



MEMORANDUM

Date: December 10, 2019
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item 12-A-19-OA**

Planning staff has worked with City of Knoxville staff to identify minor amendments to the new City of Knoxville Zoning Ordinance to clarify language, correct inconsistencies, and to align ordinance language with processes and procedures. The proposed amendments will have little, if any, impact on the administration of the new zoning ordinance.

A brief overview of the proposed amendments follows:

- Sec 1.4.B – Recognizes and clarifies that the Planning Commission, not the BZA, reviews special use applications.
- Sec 1.4.J – Confirms that Downtown Design Review Guidelines apply to properties in downtown Knoxville.
- Sec 4.1.A – Confirms that the EN district designation can be applied to any neighborhood, as directed by City Council.
- Sec 8.2.A – As a follow up to last month's discussion regarding sign standards for the Institutional district, clarifies that the INST designation should be applied to areas with a minimum size of 5 acres.
- Sec 13.9.F – Clarifies that the identified sign standards apply in the commercial, industrial, and institutional districts.
- Sec 14.12.A and B – Assigns full administration of Downtown Design Review to Planning staff and adds a citizen member to the Design Review Board to replace the City staff appointment that was eliminated.

Planning staff recommends postponement to the January 9, 2020 Planning Commission meeting of the draft ordinance amendment making minor revisions to the new City of Knoxville 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.