



TO: Knoxville-Knox County Planning Commission
FROM: Jeff Welch, AICP, Executive Director
DATE: 5/4/2023
SUBJECT: 5-A-23-OA Agenda Item #17

RECOMMENDATION

Staff recommends approval of amendments to the Knoxville Code, Appendix B, Zoning Code, Article 11.1.B, Required Parking for Renovation of Existing Buildings and Change of Use, removing the 50% rule that creates an undue burden on redevelopment in areas of the city with existing lower property values, and to Article 11.1.C, Expansion or Improvement of Existing Parking Lots, removing this section.

- Exhibit 1: City of Knoxville Memo
- Exhibit 2: Proposed amendments to Article 11.1.B, Required Parking for Renovation of Existing Buildings and Change of Use and Article 11.1.C, Expansion or Improvement of Existing Parking Lots

**MEMORANDUM**

DATE: April 10, 2023
TO: Planning Staff
FROM: Peter Ahrens
Director of Plans Review & Building Inspections
RE: Zoning Code Amendment

**Article 11.1.B Required Parking for Renovation of Existing Buildings
and Change of Use and Article 11.1.C Expansion or Improvement of
Existing Parking Lots**

Background The Plans Review and Inspections Department requests the following amendments to the Zoning Code of the City of Knoxville Article 11.1.B Required Parking for Renovation of Existing Buildings and Change of Use and Article 11.1.C Expansion or Improvement of Existing Parking Lots

- In Article 11.1.B, the proposed amendment removes the 50% rule that creates an undue burden on redevelopment in areas of the city with existing lower property values. The proposed language allows for existing legal parking to be continued and maintained, while making sure it remains functional and safe.
- In Article 11.1.C, the proposed amendment is to remove this section. The expansion and improvement language has been incorporated in the proposed revisions found in Article 11.1.B.

The Department of Plans Review and Building Inspections recommends the adoption of this amendment to Article 11.1.B and Article 11.1.C of the Zoning Code, as indicated in the attachment.

Attachments

- 1) Proposed amendments to Article 11.1.B Required Parking for Renovation of Existing Buildings and Change of Use and Article 11.1.C Expansion or Improvement of Existing Parking Lots

Sincerely,

Peter Ahrens
Director of Plans Review & Building Inspections
865-215-3938

11.1 APPLICABILITY

A. General Applicability

- 1. These regulations are applicable in all zoning districts. If a district has specific off-street parking requirements, those requirements control.
- 2. The City of Knoxville Department of Engineering may require redesign of parking lots if a traffic safety hazard can be eased or eliminated. Loss of parking spaces resulting from the required redesign will be considered by the Department of Plans Review and Inspections in determining the minimum parking requirements.
- 3. If the recalculation of parking requirements under Section 11.4-5 results in parking spaces that exceed any maximums set forth in this Article, the excess parking spaces may continue to be used and are subject to Article 11.1.B not required to comply with this Article.
- 4. All parking lots must meet the requirements of sections 11.2 and 11.11.
- 5. Required parking will be recalculated with a change of use or new addition.

B. Required Parking for ~~Renovation of Existing Buildings and Change of Use~~ Previously Developed Property

- 1. ~~Renovations Exceeding 50% of Value~~ Existing legal parking may be continued and maintained.
 When the renovation of existing building(s) exceeds 50% of the assessed or appraised value of the lot and building(s) being renovated (whichever is the greater of the two) the following apply:
 - a. ~~With a cChange of uUse or nNew aAddition, when existing parking exceeds the maximum number of spaces permitted, one landscaped parking lot island must be provided between every 10 parking spaces in accordance with Article 12.6.C.~~
 Required parking must be provided according to this Article.
 - b. ~~Without a Change of Use or New Addition~~
 Required parking must be provided according to all requirements of this Article except Sections 11.3, 11.5, 11.6, and 11.7. In such instances, nonconforming parking areas may be continued and counted towards the total parking requirements.
 - c. ~~Exemption~~
 Mixed-use non-residential multi-tenant structures and developments (no residential component) are not subject to Section 11.1.B.1.a if there is no addition to the principal building.
- 2. ~~Renovation Less Than 50% of Value~~ All new parking required with a change of use, or new addition must be constructed to comply with the current requirements while remaining functional and safe as determined by the City of Knoxville Department of Engineering.
 When the renovation of existing building(s) is 50% or less of the assessed or appraised value of the lot and building(s) being renovated (whichever is the greater of the two) the following apply:
 - a. ~~Including a Change of Use or New Addition~~ Exception – Existing parking lots can be expanded based on their existing standards, but cannot create any new non-conformities.
 - i. ~~When an existing parking lot is expanded to a size 10,000 square feet or more, the parking lot shall be required to provide perimeter landscaping in accordance with Article 12.5.B, 12.5.C, 12.5.D, 12.5.E. This requirement does not apply to perimeter landscape yards that are less than three feet wide. Required parking must be provided according to all requirements of this Article except Sections 11.3, 11.5, 11.6, and 11.7. In such~~

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~~instances, nonconforming parking areas may be continued and counted towards the total parking requirements.~~

~~3. If the primary building is razed, all parking must comply with the current requirements.~~

~~b. Without a Change of Use or New Addition~~

~~Renovations without a change of use or new addition are subject to section 11.1.A.~~

~~C. Expansion or Improvement of Existing Parking Lots~~

~~1. When an existing parking lot is expanded, the expansion area must be designed and constructed in compliance with the standards of this Article and the landscape requirements of Sections 12.5 and 12.6.~~

~~2. When an existing parking lot is improved, the improved area must be designed and constructed in compliance with the standards of this Article and the landscape requirements of Sections 12.5 and 12.6. In addition, the following apply:~~

~~a. If the improvement area is less than 50% of the total parking area, landscape is required only for the improvement area.~~

~~b. If the improvement area is 50% or more of the total parking area, landscape is required for the entire parking lot.~~

(Ord. No. O-96-2022 , § 1, 7-26-22)

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