



Agenda Item # 6

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Buz Johnson, Deputy Director
DATE: April 2, 2012
SUBJECT: Amendments to the Knoxville Zoning Ordinance, Article IV, Section 3.12, TC-1 (Town Center District), regarding permitted uses and other related ordinance provisions (4-A-12-OA)

Request

The Planning Commission was requested to review provisions of the City of Knoxville's TC-1 (Town Center) District dealing with permitted uses and maximum building heights in the district's Core Area. The request deals specifically with a preliminary proposal for a medical office that may be located in a portion of the town center development now underway at the intersection of Northshore Drive and I-140 (Pellissippi Parkway).

Background

In May, 2009, the Planning Commission recommended that City Council adopt several changes to the TC-1 (Town Center) District regulations. The purpose of the TC-1 District is to foster mixed use, New Urban type development at appropriate locations throughout the community. Currently, the ordinance calls for the creation of a mixed-use Core Area, largely composed of ground floor retail and upper story residential, office or retail uses. The recommended changes would have allowed, among other things, limited one-story development, including, grocery stores. Other revisions were proposed after the review of New Urban development provisions in other cities that dealt with a variety of design and development issues, including one-story development, grocery stores and parking standards. The proposed changes were forward on to City Council, where they were withdrawn on November 17, 2009.

Comment

The changes being proposed with this request are consistent with some of the changes proposed in 2009. In addition to allowing offices, including medical offices and clinics, as ground floor uses in the Core Area and providing more flexibility in the maximum height of buildings, the recommended changes include a provision for alternative compliance. This provision would permit the consideration of proposals that offer appropriate design solutions not otherwise allowed through a strict interpretation of the zone's requirements and standards. Such submissions would be considered under the ordinance's use on review procedures. The revisions maintain the intent of the TC-1 District as a zone that fosters mixed use, New Urban type development in the community. The changes are shown on the following page as Exhibit A.

Staff Recommendation

APPROVE the proposed changes to Article IV, Section 3.12, TC-1 (Town Center District) as shown under Exhibit A, which follows.

Exhibit A: Proposed Changes

Please note that changes are marked in **bold type** for new text and ~~strike through~~ for text to be deleted.

Amend Art. IV, Sec. 3.12, C.2. Use Permitted, as follows:

Mark “**X**” as a use permitted for offices, including medical offices and clinics, in the Core Area Ground Level column.

No other changes are proposed for this section.

Amend Art. IV, Sec. 3.12, G.1. Building Height and Number of Stories, as follows:

- G. Building Height and Number of Stories
 - 1. Minimum. Two (2) stories, with the following exceptions **and limitations:**
 - a. **One (1) story and one** and one-half story construction is acceptable for new buildings with a ground floor of ~~three-~~ **seven** thousand (~~3~~ **7,000**) **square** feet or less.

No other changes are proposed for this section.

Amend Art. IV, Sec. 3.12, N. Administrative Procedures, to add the following new section:

- N. Administrative Procedures: A TC-1 district shall be established through a two-step procedure:
 - 1. No change....
 - 2. No change....
 - 3. **Alternative compliance may be permitted under use on review by the planning commission. The purpose of alternative compliance is to foster innovative, high quality, environmentally-sustainable development that meets the intent of this pedestrian-oriented, mixed use district that would not otherwise be allowed by a strict interpretation of the district regulations.**

Remaining sections are to be renumbered as appropriate.