

## MEMORANDUM

**Date:** June 12, 2019  
**To:** Planning Commission  
**From:** Gerald Green AICP, Executive Director  
**Subject:** **Agenda Item 6-A-19-OA Revised Recommendation**

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Based upon the discussion of the City of Knoxville's draft updated zoning ordinance at the June 11, 2019 Planning Commission agenda review meeting and comments provided by the public, Planning staff has a revised recommendation as follows.

Knoxville-Knox County Planning staff recommends approval of the draft update of the City of Knoxville zoning ordinance, with the amendments as proposed by the City Council and staff, and the draft zoning map, with the following revisions to the draft ordinance:

Table 5-3: DK Subdistricts Dimensional Standards

Revise the Maximum Building Height in the DK-H subdistrict to ~~85'~~ **125'**

Table 6-1: Industrial Districts Dimensional Standards

Add the following statement as a condition for the Maximum Building Height in the I-RD, I-G, and I-H districts: **However, structures must set back an additional 1' for every 2' of height over 50' from any required setback abutting a residential district lot line**

Section 8.9 Hillside Protection Overlay Zoning District

Revise Section 8.9.B Applicability to have the Hillside Protection Overlay District regulations apply only to lots within residential districts and clarify the exemption of lots of record by having this exemption apply only to lots over a size determined appropriate by staff following review of the impact of this exemption.

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