

Marleen Davis comments on ReCode Knoxville,

Draft 3.0: Revised submission: November 15, 2018

Public Draft 2.0. Initial comments: Sept. 15, 2018

I am very excited about, and completely support, this effort. The communication of overarching goals needs to be stronger: Maybe you need a preface or rationale that isn't there.

REPEAT COMMENT

Explain why form-based codes are a good idea. / Include a rationale for ReCODE Knoxville

The population in Knoxville and Knox County is projected to grow by 30% in the next 20 years: does this mean 30% more sprawl? 30% more roads? Knoxville needs to have new ways of accommodating growth, with more diverse residential and housing options. Current zoning codes are outdated! Right now in a neighborhood center such as Fountain City or Bearden, a four story mixed use building with a ground floor commercial use, such as a restaurant or hair salon, and upper level condos is against the current zoning codes.

The big change in ReCODE Knoxville is to allow "mixed use" buildings (with commercial tenants and residential units) on specific "nodes" or "corridors" in existing Knoxville neighborhoods.

ReCODE Knoxville also allows for a much greater diversity of residential and housing options: mixed use commercial and residential zones in existing neighborhood centers, smaller minimum lot sizes in some areas, accessory units (granny flat, loft rental) in some areas, and more flexibility in set-back and encroachment requirements for some areas.

REPEAT COMMENT, NOT ADDRESSED: 1.2 Purpose: page 1-1

ADD

"Provide for a greater diversity of residential / housing options"

REASON

This is a very important purpose for the new code: accessory units, mixed use commercial, changes in lot sizes, co-housing, etc. Most of your purposes come across as either too technical or generic. The diversity of residential might be "implied" in better quality of life, but you should be specific

NOTE

This comment was submitted for DRAFT #2, but not addressed

NEW COMMENTS re DEFINITIONS: Page 2-6.

Development, Multi-dwelling:

Can this include commercial components on the ground floor, or is this exclusively residential use? Be clear.

Dwelling, above ground floor

This seems to allow commercial on the ground floor. Why not call this “Mixed Use Residential” Be clear.

Home Occupation.

Any commercial activity carried out for economic gain by a resident, conducted as an accessory

use in the resident's dwelling unit.

This seems unclear: why not call it home accessory commercial.

NEW COMMENT: PGE 4-1

RN-1, RN-2, RN-3, RN-4 , RN-5, RN-6, RN-7 all have the same sentence:

“Limited nonresidential uses that are compatible with the character of the district may also be permitted.”

This gives flexibility, but how will this be decided? This is another reason to have a review board. Staff decisions would be questionable.

NEW COMMENT: re ADMINISTRATIVE REVIEW COMMITTEE

Administrative review committee has broad representation from city staff experts, BUT, needs PUBLIC DESIGN EXPERTISE---ARCHITECTS, URBAN DESIGNERS, DEVELOPERS, RESIDENTS.

REPEAT COMMENT, NOT ADDRESSED:

PGE 5-1

CHANGE NAMES OF C-G and C-N to INCLUDE THE TERM “MIXED USE”

C-N: Neighborhood Commercial (Mixed Use) Zoning District. Or MU-N

Could you call this C-N: NEIGHBORHOOD COMMERCIAL MIXED USE ZONING DISTRICT?

(or even MU-N: Mixed Use Neighborhood Zoning District_

C-G: General Commercial (Mixed Use) Zoning District—or MU-G

Could you call this C-G: GENERAL COMMERCIAL MIXED USE ZONING DISTRICT?

(or even MU-G: Mixed Use General Zoning District_

REASON

“Commercial” is a single-use concept, with subset definitions, from the 1950’s zoning approach. Mixed use is the BIG MESSAGE in RECODE.

NOTE

This comment was submitted for DRAFT #2, but not addressed

REPEAT COMMENT, NOT ADDRESSED:

PGE 5-1

REVIEW PROCESS for all Mixed Use C-G projects over 4 stories or \$4,000,000

I have been a member of the Downtown Review Board and feel that the workshops and approval process has resulted in a flexible approach to interpreting basic standards and in improving the quality of permanent new structures in our downtown.

I support MPC Staff Review for ReCODE Knoxville . However, I believe that the staff should be empowered to refer some decisions to a “Mixed Use Review Board”. Further, ALL projects that exceed \$4,000,000 or 4 stories for neighborhoods or commercial centers (C-N / MU-N or C-G / MU-G) should be mandated to present to a “Knoxville Mixed Use Review Board”---This is NOT the Downtown Review Board, but similar. Based on my experience on the Downtown Review Board, this will result in better projects. Any perceived “delay” because of the time needed for these reviews should be understood in the context of approving new construction that might easily last for the next 30-50 years. Another few months for review insures good decisions for the long term.

There is so much detail in the proposal, it is hard for the average citizen to understand the big picture and the implication of all the details

NEW COMMENT

DESIGN STANDARDS 5-4

Who reviews and approves designs?

These design standards seem very constraining for new contemporary construction—

--NOT AT ALL APPROPRIATE FOR NEW CONSTRUCTION

If the structure includes a parapet wall, it must feature three-dimensional cornice treatments or other shadow-creating details along the top to provide visual interest.

--TOO CONSTRAINING FOR NEW CONTEMPORARY STRUCTURES

Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.

REPEAT COMMENT: Page 5-5

B MATERIALS

This is highly problematic.

I think other architects will weigh in on this,

The majority of new structures are based on panel systems, with insulated aluminum panels, terracotta, innovative cement-based materials, innovative synthetic materials. Are these “metal sidings? exposed aggregate / concrete / Plastic .
Are metal panels allowed in CN and O, but not CG? Doesn’t make sense.

PLEASE BAN THE USE OF EFFIS.

SPECIFIC SITES: Kingston Pike corridor in Bearden

The “anchors” of the Kingston Pike corridor in Bearden, Western Plaza and the intersection with Northshore, should remain as CG-3.

The area south of Kingston Pike (Ashes Wine, Krogers, Aldi’s, Talbotts, Buddy’s BBQ, etc, should remain as CG-3

The area north of Kingston Pike between the “nodes” of Western Plaza and Northshore, should be CG-2. These properties abut low scale development along Sutherland Avenue. Most of Sutherland Avenue is now CG-2, and this area should be as well.