

MEMORANDUM

Date: October 31, 2018
To: Planning Commission
From: Gerald Green, Executive Director
Subject: **11-B-18-OA** and **11-A-18-OB** (Amendment to City of Knoxville Zoning Ordinance addressing time limits for consideration and notification for comprehensive updates to zoning ordinances and maps; and Amendment to MPC Administrative Rules and Procedures addressing notification for comprehensive updates to zoning ordinances and maps)

In light of the impending consideration of the comprehensive update of the City of Knoxville's zoning ordinance and map, amendments to the City's current zoning ordinance and to MPC's Administrative Rules and Procedures addressing the time limit for consideration of the update and clarifying the rules for notification are proposed.

The proposed amendment to the current City of Knoxville zoning ordinance clarifies that the requirement for the City Council to act within 120 days of receiving from the Planning Commission a recommendation on a zoning ordinance amendment does not apply to comprehensive updates or revisions to a zoning ordinance. This will ensure that the Council has adequate time to consider the comprehensive update, and solicit public input, without a time limit for their action being imposed. A further revision to the current City of Knoxville zoning ordinance clarifies that the requirement for mailed notification of property owners does not apply in the case of a comprehensive update or revision of the zoning ordinance.

The proposed amendment to the MPC Administrative Rules and Procedures clarifies that the requirement for mailed notification to property owners does not apply to comprehensive updates or revisions to the zoning ordinance and map.

Staff recommends approval of the amendments to the City of Knoxville zoning ordinance and to the MPC Administrative Rules and Procedures.

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

Proposed Amendment to MPC Administrative Rules and Procedures

Amend Article II, Section 5 by adding the following subsection E.

E. Prior to holding public hearings regarding the adoption of comprehensive updates or revisions to the zoning regulations and zoning map, the planning commission shall publish notice in compliance with part (B)(1) of this Section. No other notice under this part shall be required.