



MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: June 14, 2012

SUBJECT: Amendments to the City of Knoxville Zoning Ordinance regarding development standards for subdivisions within the Hillside and Ridgetop Protection Area.
4-C-12-OA

REQUEST

This request is initiated by MPC staff in an effort to begin implementing the recommendations of the Hillside and Ridgetop Protection Plan, as adopted by the City of Knoxville in December 2011 and Knox County in January 2012. The proposed amendments to the City of Knoxville Zoning Ordinance enable the proposed amendments to the Knoxville-Knox County Minimum Subdivision Regulations to create alternative development standards for minimum lot and yard dimensions within the Hillside and Ridgetop Protection Area (HRPA) and achieve the recommendations of the Hillside and Ridgetop Protection Plan (Plan) with regard to zoning and land disturbance criteria.

BACKGROUND

The Plan recommends flexible lot and yard standards for development within the HRPA that will minimize the amount of land disturbance that is necessary for the construction of streets and buildings within these environmentally sensitive areas. Maintenance of tree cover and undisturbed land is a key element in protection of land within and outside of the HRPA from potential damages resulting from changes in the amount and velocity of storm water coming from development within the HRPA.

These proposed alternative standards implement the Plan's recommendations with regard to lot sizes and configurations, and minimum yard requirements, giving the developer greater flexibility within the HRPA in order to minimize land disturbance that occurs as a result of typical development.

ANALYSIS

In general, the proposed amendments allow flexible lot dimensions and flexible yard requirements compared to those required in established zoning regulations. To accommodate these changes to lot and yard standards within the HRPA, the City of Knoxville and Knox County zoning ordinances

must be amended to allow these standards to be established on a case-by-case basis by the planning commission at the time of development plan approval.

These proposed amendments will result in greater flexibility for the developer without the need for approval of variances and should help to reduce the amount of land disturbance within the HRPAs that would be required utilizing existing development regulations

Staff finds that these proposed amendments to the regulations provide for harmonious development within the HRPAs and for the conservation of land resources promoting storm water and drainage protection.

STAFF RECOMMENDATION

Staff recommends that the planning commission recommend approval of the proposed amendment to the Knoxville zoning ordinance as shown in Exhibit A.

ATTACHMENT

- EXHIBIT A

New text is **bold and underlined**.

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City of Knoxville Zoning Ordinance

Article IV

Section 3.1 RP-1, RP-2, and RP-3 Planned Residential Districts

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D. Area regulations. All buildings shall be set back from street right-of-way lines and from the periphery of the project to comply with the following requirements:

1. Front yard.
 - a. ~~There shall be a front yard setback for all detached single-family dwellings of not less than twenty-five (25) feet.~~ The front yard setback for all other structures shall be determined by the Planning Commission.
2. Periphery Boundary. All buildings shall have a minimum setback requirement from the periphery boundary of not less than twenty-five (25) feet, with two (2) feet additional for each floor above two (2), **except that within the Hillside and Ridgetop Protection Area as established by the Hillside and Ridgetop Protection Plan this requirement shall not apply to any periphery boundary setback that is also a front yard setback.**