

MEMORANDUM

TO: Metropolitan Planning Commissioners
FROM: Michael A. Brusseau, AICP, Senior Planner
DATE: February 2, 2017
MPC FILE #: 12-A-16-OA
SUBJECT: Proposed amendments to the City of Knoxville Zoning Ordinance

STAFF RECOMMENDATION:

APPROVE the proposed amendments to the Knoxville Zoning Ordinance.

COMMENTS:

Staff is recommending approval of the attached amendments to the City of Knoxville Zoning Ordinance. The recommended amendments define auctions and auction houses and designate which zoning districts within which they shall be permitted.

On 8/30/16, City Council passed a resolution requesting that MPC draft amendments to the City of Knoxville Zoning Ordinance to clearly define auction houses and consider additional zoning districts in which they could be considered.

12-A-16-OA – City of Knoxville Zoning Ordinance Amendment - Auction houses

Language to be added is **bold and underlined**.

Add to Article II DEFINITIONS

Auction: a public sale at which goods, merchandise or livestock are sold to people who offer to pay the most.
Auction house: a business that runs auctions.

Add to Article IV – SPECIFIC DISTRICT REGULATIONS

Districts in which an auction house may operate as a *permitted use by right*:

2.2.6. - C-3 general commercial district.

B.29 Auction houses (excluding livestock, auction within enclosed building) with no outdoor display or storage of auction items allowed.

2.2.8. - C-5 tourist commercial district.

B. 14 Auction houses (excluding livestock, auction within enclosed building).

2.2.7. - C-4 highway and arterial commercial district and 2.2.9. - C-6 general commercial park district.

No change needed, allowed by reference to C-3 permitted uses

Districts in which an auction house may operate with *use on review approval by MPC*:

2.2.5. - C-2 central business district.

C.6 Auction houses (excluding livestock, auction within enclosed building).

2.3.1. - I-2 restricted manufacturing and warehousing district.

C.4 Auction houses (excluding livestock, auction within enclosed building) with no outdoor display or storage of auction items allowed.

2.3.2. - I-3 general industrial district.

C.4 Auction houses.

2.3.3. - I-4 heavy industrial district.

C.1.y Auction houses.

3.2. - SC-1 neighborhood shopping center district. (Added in alphabetical order)

B.1 Auction houses (excluding livestock, auction within enclosed building).

3.4. - PC-1 retail and office park district.

Ba.5 Auction houses (excluding livestock, auction within enclosed building).

3.3. - SC-2 and SC-3 community and regional shopping center districts and

No change needed, allowed by reference to SC-1 uses

3.5. - PC-2 retail and distribution park district.
No change needed, allowed by reference to PC-1 uses

Add to Article VI – Supplementary Regulations

Section 7 – Minimum Off-street Parking, Access and Driveway Requirements

A.3.a – Number of Parking Spaces Required (add to TABLE OF PARKING SPACES REQUIRED)

USE

Auction house

PARKING SPACES REQUIRED

One (1) space per fifty (50) square feet of sales area or one (1) space per 2 fixed seats in assembly area, whichever is greater, and one (1) space per employee on largest shift