

MEMORANDUM

Date: April 5, 2019
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item 4-A-19-OA**

Planning staff has drafted a proposed amendment to the Knox County Zoning Ordinance that would define public safety facilities and identify locations for these facilities. Public safety facilities typically include fire stations and rescue squad stations, and sometimes police stations. Fire stations are currently included in the listing for public utilities in a somewhat confusing description:

Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, fire stations, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.

The proposed definition would add clarity to the zoning ordinance and the listing of these facilities as permitted use or, in certain residential districts as a use on review with reasonable standards, would address questions as to where these necessary facilities are permitted. Planning staff recommends approval of the proposed amendment to the Knox County Zoning Ordinance.

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

Amendment to Knox County Zoning Ordinance
Defining Public Safety Facilities and Identifying Zoning Districts in
Which Public Safety Facilities are Permitted

DRAFT
April 5, 2019

Article 2. – Definitions

Amend Section 2.20 by adding the following definition:

Public safety facility: A facility operated by and for the use of public safety agencies, such as the fire and emergency rescue services, including the dispatch, storage, and maintenance of police and fire vehicles.

Article 5. – Zone Regulations

Amend Section 5.10, 5.11, 5.12, 5.21, 5.22, 5.36.

Revise the description of Public utilities, listed as a permitted use in these zones, as follows:

Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, ~~fire-stations~~, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.

Amend Sections 5.10, 5.11, 5.12, 5.13, 5.21, 5.22, and 5.23 as follows:

Identify Public Safety Facilities as a use permitted on review, subject to the standards of section 4.107.

Amend Sections 5.31, 5.32, 5.33, 5.34, 5.35, 5.36, 5.37, 5.38, 5.40, 5.41, 5.42, 5.50, 5.51, 5.60, 5.61, 5.90, and 5.91 as follows:

Identify Public Safety Facilities as a permitted use.

Article 4. – Supplementary Regulations

Amend Article 4 by creating a new Section 4.107 as follows:

4.107. – Standards for use-on-review approval of public safety facilities.

4.107.1. *Minimum requirements.*

A. The road that provides access to the public safety facility shall be deemed by the staff to be capable of accommodating traffic generated by the facility.

b. The public safety facility site shall be buffered from residential and agricultural zones by a Type A landscape screen as identified in the landscape screening design standards.