

9/9/2009

Changes to TC Town Center Zoning Ordinance

Section 5.91.07 header added "in the Core Area"

And

Section 5.91.07.A.5 reworked the paragraph

A citizen has asked for a clarification of the limitation on one story building in the core area. MPC staff recommends that the Commission approve the additional changes highlighted on pages 7 and 8.

- D. Area regulations for other uses are as follows:
1. Front yard: to be determined by the Planning Commission through approval of a master development plan.
 2. Minimum side yard:
 - a. Exterior lots: same as abutting zoning district.
 - b. Corner lots: same as front yard.
 - c. Interior lots: none.
 3. Minimum rear yard: to be determined by the Planning Commission through approval of a master development plan.
 4. The maximum site coverage is:
 - a. With all parking under the building, 90%.
 - b. With a parking structure of two or more levels on the same lot, 75%.
 - c. With surface parking on the same lot, 50%.
 5. The maximum length of a block is 300 feet unless buildings on the block are separated by a pedestrian plaza or similar outdoor space that has a minimum of width of 30 feet (in such a case the length of the block shall not exceed 600 feet). A minor portion of the pedestrian space can be covered as in the case of such features as an entrance gate or clock tower.
- E. Build-to lines: to be determined by the Planning Commission through approval of a master development plan.

5.91.07 Building Height and Number of Stories **in the Core Area:**

- A. Minimum. Two-stories, with the following exceptions **and limitations:**
1. **One (1) story and** one and one-half story construction is acceptable for new buildings with a ground floor of **3,000 seven thousand (7,000) square** feet or less.
 2. **One (1) story grocery stores, not to exceed 30,000 (thirty thousand) square feet. One-story grocery stores that exceed thirty thousand (30,000) square feet must have two-story liner buildings, with a use on each floor, that face the most prominent adjacent street(s) as determined in the development plan approval process.**
 23. Theatres, churches and other places of worship, and such public facilities as auditoriums may be based on one story-construction, which the Planning Commission finds to be compatible in height with other buildings on the street.

4. Other one (1) story retail uses provided that each block face that contains those buildings has a majority of multi-story buildings. **Two (2) or greater story liner buildings may be used to meet this requirement (see definitions, Article 2).**
5. The ground floor area of all one (1) story buildings and one and one-half (1 ½) story buildings shall not exceed twenty-five (25) percent of the total ground floor area of all buildings in the development plan or in any phase of the development plan.

- B. Maximum to be determined by the Planning Commission through approval of a development plan (see subsection 5.91.12), with the following exceptions:
1. Buildings at the edge of a TC district shall not exceed two and one-half stories (and 35 feet) when abutting a low density residential area (as identified in the applicable sector plan).
 2. The overall density of residential development in the peripheral area shall not exceed 12 dwelling units per acre.

5.91.08 Parking:

Off-street, surface parking in the core area shall be located behind buildings, **with the exception of one (1) aisle as outlined in subsection 5.91.13.** Off-street parking for non-residential uses in the peripheral area shall be located behind or to the side of buildings.

On-street parking is to be provided. The number of on-street parking spaces that are created adjacent to the street frontage of a building shall be subtracted from the number of required off-street parking spaces. The Planning Commission may prohibit on-street parking on arterial or collector streets or on existing streets that cannot, as determined by the Director of the Department of Engineering and Public Works, be reasonably reconstructed to include on-street parking.

Off-street surface parking for retail uses shall be based on a minimum of seventy (70) percent and a maximum of ninety (90) percent of the required spaces in Article 3.50.10. There is no maximum for parking spaces when the off-street parking is contained in a parking structure.

Off-street **surface** parking for other uses shall be based on providing a **maximum of** ~~provided at~~ ninety (90) percent of the required spaces in Article 3.50.10, with the following exceptions:

- A. When the core area of the TC district is within a one-quarter mile walk via sidewalks of a Knoxville Area Transit stop, ~~85% of the number of~~