



**MEMORANDUM**

TO: Metropolitan Planning Commission  
FROM: Mike Reynolds, Planner II  
Mark Donaldson, Executive Director  
DATE: March 25, 2010  
SUBJECT: Amendment to the City of Knoxville Zoning Ordinance, Article V. Sec. 6.  
Yard, building setback and open space exceptions – 3-C-10-OA

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**Request:**

The City of Knoxville Department of Engineering has made a recommendation to amend the Knoxville Zoning Ordinance, Article V. Sec. 6, to allow awnings, canopies and marquees to extend over sidewalks, and other public property, in all zoning districts.

**Background:**

There has been a renewed interest in redeveloping older commercial corridors and with this, awnings have been requested over sidewalks on many buildings outside the downtown core. Currently, in order for an awning to extend over a sidewalk outside the C-2 (central business) district, an approval from City Council must be received. With the emphasis to redevelop urban corridors by the City administration, there will be a greater need to allow awnings to extend over sidewalks outside of the C-2 district in the future.

**Proposal:**

The proposed amendments will allow awnings to extend over any required yard and over public property under three different scenarios:

1. Zoning districts with specific standards for awnings shall take precedent.
2. Awnings above sidewalks will be allowed in any zoning district and will use the same criteria for size and height as the current standard in the C-2 district. This assumes that a building will need to be built to the sidewalk edge in order to use these criteria.
3. Awnings that extend into any required yard and/or over public property or right-of-way (but not sidewalks) can extend no more than three feet into this area. For example, if a structure is five feet from the required front setback line, an awning could extend five feet to the setback line and then an additional three feet into the front yard.

One other requirement is that awning, canopies and marquees shall not have support posts on a public sidewalk, unless approved by City Engineering. This is meant to discourage the use of posts because they confine the clear walking area on a sidewalk. If a sidewalk is extraordinarily wide, there may be sufficient clear walking area to allow posts.

The last addition is a statement to make it clear that in no case shall awnings, canopies and marquees be allowed to extend over a public road.

**Staff Recommendation:**

Staff recommends that the Commission approve the recommended changes to Article V. Sec. 6.B.1.

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## AWNING AMENDMENT – 3-C-10-OA

Text that is crossed out is to be deleted.

Text that is in bold is to be added.

Zoning Ord., Article V. Section 6 - Yard, building setback and open space exceptions.

B. The following structures shall be allowed to project or be constructed in any required yard or beyond the building setback line, subject to all limitations set forth hereunder.

1. Awnings, canopies and marquees, ~~not to exceed three (3) feet within all zoning districts except the C-2 central business district. Within the C-2 central business district an awning, canopy, or marquee may extend across the front yard and over public property as follows~~ **subject to the following:**
  - a. **Districts that have specific standards shall take precedent.**
  - b. **Awnings, canopies and marquees may extend across any required yard and over public property or right-of-way subject to the following:**
    - i. **When over a sidewalk the following shall apply:**
      1. Fixed, with nine-foot minimum clearance above sidewalk not to exceed more than two-thirds (2/3) of width of sidewalk.
      2. Fixed, with fourteen-foot minimum clearance above sidewalk may extend to **back of** curb.
      3. Moveable (metal or canvas), with eight-foot minimum clearance above sidewalk not to extend **more than two-thirds (2/3) of width of sidewalk or** more than five (5) feet of width of sidewalk, **whichever is less.**
    - ii. **When extending across any required yard and/or over public property or right-of-way, but not over a sidewalk, the following shall apply:**
      1. **Fixed, nine-foot minimum ground clearance.**
      2. **Moveable, eight-foot minimum ground clearance.**
      3. **Not to exceed three (3) feet in all zoning districts, except those with a design review board.**
      4. **Where awnings extend over public property, they shall not extend closer than twenty-four (24) inches to the curbline.**
    - iii. **Awnings, canopies and marquees shall not have support posts on a public sidewalk, public property or right-of-way, unless approved by City Engineering.**
    - iv. **In no case shall awnings, canopies and marquees be allowed to extend over a public road.**