

## 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)

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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](mailto:gerald.green@knoxmpc.org) or phone at 215-3758.

## Proposed Amendment to City of Knoxville Zoning Ordinance

Appendix B. Zoning Regulations

Article VII

Sec. 6 - Amendments

B. *Public hearing.*

Add a new subsection 3 as follows:

*3. Adoption of comprehensive updates or revisions to the zoning regulations.* Prior to holding public hearings regarding the adoption of comprehensive updates or revisions to the zoning regulations, the planning commission shall publish notice in compliance with part (B)(1) of this Section. No other notice under this part shall be required. Neither the one hundred twenty (120) day time limit in part (D) of this Section nor any other time limit shall apply to the adoption of comprehensive updates or revisions to the zoning regulations in order to ensure that the planning commission and the City Council may give reasonable and adequate consideration to such changes under this part.

Revise subsection D as follows:

*D. Time limit.* All **amendments** initiated by application filed with the metropolitan planning commission shall be finally acted upon by the council within one hundred twenty (120) **days** following the public hearing provided for in paragraph B of this section 6, and failure of the council finally to act upon any proposal within said one-hundred-twenty-**day** period shall be in all respects equivalent to rejection thereof. *This one hundred twenty (120) day time limit shall not apply to the adoption of comprehensive updates or revisions to the zoning regulations in part (B)(3) of this Section.*