

Zoning Information

According to Kelly Schlitz with the Metropolitan Planning Commission, the subject property is zoned **C-3 General Commercial District with a D-1 Downtown Design Overlay**.

C-3 General description. This commercial district is for personal and business services and general retail business. Districts in this category are intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

D-1 General description. This overlay district is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville that reflects the goals of adopted plans, and the principles of the downtown design guidelines that are to be adopted when the zoning map is amended to create this district. Additionally, a downtown design review board will be established to review and approve the plans for public and private improvements in the district. Pursuant to procedures and conditions provided in this chapter, the design review board shall work to realize the following objectives:

For more information please contact the Knoxville Metropolitan Planning Commission at 865-215-2500 or visit their website at www.knoxmpc.org.

