

MEMORANDUM

Date: December 6, 2018
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item 12-A-18-OA**

Knoxville – Knox County Planning staff was asked by a County Commissioner to revise the section of the Knox County zoning ordinance that establishes the minimum lot size for hotels in the CB district. The current standards appear to be original to the ordinance, dating from the 1960's. The current standards envision a mid-twentieth century motor court, which was one level and included a residence for the manager. The current lot area standards are substantial, mandating a large lot of a few acres for a small to medium size hotel. The proposed amendment would eliminate the additional lot area requirements for the manager's residence and for each room, instead requiring a minimum one (1) acre lot size.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at gerald.green@knoxmpc.org or phone at 215-3758.

Amendment to Knox County Zoning Ordinance
Lot Area Requirements for Hotels, Motels, and Transient Mobile Home Parks
CB Zone

DRAFT
December 6, 2018

Article 5. – Zone Regulations

Section 5.32. - CB Business and Manufacturing Zone.

Amend Section 5.32.05 as follows:

5.32.05. *Lot area.* Requirements for hotels, motels, and transient mobile home parks: The minimum lot area shall be one (1) acre, ~~and in addition to the seven thousand five hundred (7,500) square feet of lot area required for the owner or operator there shall be at least one thousand eight hundred (1,800) square feet of lot area for each sleeping accommodation provided for transient guests of the hotel, motel or transient mobile home park, and the building area of such hotel, motel or transient mobile home park shall be not greater than fifty (50) percent of the lot area.~~