



MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Mike Reynolds, AICP, Senior Planner
DATE: February 5, 2020
SUBJECT: **2-B-20-OA:** Consideration of amendments to the off-street parking requirements of the Knox County Zoning Ordinance (Article 3, Section 3.50)
CC: Gerald Green, Executive Director, Knoxville-Knox County Planning
Jim Snowden, Senior Director, Knox County Engineering and Public Works

STAFF RECOMMENDATION:

RECOMMEND that Knox County Commission adopt the amendments to Section 3.50 (Off-street parking requirements) of the Knox County Zoning Ordinance.

BACKGROUND:

During its monthly meetings, the Knox County Board of Zoning Appeals (BZA) regularly reviews applications requesting reduction of the minimum parking standard where the applicant has to prove a hardship for why they cannot accommodate the required parking. In many cases, the developer can demonstrate the proposed use has a lower parking demand than the minimum parking requirement, but this is typically not considered a hardship. To address these situations, the BZA requested that Knoxville-Knox County Planning (Planning) review the minimum parking standards and propose amendments to reflect current parking demand trends.

During the initial meeting to discuss this process, Planning and Knox County staff identified the proposed amendment as something that could be part of a comprehensive revision to the parking standards but can also be implemented independently and provide an immediate solution to the request by BZA. The proposal will allow an applicant to submit a parking study to Knox County Engineering and Public Works (EPW). If EPW approves the study, they have the authority to reduce the minimum parking standard based on the findings of the study, but they do not have to approve a reduction as much as the parking study recommends. The City of Knoxville zoning ordinance has a similar provision that was adopted in 2017 when the parking regulations were comprehensively updated, which also included reductions to most of the minimum parking requirements.

Amendment to Knox County Zoning Ordinance
Article 3, Section 3.50. - Off-street parking requirements.

DRAFT

January 13, 2020

Article 3. – GENERAL PROVISIONS

Amend **Section 3.50.10.** as follows:

3.50.10. The minimum number of off-street parking spaces shall be determined in accordance with the following, **unless otherwise specified in the applicable zoning district or as permitted in 3.50.11:**

Amend **Section 3.50. – Off-street parking requirements** by adding the following as subsection 3.50.11:

3.50.11. Upon approval by the director of engineering and public works of a parking study for the proposed use(s), the minimum number of parking spaces set forth in section 3.50.10 may be reduced.