

TO: Knoxville/Knox County Metropolitan Planning Commission, Staff and Commissioners

FROM: Fountain City Town Hall, Inc.

DATE: February 11, 2014

RE: Agenda Item 2-A-14-OA: Amendments to the City of Knoxville Zoning Ordinance regarding Drop-Off Donation Centers.

The Board of Fountain City Town Hall offers for the following concerns, questions and suggestions for your consideration:

1. EXHIBIT C. Definition of “Drop Off Donation Center”.

A. Is the intent to have the “Center” in a building? Is that the main distinction between a “Center” and a “facility”?

If the intent is for a Center to be indoors, in a fixed, non-movable, construction, “structure” and “premises” should be deleted since, by definition, they are not necessarily buildings.

B. Please clarify what is meant by: “...A center may be a principal use or accessory to another use, such as a retail store. ...”.

Are there standards for a Drop Off Donation Center as an Accessory Use? (EXHIBIT E, ARTICLE V, Section 4, Accessory Uses, Building and Structures, 9. For Drop Off Donation Centers, Retail Stores, Gasoline Service Stations, Recycling Centers or Institutional Use, appears to establish standards for Donation Facilities only.)

C. Limit Drop Off Donation Centers as an accessory use to a retail store to those retail stores that only the collected items.

D. Do Drop Off Centers allow sorting of items on site? Sorting is not noted in the definition.

2. EXHIBIT E, ARTICLE V, Section 3, Development Standards for Uses Permitted on Review. 14, Drop Off Donation Centers.

A. Should the title include “Drop Off Facilities” since some of the standards appear to apply to them as well as to Donation Centers?

B. “d. Drop off donation centers shall not accept large appliances such as washer/dryers, stoves, refrigerators, and other large or bulky items that cannot be stored inside the drop off donation center.”

Please clarify. Is the center allowed to collect large appliances, etc., if they can be stored indoors? If so, would it be better to simply say that all items collected must be stored within the Drop Off Donation Center?

C. Related to that, “e. Drop off donation centers shall permit no outdoor storage of donated items. All collected materials shall be stored in an enclosed structure on site.”

What is the “enclosed structure” on site? Is the “enclosed structure” the “Drop Off Donation Center and Drop Off Donation Facility”? If so, the intent should be expressed using those terms.

D. “g. h.” Is it the intent of MPC, using the Use on Review process, to have the option to limit the number of Drop Off Facilities (containers) at a Donation Center site, even if the setbacks and screening standards are met? If that is the intent, please add language making that option clear.

EXHIBIT E, ARTICLE V, Section 4. Accessory Uses, Building and Structures,
9. For Drop Off Donation Centers, Retail Stores, Gasoline Service Stations, Recycling Centers or Institutional Use.

A. “9. a. v. The facility shall be limited in size to three hundred forty (340) square feet.” This appears to be very large as an accessory sitting in a parking lot of a gasoline station or retail store. Also, there is no limit on the number of boxes or trailers allowed on a site. Consider limiting both the size (square or cubic footage) of the facility (that is, trailer or box) as well as the number of trailers or boxes per site.

Fountain City Town Hall, Inc.

Land Use Co-Chairs: Charlotte Davis and Carlene Malone