



TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, AICP, Principal Planner
DATE: 2/28/2024
SUBJECT: 3-A-24-OA

The City of Knoxville Plans Review and Inspection staff request Planning Commission review and approval of amendments to the City of Knoxville Zoning Ordinance, Article 11.4: Required Off-Street Parking Spaces; Table 11-2: Required Off-Street Parking.

The attached memo details the proposed parking requirement increase for single-family, two-family and townhouse dwellings. City staff will be available to answer questions about the proposed amendments.



Request to Postpone • Table • Withdraw

City of Knoxville

3/7/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

March 7, 2024

File Number(s)

Scheduled Meeting Date

3-A-24-OA

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

BRYAN BERRY

Please Print

865-215-2863

Phone Number

bberry@knoxvilletn.gov

Email

STAFF ONLY

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

**MEMORANDUM**

DATE: February 16, 2024

TO: Planning Staff

FROM: Peter Ahrens
Director of Plans Review & Building Inspections

RE: Zoning Code Amendment

Article 11.4 Required Off-Street Parking Spaces; Table 11-2: Required Off-Street Parking

Background There is a continued demand in the rental market to construct single-family, two-family, and townhouses with a large number of bedrooms to rent by the bedroom. The minimum parking requirements for single-family, two-family, and townhouse uses are two spaces per dwelling unit. This minimum requirement does not take into account the additional parking needs created with a rent by the bedroom model.

The Plans Review and Inspections Department requests the following amendments to the Zoning Code of the City of Knoxville, Article 11.4 Required Off-Street Parking Spaces; Table 11-2: Required Off-Street Parking.

- In Table 11-2, the minimum vehicle parking required for single-family dwelling is 2 per dwelling unit. Add 0.65 additional parking spaces per bedroom after the first four bedrooms.
- In Table 11-2, the minimum vehicle parking required for two-family dwelling is 2 per dwelling unit. Add 0.65 additional parking spaces per dwelling unit per bedroom after the first four bedrooms.
- In Table 11-2, the minimum vehicle parking required for townhouse dwellings is 2 per dwelling unit and 0.25 per dwelling unit for guest parking. Add 0.65 additional parking spaces per dwelling unit per bedroom after the first four bedrooms.

Attachments

- 1) Proposed amendments to Article 11.4 Required Off-Street Parking Spaces; Table 11-2: Required Off-Street Parking

Sincerely,

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

11.4 REQUIRED OFF-STREET PARKING SPACES

A. General Application

1. The minimum and maximum number of off-street vehicle parking spaces shall be determined in accordance with Table 11-2: Required Off-Street Parking, unless otherwise specified in the zoning district.
2. In determining the number of parking spaces, when the result contains a fraction, any fraction less than one-half is disregarded and any fraction of one-half or more is counted as one parking space.
3. Structured parking is not subject to the maximum number of parking spaces set forth in Table 11-2.
4. All parking lot elements required by the Americans with Disabilities Act (ADA) must be accessible. All off-street parking lots must have a number of accessible parking spaces as required by Table 11-3: Required Accessible Parking Spaces, or as amended by ADA:

Table 11-2: Required Off-Street Parking

Use	Minimum Vehicle Parking Required	Maximum Vehicle Parking Allowed
Agriculture (Dwelling On-Premises)	2 per du	No limit
Airport	10 per 1,000 sf GFA of terminal area	No limit
Alternative Correctional Facility	2 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Amusement Facility—Indoor	4 per 1,000 sf GFA <i>Bowling alley: 3 per lane</i> <i>Movie theater: 0.2 per seat</i>	5 per 1,000 sf GFA <i>Bowling alley: 5 per lane</i> <i>Movie theater: 0.5 per seat</i>
Amusement Facility—Outdoor	Commercial recreation: 4 per 1,000 sf GFA <i>Swimming pool, tennis court: 0.33 per person per design capacity</i>	Commercial recreation: 5 per 1,000 sf GFA <i>Swimming pool, tennis court: 0.5 per person per design capacity</i>
Animal Care Facility—Large Animal	2.5 per 1,000 sf GFA + 2 per 1,000 sf GFA of pet boarding area	3.5 per 1,000 sf GFA + 4 per 1,000 sf GFA of pet boarding area
Animal Care Facility—Small Animal	2.5 per 1,000 sf GFA + 2 per 1,000 sf GFA of pet boarding area	3.5 per 1,000 sf GFA + 4 per 1,000 sf GFA of pet boarding area
Animal Breeder	2 spaces (in addition to dwelling requirements)	4 spaces (in addition to dwelling requirements)
Art Gallery	3 per 1,000 sf display floor area	4 per 1,000 sf display floor area
Arts and Fitness Studio	4 per 1,000 sf GFA	5 per 1,000 sf GFA
Bed and Breakfast	1 per guest room	1.25 per guest room
Body Modification Establishment	3 per 1,000 sf GFA	5 per 1,000 sf GFA
Broadcasting Facility—With or Without Antennae	3 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Campground	1 per campsite	4 per campsite
Car Wash—With Employees	0.5 per employee on shift of greatest employment	1 per employee on shift of greatest employment
Cemetery	3 per 1,000 sf of office and public assembly area	8 per 1,000 sf of office and public assembly area
Community Center	0.25 per seat in main assembly area	0.5 per seat in main assembly area

Conservation Area	Determined by Dept. of Engineering	Determined by Dept. of Engineering
Country Club	Minimum required sum of uses on-site	Maximum allowed by sum of uses on-site
Cultural Facility	3 per 1,000 sf display floor area	4 per 1,000 sf display floor area
Day Care Center	0.67 per employee on shift of greatest employment + 0.125 off-street loading space per client	1 per employee on shift of greatest employment + 0.167 off-street loading space per client
Day Care Home	0.67 per employee on shift of greatest employment + 0.125 off-street loading space per client	1 per employee on shift of greatest employment + 0.167 off-street loading space per client
Domestic Violence Shelter	2 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Drug/Alcohol Treatment Facility, Residential	1 per patient room	2.5 per patient room
Drug Treatment Clinic	4 per 1,000 sf GFA	10 per 1,000 sf GFA
Dwelling—Above the Ground Floor	0 to 1 bedroom: 1 per du + guest parking 2 bedrooms: 1.25 per du + guest parking 3 bedrooms: 1.5 per du + guest parking 4+ bedrooms: 2 per du + guest parking Housing development renting by bedroom: 0.67 per bedroom Guest parking (located in areas commonly accessible to all du): 0.2 per du	0 to 1 bedroom: 1.25 per du + guest parking 2 bedrooms: 1.75 per du + guest parking 3 bedrooms: 2.25 per du + guest parking 4+ bedrooms: 2.5 per du + guest parking Housing development renting by bedroom: 1.2 per bedroom Guest parking (located in areas commonly accessible to all du): 0.25 per du
Dwelling—ADU	1	
Dwelling—Manufactured Home	2 per du	No limit
Dwelling—Multi-Family	0 to 1 bedroom: 1 per du + guest parking 2 bedrooms: 1.25 per du + guest parking 3 bedrooms: 1.5 per du + guest parking 4+ bedrooms: 2 per du + guest parking Housing development renting by bedroom: 0.67 per bedroom Guest parking (located in areas commonly accessible to all du): 0.2 per du	0 to 1 bedroom: 1.25 per du + guest parking 2 bedrooms: 1.75 per du + guest parking 3 bedrooms: 2.25 per du + guest parking 4+ bedrooms: 2.5 per du + guest parking Housing development renting by bedroom: 1.2 per bedroom Guest parking (located in areas commonly accessible to all du): 0.25 per du
Dwelling—Single-Family	2 per du + 0.65 per bedroom after the first 4	No limit
Dwelling—Townhouse	2 per du + 0.25 per du guest parking + 0.65 per du per bedroom after the first 4	No limit

Dwelling—Two-Family	2 per du + 0.65 per du per bedroom after the first 4	No limit
Educational Facility—Primary	1 per classroom	2 per classroom
Educational Facility—Secondary	0.25 per student at maximum enrollment	0.5 per student at maximum enrollment
Educational Facility—University or College/Vocational	5 per 1,000 sf GFA	6.5 per 1,000 sf GFA
Eating and Drinking Establishment	No drive-through: 8 per 1,000 sf GFA With drive-through: 6 per 1,000 sf GFA	No drive-through: 16 per 1,000 sf GFA With drive-through: 12 per 1,000 sf GFA
Financial Institution	2.5 per 1,000 sf GFA	5 per 1,000 sf GFA
Financial Service, Alternative	2.5 per 1,000 sf GFA	5 per 1,000 sf GFA
Food Bank	3 per 1,000 sf of office	8 per 1,000 sf of office
Food Pantry	2 per 1,000 sf GFA	8 per 1,000 sf GFA
Food Truck Park	1 per mobile food unit	2 per mobile food unit
Fraternity/Sorority	0.33 per resident at maximum occupancy	0.5 per resident at maximum occupancy
Funeral Home	0.33 per person at design capacity	0.67 per person at design capacity
Garden, Market	1 per employee on shift of greatest employment	2 per employee on shift of greatest employment
Gas Station	4 per 1,000 sf GFA of any retail component Gas station with retail & restaurant: 4 per 1,000 sf GFA	8 per 1,000 sf GFA of any retail component Gas station with retail & restaurant: 10 per 1,000 sf GFA
Golf Course/Driving Range	3 per hole	6 per hole
Government Office/Facility	3 per 1,000 sf GFA	8 per 1,000 sf GFA
Greenhouse/Nursery—Retail	1 per 1,000 sf GFA + 1 per 1,000 sf outdoor sales area	2 per 1,000 sf GFA + 2 per 1,000 sf outdoor sales area
Group Home	2 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Halfway House	2 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Healthcare Institution	3.25 per bed	5.75 per bed
Heavy Retail, Rental, and Service	1 per 1,000 sf GFA + 1 per 1,000 sf outdoor sales area <i>Auto, truck, manufactured home, boat, outdoor equipment sales: 3.5 per 1,000 sf of office sales & waiting area</i> <i>Building material sales: 1 per 1,000 sf GFA + 1 per 1,000 sf outdoor sales area</i> <i>Home improvement superstore: 2.5 per 1,000 sf GFA</i>	2 per 1,000 sf GFA + 2 per 1,000 sf outdoor sales area <i>Auto, truck, manufactured home, boat, outdoor equipment sales: 5 per 1,000 sf of office sales & waiting area</i> <i>Building material sales: 2 per 1,000 sf GFA + 2 per 1,000 sf outdoor sales area</i> <i>Home improvement superstore: 4 per 1,000 sf GFA</i>
Homeless Shelter	2 per 1,000 sf GFA of office area	8 per 1,000 sf GFA of office area
Hotel	1 per lodging unit	1.25 per lodging unit
Impound Lot	1 per 1,000 sf GFA + 1 per 5,000 sf outdoor storage area	2 per 1,000 sf GFA + 2 per 5,000 sf outdoor storage area

Independent Living Facility	0.65 per unit + guest parking (located in areas commonly accessible to all du): 0.2 per du	1 per unit + guest parking (located in areas commonly accessible to all du): 0.25 per du
Industrial—Craft	2 per 1,000 sf GFA	6 per 1,000 sf GFA
Industrial—General	0.9 per 1,000 sf GFA	6 per 1,000 sf GFA
Industrial—Heavy	0.75 per employee at the largest shift	1 per employee at the largest shift
Industrial Design	3 per 1,000 sf GFA	8 per 1,000 sf GFA
Pre-School/Kindergarten	1 per classroom	2 per classroom
Live Performance Venue	0.2 per seat	0.5 per seat
Live/Work	1 per du + 2 per 1,000 sf GFA	2 per du + 6 per 1,000 sf GFA
Lodge/Meeting Hall	5 per 1,000 sf GFA	6.5 per 1,000 sf GFA
Marina	0.5 per boat slip + requirements for other uses included in development	1 per boat slip + allowances for other uses included in development
Medical/Dental Office/Clinic	4 per 1,000 sf GFA	10 per 1,000 sf GFA
Micro-Brewery/Distillery/Winery	2 per 1,000 sf GFA	6 per 1,000 sf GFA
Nightclub	8 per 1,000 sf GFA	16 per 1,000 sf GFA
Office	3 per 1,000 sf GFA <i>Call center: 4.5 per 1,000 sf GFA</i>	8 per 1,000 sf GFA <i>Call center: 12 per 1,000 sf GFA</i>
Personal Service Establishment	3 per 1,000 sf GFA	6 per 1,000 sf GFA
Place of Worship	0.25 per seat in the main assembly	0.5 per seat in the main assembly
Public Park	Determined by Dept. of Engineering	Determined by Dept. of Engineering
Public Safety Facility	Determined by Dept. of Engineering	Determined by Dept. of Engineering
Public Works Facility	Determined by Dept. of Engineering	Determined by Dept. of Engineering
Reception Facility	8 per 1,000 sf GFA	16 per 1,000 sf GFA
Research and Development	2 per 1,000 sf GFA	6 per 1,000 sf GFA
Residential Care Facility	0.2 per bed + 1 per employee on shift of greatest employment	0.33 per bed + 1 per employee on shift of greatest employment
Retail Goods Establishment	3 per 1,000 sf GFA <i>Appliance, carpeting, furniture sales: 2.5 per 1,000 sf gross sales area</i>	6 per 1,000 sf GFA <i>Appliance, carpeting, furniture sales: 3.5 per 1,000 sf gross sales area</i>
Retail Liquor Stores	3 per 1,000 sf GFA	6 per 1,000 sf GFA
Salvage Yard	3 per 1,000 sf office area	4 per 1,000 sf office area
Self-Storage Facility: Enclosed	5 spaces adjacent to office/entry + 0.02 per unit	7 spaces adjacent to office/entry + 0.033 per unit
Self-Storage Facility: Outdoor	5 spaces adjacent to office/entry	7 spaces adjacent to office/entry
Social Service Center	3 per 1,000 sf GFA	8 per 1,000 sf GFA
Solar Farm	2 spaces	Determined by Dept. of Engineering
Vehicle Dealership—Enclosed (Does not include vehicles on display)	2 per 1,000 sf of indoor sales and display area + 4 per service bay	4 per 1,000 sf of indoor sales and display area + 6 per service bay

Vehicle Dealership—With Outdoor Storage/Display (Does not include vehicles on display)	2 per 1,000 sf of indoor sales and display area + 4 per service bay	4 per 1,000 sf of indoor sales and display area + 6 per service bay
Vehicle Operation Facility (Does not include vehicles stored)	3 per 1,000 sf office area	4 per 1,000 sf office area
Vehicle Rental—Enclosed (Does not include vehicles stored for rental)	3 per 1,000 sf office area	4 per 1,000 sf office area
Vehicle Rental—With Outdoor Storage/Display (Does not include vehicles stored for rental)	3 per 1,000 sf office area	4 per 1,000 sf office area
Vehicle Repair/Service- Major	2 per bay	4 per bay
Vehicle Repair/Service—Minor	2 per bay	4 per bay
Warehouse and Distribution	0.5 per 1,000 sf GFA	2 per 1,000 sf GFA
Wholesale Establishment	0.5 per 1,000 sf GFA	2 per 1,000 sf GFA
Wind Energy System	2 spaces	Determined by Dept. of Engineering

Table 11-3: Required Accessible Parking Spaces

Total Parking Spaces Provided	Minimum Number of Accessible Parking Spaces Required	
	Van	Total (Van + Car)
1 to 25	1	1
26 to 50	1	2
51 to 75	1	3
76 to 100	1	4
101 to 150	1	5
151 to 200	1	6
201 to 300	2	7
301 to 400	2	8
401 to 500	2	9
501 to 1000	1 for every 6 accessible spaces	2% of total provided parking spaces
1001 and over	1 for every 6 accessible spaces	20, plus 1 for each 100, or fraction thereof, over 1000

B. Exemptions and Flexibilities

1. The DK District is exempt from required parking. If parking is provided, then the maximum number of spaces applies in all subdistricts.
2. Minimum vehicle parking reductions apply in the following districts. Bicycle parking requirements may not be reduced.
 - a. Required minimum vehicle parking may be reduced by 40% in the C-N District.
 - b. Required minimum vehicle parking may be reduced by 20% in the C-G-2 and C-G-3 District.

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3. Off-street parking requirements in any district may be reduced up to 30% from the minimum requirements in Table 11-2, provided the development is located within one-fourth of a mile of a transit route. A Knoxville Area Transit approved shelter may be required on or within one-fourth of a mile of the development site. Bicycle parking requirements may not be reduced. This reduction cannot be coupled with any other parking reduction, such as the reductions offered in items 1 and 2 above.
 4. Parking lots may exceed the maximum number of spaces in Table 11-2 by up to 20% provided that the spaces exceeding the maximum number and the access aisles accessing those spaces are constructed of pervious materials approved by the Department of Engineering. Parking spaces exceeding the identified maximum may be approved by the Department of Engineering upon submittal of a parking study justifying the need for additional spaces, and the approval of the parking study by Department of Engineering. All excess spaces and their access ways must be constructed of pervious materials. Pervious paving materials may not be required for excess parking on sites with brownfield agreements upon approval by the Department of Engineering.
 5. Upon approval by the Department of Engineering of a parking study for the proposed use(s), the minimum number of parking spaces in Table 11-2 may be reduced.
 6. For uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the director of plans review and inspections.

C. Mixed-Use Multi-Tenant Structure Requirements

A mixed-use multi-tenant structure is not subject to the individual use calculations for required vehicle parking in Table 11-2. Minimum and maximum parking is calculated as follows:

1. Non-residential gross floor area—minimum parking required: 3 per 1,000 sf GFA;
2. Non-residential gross floor area—maximum parking allowed: 8 per 1,000 sf GFA;
3. Residential units: requirements for "dwelling—above the ground floor" per Table 11-2.

(Ord. No. O-76-2020 , § 1, 5-19-20; Ord. No. O-87-2020 , § 1, 5-19-20)