
COUNCIL DISTRICT(S) AFFECTED: The proposed ordinance amendments affect all Council Districts.

BACKGROUND: Planning staff has worked with City of Knoxville staff to identify minor amendments to the new City of Knoxville Zoning Ordinance to clarify language, correct inconsistencies, and to align ordinance language with processes and procedures. The proposed amendments will have little, if any, impact on the administration of the new zoning ordinance.

A brief overview of the proposed amendments follows:
• Sec 1.4.B - Recognizes and clarifies that the Planning Commission, not the BZA, reviews special use applications.
• Sec 1.4.J - Confirms that Downtown Design Review Guidelines apply to properties in downtown Knoxville.
• Sec 4.1.A - Confirms that the EN district designation can be applied to any neighborhood, as directed by City Council.
• Sec 8.2.A - As a follow up to last month’s discussion regarding sign standards for the Institutional district, clarifies that the INST designation should be applied to areas with a minimum size of 5 acres.
• Sec 13.9.F - Clarifies that the identified sign standards apply in the commercial, industrial, and institutional districts.
• Sec 14.12.A and B - Assigns full administration of Downtown Design Review to Planning staff and adds a citizen member to the Design Review Board to replace the City staff appointment that was eliminated.

Knoxville-Knox County Planning Staff recommends approval of the draft ordinance amendment making minor revisions to the new City of Knoxville Zoning Ordinance.


RECOMMENDATION: The Knoxville-Knox County Planning Commission recommended approval of the draft ordinance amendment making minor revisions to the new City of Knoxville Zoning Ordinance; specifically changing the wording from "should" to "shall" in
section 8.2.A and adding language stating that the area may be composed of many lots with a minimum lot size of 20,000 square feet by a vote of 13-0.

**ESTIMATED PROJECT SCHEDULE:** N/A

**PRIOR ACTION/REVIEW**

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<tr>
<th>Event</th>
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<tr>
<td>Planning Commission Meeting</td>
<td>1/9/2020</td>
<td>Published ad on 12/21/2019</td>
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<tr>
<td>Knoxville City Council</td>
<td>2/11/2020</td>
<td>Published ad on 1/17/2020</td>
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**FISCAL INFORMATION:** N/A

**ATTACHMENTS:**
- Ordinance (DOCX)
- 12-A-19-OA_pkg (PDF)

**RESULT:** APPROVED [UNANIMOUS]

**MOVER:** Lauren Rider, Fourth District

**SECONDER:** Andrew Roberto, Second District

**AYES:** Fugate, McKenzie, Parker, Rider, Roberto, Singh, Smith, Testerman, Thomas

**HISTORY:**

02/11/20 City Council APPROVED FIRST READING AMENDED

Next: 02/25/20

Council Member Welch moved to approve the ordinance, and Vice-Mayor McKenzie seconded the motion.

**Discussion:**

Council Member Roberto, Gerald Green, Executive Director of Knoxville-Knox County Planning

Council Member Rider moved the amend the ordinance by inserting in two places the word "contiguous" in between "five (5)" and "acres" in Section 8.2.A. INST Institutional District. Council Member Roberto seconded the motion. On unanimous voice-vote, the motion to amend the ordinance carried.

**Language as amended:**

Sec 8.2.A.

8.2 INST INSTITUTIONAL DISTRICT

A. Purpose Statement

The INST Institutional District is intended to accommodate federal, state, county, and municipal governmental operations (with the exception of those operations that are industrial in nature), and campus institutional uses such as healthcare institutions and educational facilities, to allow for their expansion in a manner that protects surrounding neighborhoods. Areas zoned Institutional shall have a minimum size of five (5) contiguous acres. The area designated as an Institutional district may be composed of lots of various
sizes, with a minimum lot size of 20,000 SF, but the total area shall contain a minimum of five (5) contiguous acres. Additional uses may also be permitted, such as residential, and professional office or business uses that are compatible with the character of the district.

On unanimous voice vote, the motion to approve the ordinance carried, and the ordinance was approved on first reading, as amended.