



MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Mark Donaldson, Executive Director

DATE: December 3, 2010

SUBJECT: **ALTERNATIVE RECOMMENDATION**
Amendments to the City of Knoxville Zoning Ordinance at Article VII, Section 6 requiring written notice to property owners and posting of signs on parcels that are a part of a general amendment to the zoning map. - 12-D-10-OA

REQUEST

MPC has been requested by the City Council to consider and make a recommendation on a proposed amendment to the City of Knoxville zoning ordinance at Article VII, Section 6, regarding a requirement to provide written notice by first class mail to property owners in a general amendment to the zoning map and the posting of signs on the property.

STAFF RECOMMENDATION

Due to its potentially dramatic cost to MPC and its potential deterrence on future general amendments to the zoning map, staff recommends that the planning commission recommend denial of the proposed amendment to the zoning text to require written notice to all property owners and posting of signs on property that is part of a proposed general amendment to the zoning map.

If MPC recommends approval of, or City Council approves, the proposed ordinance, staff recommends the changes to Article 7, Section 6(B) as proposed in Exhibit A.

ALTERNATIVE RECOMMENDATION

The proposed City Council amendment requiring mailed notice and the posting of signs on noncontiguous property in a general amendment of the zoning map has potentially dramatic cost to MPC. Of the two activities, it is the posting of signs on property that could be the most onerous in terms of the cost of materials and labor.

If MPC desires to consider an alternative recommendation to City Council, the planning commission could recommend mailed notice by postcard to all property owners subject to a proposed general amendment of the zoning map, but not the posting of property. Such a notice could provide general information on the proposed rezoning and refer the property owner to the MPC office or website for detailed information.

With this recommendation, the amendments to Article 7, Section 6(B) as proposed in Exhibit A would also be required.