

HEY KNOXVILLIANS...

ARE YOU NOTICING HOME PRICES & RENT RISING IN YOUR NEIGHBORHOOD?



WHAT WE'RE SEEING IS ULTIMATELY SUPPLY & DEMAND.

WHEN THE DEMAND FOR HOUSING IN AN AREA IS GREATER THAN THE SUPPLY... PRICE GOES UP!

AND THAT'S WHERE WE ARE. OUR NEIGHBORHOODS ARE GREAT... AND MORE PEOPLE WANT TO BE HERE!

BUT CURRENTLY, THERE'S NOT ENOUGH FOR EVERYONE...

KNOXVILLE IS EXPERIENCING & EXPECTING SERIOUS GROWTH OVER THE NEXT FEW DECADES...
POPULATION PROJECTIONS FOR 2040 TELL US THAT IN ORDER TO ADEQUATELY HOUSE EVERYONE, WE
NEED TO ADD 5+ HOUSING UNITS PER DAY FROM NOW TIL THEN!

TO SUCCESSFULLY & SUSTAINABLY MEET THIS DEMAND (AND STABILIZE PRICING) THESE HOUSING UNITS WILL NEED TO BE CREATED IN MANY PLACES... EXISTING NODES & CORRIDORS, IN & AROUND CITY CENTERS, SUBURBAN AREAS SUPPORTED BY TRANSIT, AND WITHIN OUR EXISTING NEIGHBORHOODS...



RECODE KNOXVILLE

✓ INVEST ✓ PROTECT ✓ CONNECT

RECODE KNOXVILLE PROVIDES US AN OPPORTUNITY TO ENSURE THE ZONING RULES ARE IN PLACE TO ALLOW FOR & CREATE MORE EQUITABLE OPPORTUNITY WITHIN OUR COMMUNITY.

THE PROPOSED ZONING UPDATE HAS SUCCESSFULLY ADDRESSED MANY AREAS THAT WOULD ALLOW FOR MORE HOUSING IN KNOXVILLE...

BUT LET'S TAKE A CLOSER LOOK AT OUR NEIGHBORHOODS...

EXISTING ZONING MAP



THIS IS OUR EXISTING ZONING MAP, NOTICE LARGE SECTIONS OF ORANGE APPEAR IN OUR NEIGHBORHOODS, REPRESENTING THE R-2 ZONE. IN THE EXISTING R-2 ZONE, DUPLEXES AND MULTI-DWELLING STRUCTURES ARE CURRENTLY ALLOWED.

THESE STRUCTURES ARE KNOWN AS NATURALLY OCCURRING AFFORDABLE HOUSING, AND ARE THE PREDOMINANT SOURCE OF AFFORDABLE HOUSING NATIONWIDE...



...CONSISTING OF SMALL LOT SINGLE-FAMILY, DUPLEX, TRIPLEX, FOUR-PLEX, & ADU'S.

PROPOSED ZONING MAP



HOWEVER, ON THE PROPOSED RECODE MAP, MUCH OF THAT ORANGE IS GONE, REPLACED WITH A MUCH MORE RESTRICTIVE RN-2 ZONE THAT DOES NOT ALLOW MULTIFAMILY DEVELOPMENTS AND ONLY ALLOWS DUPLEXES BY SPECIAL USE APPROVAL (IF THE LOT IS BIG ENOUGH... WHICH MOST ARE NOT).

THE RESULT OF THIS DOWN-ZONING IS THAT OPTIONS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING, SUCH AS SMALLER LOT SINGLE-FAMILY HOMES, DUPLEXES, OR SMALL-SCALE MULTI-FAMILY DWELLINGS, ARE RESTRICTED.

THIS WILL LIMIT THE EXISTING AVAILABILITY AND THE OPPORTUNITY TO CREATE MORE AFFORDABLE HOUSING FOR KNOXVILLE...

RIGHT AT A TIME WHEN THE CITY IS FACING AN AFFORDABLE HOUSING SHORTAGE.

BUT IT'S NOT TOO LATE!

[CLICK HERE TO TELL MPC THAT YOU WANT MORE HOUSING CHOICES FOR KNOXVILLE BY LEAVING THE COMMENT...](#)

"BRING BACK THE ORANGE"

THIS WILL ENCOURAGE THE RECODE TEAM TO TAKE A CLOSER LOOK AT THE PROPOSED MAP... AND LET THEM KNOW WE NEED MORE OPPORTUNITY FOR HOUSING THAT MEETS A VARIETY OF NEEDS & BUDGETS.

ORANGE ZONING:

RN-3: SINGLE- AND TWO-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT IS INTENDED TO ACCOMMODATE RESIDENTIAL NEIGHBORHOODS IN THE CITY OF KNOXVILLE CHARACTERIZED BY ONE AND TWO-FAMILY HOMES. TOWNHOUSE DWELLINGS MAY BE ALLOWED BY SPECIAL USE APPROVAL TO FACILITATE A MODERATELY DENSE URBAN DEVELOPMENT PATTERN. LIMITED NONRESIDENTIAL USES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE DISTRICT MAY ALSO BE PERMITTED.

RN-4: GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT IS INTENDED TO ACCOMMODATE MIXED DENSITY RESIDENTIAL DEVELOPMENT WITHIN THE CITY OF KNOXVILLE. SINGLE-FAMILY, TWO-FAMILY, AND TOWNHOUSE DWELLING RESIDENTIAL DEVELOPMENT IS PERMITTED WITH MULTI-FAMILY DWELLINGS OF UP TO SIX UNITS ALLOWED IN SPECIFIC LOCATIONS. THE RN-4 DISTRICT IS INTENDED TO BE APPLIED TO NEIGHBORHOODS THAT ARE CHARACTERIZED BY SUCH MIXED-DENSITY, OR THAT HAVE BEEN IDENTIFIED AS AREAS WHERE SUCH DEVELOPMENT WOULD BE SUITABLE IN THE FUTURE. THE RN-4 ACCOMMODATES MORE VARIETY OF DWELLING TYPES, WHILE ENSURING THE OVERALL MAINTAINENCE OF A PREDOMINANTLY SINGLE- AND TWO-FAMILY ORIENTATION WITHIN THESE AREAS. LIMITED NONRESIDENTIAL USES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE DISTRICT MAY ALSO BE PERMITTED.

RN-5: THE RN-5 GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT IS INTENDED TO ACCOMMODATE RESIDENTIAL NEIGHBORHOODS IN THE CITY OF KNOXVILLE COMPRISING A HETEROGENEOUS MIX OF SINGLE-FAMILY, TWO-FAMILY, TOWNHOUSE, AND MULTI-FAMILY DWELLINGS. THE RN-5 DISTRICT MAY ALSO SERVE AS A FUNCTIONAL TRANSITION BETWEEN TRADITIONALLY LOWER-DENSITY RESIDENTIAL NEIGHBORHOODS WITHIN THE CITY, AND MORE INTENSELY DEVELOPED RESIDENTIAL OR COMMERCIAL AREAS. LIMITED NONRESIDENTIAL USES THAT ARE COMPATIBLE WITH THE CHARACTER OF THE DISTRICT MAY ALSO BE PERMITTED.