



MEMORANDUM

Date: February 4, 2020
To: Planning Commission
From: Gerald Green AICP, Executive Director
Subject: **Agenda Item #23 02-A-20-OA**

Planning staff has worked with City of Knoxville staff and the Public Stakeholder Advisory Committee to amend the standards for parking of buses in residential districts set forth in the City's Zoning Ordinance. The current standards, which were in the old zoning ordinance and inserted by City Council late in the process to replace new draft standards that were better thought out, prohibit the parking of more than one bus on a residentially zoned property and appear to prohibit the parking of any bus unless a household is living on the property. The current standards prohibit the parking of buses at schools and churches zoned residential, which is common. The proposed standards allow the parking of operable buses on property on which a church or school is located subject to certain location and screening requirements. As proposed, the new standards would make legal for the first time in 40+ years a common practice. The proposed amendment also clarifies where parking for recreational vehicles and trailers can be located.

The amendment to identify dwelling – two-family as a permitted use in the Industrial Mixed Use (I-MU) district would expand the range of residential uses permitted in this zone. The use matrix was amended late in the review process to identify dwelling – single-family as a permitted use in the I-MU district. Permitting two-family dwellings is appropriate given the intent of the zoning district and the uses currently permitted in the district.

Planning staff recommends approval of the draft ordinance amendment to the City of Knoxville Zoning Ordinance addressing the parking of buses in residential districts and identifying dwelling – two-family as a permitted use in the Industrial Mixed Use District.

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.

City of Knoxville Zoning Ordinance Amendment
Bus Parking in Residential Districts
February 4, 2020

DRAFT

11.11 STORAGE AND PARKING OF TRAILERS, RECREATIONAL VEHICLES, COMMERCIAL VEHICLES, AND SCHOOL BUSES

Commercial vehicles hauling trailers, boat trailers, recreational vehicles, and school buses shall not be parked or stored on any lot improved with a dwelling or on any lot zoned residential, except in accordance with the following provisions:

A. One each lot, only one of the following vehicles may be parked or stored per household living on the premises:

1. A commercial vehicle, which does not exceed 26,000 pounds, gross vehicle weight.
2. A school bus.

B. On property on which a church or school is located, operable buses may be parked in accordance with the following provisions:

1. Buses shall not be parked so as to block emergency access drives
2. Buses shall not be parked so as to block line of sight at any drive or street intersection
3. Areas in which buses are continually parked shall be screened from adjacent residential uses and from public streets with a Class A buffer. For the purposes of this requirement “continually parked” shall mean buses are parked on a regular and on-going basis, or are parked overnight.

~~B~~ C. The following vehicles are prohibited:

1. A three-axle combination commercial vehicle cab.
2. Any commercial vehicle used for hauling explosives, gasoline, or liquefied petroleum products

~~C~~ D. On each lot, a total of two (2) (one (1) from any two (2) of the subsections listed below) of the following vehicles may be parked or stored per household living on the premises, and said trailer, or recreational vehicle, shall not exceed forty-five (45) feet in length or nine (9) feet in width; and further provided that said trailer, or recreational vehicle, shall not be parked or stored for more than forty-eight (48) hours unless it is located behind the front ~~yard building line of the primary structure on the lot:~~

1. Recreational vehicle.
2. Hauling trailer.
3. Boat trailer.

~~D~~ E. A recreational vehicle shall not be occupied either temporarily or permanently while it is parked or stored in any area except in a travel trailer court or other location authorized under this ordinance.

**City of Knoxville Zoning Ordinance Amendment
Identify Dwelling – Two-Family as a Permitted Use in the Industrial Mixed Use (I-
MU) District**

February 4, 2020

DRAFT

Revise table 9-1 of the City of Knoxville Zoning Code to Identify Dwelling – Two-Family as a Permitted Use in the Industrial Mixed Use (I-MU) District