercial uses at street level and additional retail, office or residential uses on upper floors. The original intent was to promote retail activity; however, staff recommends that opportunities for other commercial and office activities be allowed, including those that would be typical of a "main street" setting. Barber shops, copy centers, doctors' offices, and fitness centers would be examples of these uses.

The developer of Northshore Town Center sought approval of such uses from the City plans review and permitting staff. The TC-1 district, as currently written, however, does not permit these uses. In addition to the plans review and permitting staff, the City Law Department reviewed these amendments. No objections have been received to date.

The proposed changes are on the following page.

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

**AMENDMENTS TO THE KNOXVILLE ZONING ORDINANCE  
ADDING USES TO ART. 4, SECTION 24, TC-1 (TOWN CENTER) DISTRICT,  
CORE AREA GROUND LEVEL (2-A-09-OA)**

*(**Bold type** indicates additions; ~~struckthrough~~ type indicates deletions.)*

Add the following uses under "C. Uses Permitted":

6. Personal service establishments---mark **(x)** as a permitted use in the Core Area Ground Level
7. Business service establishments---mark **(x)** as a permitted use in the Core Area Ground Level
10. Revise as follows adding a new use---Amusement ~~and~~ , entertainment **and recreation** establishments.