



# RECODE KNOXVILLE



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**PROJECT KICKOFF | MAY 18, 2017 | CAMIROS**

# Today's Agenda

**Introduction to Camiros**

**Introduction to Zoning**

**Overview of Project**

- ✓ Process
- ✓ Current understandings
- ✓ “What we’ve heard so far”

**Public Comment**

# Camiros Key Personnel

**Arista Strungys, AICP, PP**  
Principal // Firm Partner  
*Project Principal*

- ✓ 20 yrs of zoning experience
- ✓ Primary client contact
- ✓ Primary research & drafting
- ✓ Public participation coordination



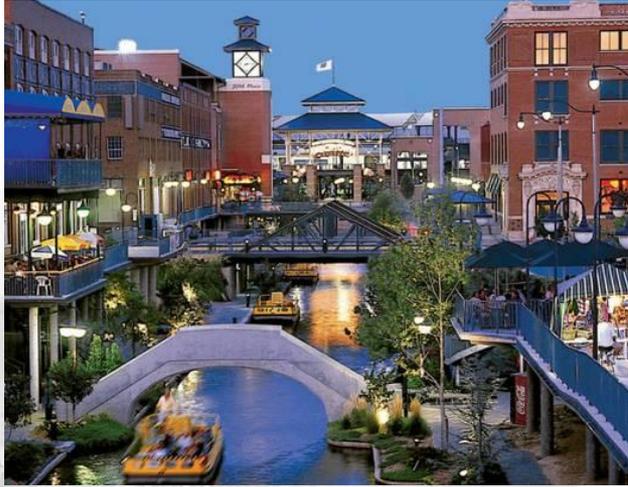
**Chris Jennette, AICP, ASLA, LEED**  
Senior Associate  
*Project Manager*

- ✓ Urban design
- ✓ Landscape architecture
- ✓ Sustainability
- ✓ Research & drafting





# Zoning Practice



- Baltimore, MD
- Buffalo, NY
- Charlotte, NC
- Clark County (Las Vegas), NV
- Cleveland Heights, OH
- Duluth, MN
- New Orleans, LA
- Pittsburgh, PA
- Providence, RI
- Rome, NY
- Tredyffrin Township, PA
- Salt Lake Co., UT
- Shreveport, LA
- Spring Hill, TN



# What is Zoning?

## What does zoning do?

- ✓ The use and development of private property
- ✓ How different uses are allowed in the City
- ✓ Sets dimensional requirements for structures
- ✓ Addresses all aspects of site development: accessory structures, temporary uses, landscape, etc.
- ✓ Establishes administrative processes for zoning approvals

## What does zoning NOT do?

- ✓ Does not include the rules for dividing land into buildable lots (Subdivision Regulations)
- ✓ Does not control ownership
- ✓ Does not control business operations or quality
- ✓ Does not set standards for public improvements



# Why Update?

## Why revise the current Code?

- ✓ Too much interpretation
- ✓ Need clarification & streamlining of various approval processes
- ✓ District regulations do not relate to existing or desired character
- ✓ Mixed-use development difficult
- ✓ Missing key zoning elements: accessory structures, temporary uses, landscape
- ✓ Roadblocks to sustainable development



# Zoning Approach

**We are not dogmatic...**

Identify problems, then find solutions

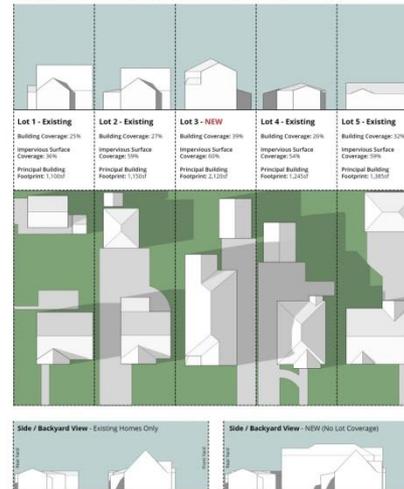
Use all approaches available:

- ✓ Traditional
- ✓ Form-Based
- ✓ Sustainable
- ✓ Performance-Based
- ✓ Hybrid
- ✓ Connectivity

**We test approaches and concepts**

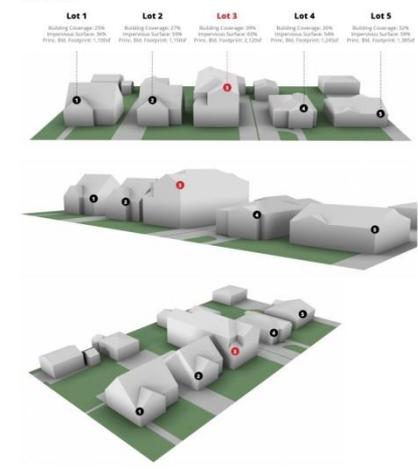
## Building Coverage Analysis: Single Lot in R-2 Residential Neighborhood

Demonstrating impact of removing building coverage maximum on new development occurring in existing residential neighborhoods on single lots. Modified based upon existing R-2 development pattern as seen on the eastern blockface of block located NW corner of Owsen Avenue/Songbird Terrace. Lots are subdivided to 50' x 100' (R-200) based on survey of block. \*New\* (example) development is designed to meet required setbacks, height, and impervious surface maximum.



## Building Coverage Analysis: Single Lot in R-2 Residential Neighborhood

What if the Analysis was conducted using a portion of an existing R-2 Blockface in the Village of Hills, to visually communicate the potential impact of removing maximum building coverage standards on residential development? Existing development was interpreted from aerial photographs and drawn to scale. Lots 1, 2, 4, and 5 represent existing development. Lot 3 (red) represents potential development with no building coverage maximum, governed by required setbacks, maximum height, and impervious surface controls (60% Maximum).



## Fenestration Design Standards | Graphic Comparison

September 2016 | Shreveport/Caddo Unified Development Code

- Fenestration design standards applicable to the C-UV District are shown in the diagram below as follows:
  - Current transparency requirements for the ground floor (50%) and upper stories (25%) are illustrated on the first and second stories.
  - A reduced requirement of 15% is shown on the third story of the building below, for comparative purposes.



# Camiros Role

Collaborate with staff

Work with all constituencies: listen, learn, educate, & respond

Facilitate public dialogue

Incorporate “Best Practices” & state-of-the-art controls

Create a predictable, consistent, & easy to use code

Preserve the unique elements & history of Knoxville

Establish correct standards for redevelopment/infill, preservation, & growth areas



# Knoxville Scope of Services

## PHASE 1

Stakeholder Interviews

Site Analysis

Creation of Stakeholder Committee

Public Introduction (TONIGHT!)

Technical Report

Staff & Committee Review of Report

Public Workshop

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## PHASE 2

Staff Review of Draft 1

Issue Outreach/Charrettes

Committee Review of Draft 2

Mapping Directions Report

Public Draft (#3)

Public Open Houses

Public Hearing Draft (#4)

*\* Incorporate recent revisions to sign & parking regulations*

# Community Open Houses/Displays



## COMMERCIAL DISTRICTS

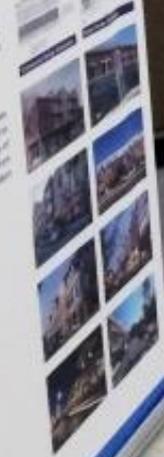
SHREVEPORT | LAZOO

Commercial districts are structured to meet and enhance local neighborhoods, conserve resources, and foster commercial. An urban village district has been added to allow for new development and redevelopment of large-scale centers (see mixed-use plan below).

**C-1 Neighborhood District**  
Commercial District  
District 9 of 10  
Requirements

**C-2 Center Commercial**  
Commercial District  
District 10 of 10  
Requirements

**C-4 Urban Commercial**  
Commercial District  
District 11 of 10  
Requirements



## DOWNTOWN DISTRICT

SHREVEPORT | LAZOO

As the heart of the Shreveport-Lafayette area, the Downtown District is a special place. It is the center of the city's economic activity. The Downtown District is a special place of a mix of activities that will be the heart and soul of the city.

**D-1 Downtown**  
Downtown District  
District 1 of 10  
Requirements

**D-2 Downtown**  
Downtown District  
District 2 of 10  
Requirements



## INDUSTRIAL DISTRICTS

SHREVEPORT | LAZOO

Industrial districts are structured to meet and enhance local neighborhoods, conserve resources, and foster commercial. An urban village district has been added to allow for new development and redevelopment of large-scale centers (see mixed-use plan below).

**I-1 Industrial**  
Industrial District  
District 1 of 10  
Requirements

**I-2 Industrial**  
Industrial District  
District 2 of 10  
Requirements

**I-3 Industrial**  
Industrial District  
District 3 of 10  
Requirements



# Community Open Houses/Displays



# Community Open Houses/Displays



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Public Draft (#3)

Public Open Houses

Public Hearing Draft (#4)

## PHASE 3

Public Presentation

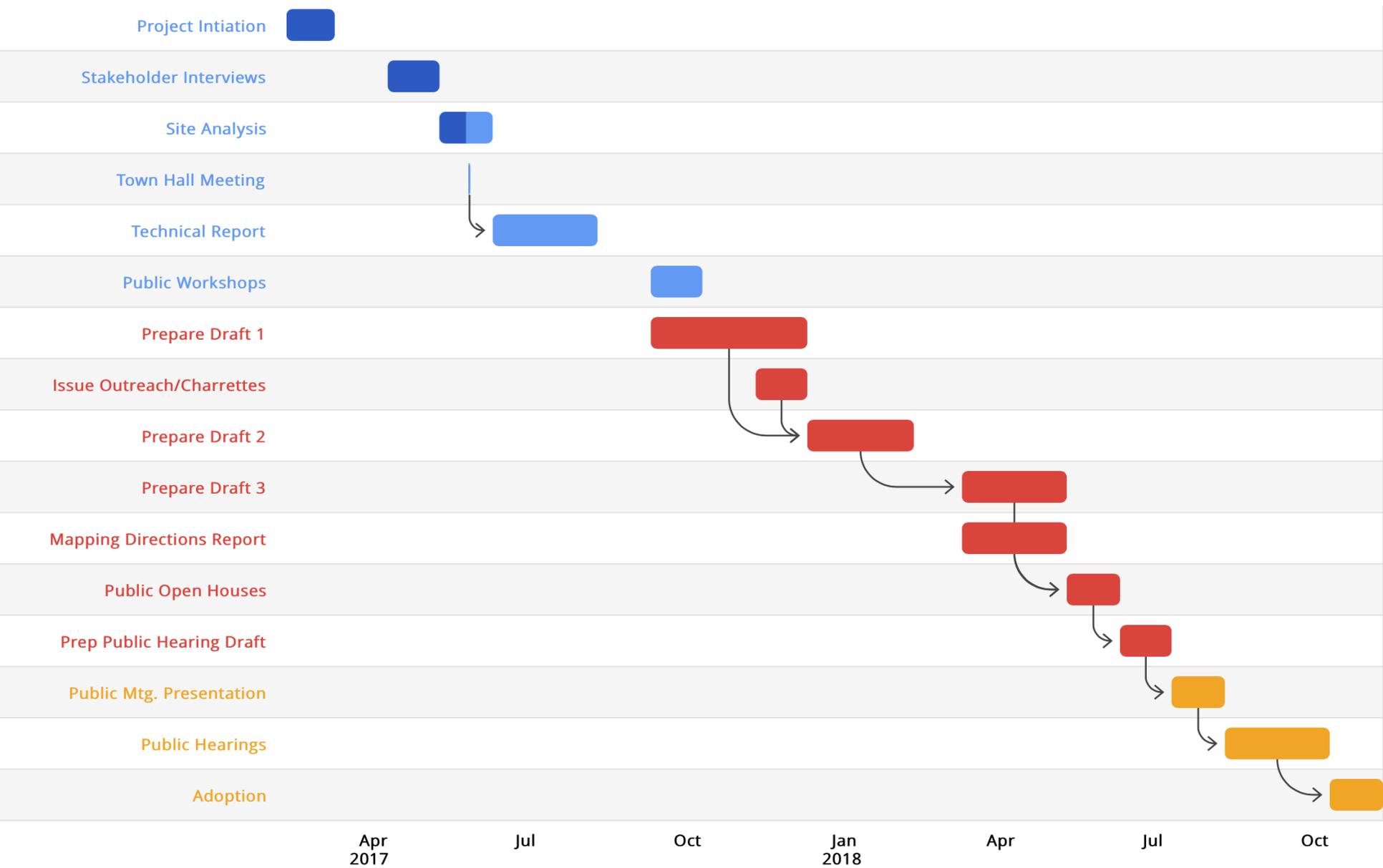
Public Hearings

Adoption

UDO Manual



# Knoxville Timeline



# Project Brand



# Project Website

[www.recodeknoxville.com](http://www.recodeknoxville.com)



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MAY 18 - 6PM

Presentation and Open House

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# Plan Principles

## General Plan

Building Blocks in *General Plan*: Neighborhood, Community, District, Corridor

Vital Downtown

Encourage infill

Prevent leapfrog development

New mixed-use

Multi-modal connections

Transitions between land uses

Preserve natural areas

Connections to waterfront

Historic preservation

Adaptive reuse



General Plan | Sector Plans | Facility Plans | Small Area Plans

# Zoning Ordinance Observations

## Understand Zoning Directions

Organize, compartmentalize

Easy to use, graphic orientation

Proper definitions

✓ Do not use to regulate

✓ Define all uses

Modernize use structure

✓ Eliminate cumulative use structure

✓ Generic use structure

✓ Eliminate prohibited uses

✓ Reduce uses on review

✓ Use matrix

✓ Comprehensive use standards



**TABLE 8-1: USE MATRIX**

Use	R-1	R-2	R-3 -55 & -35	R-4	R-5	R-6	R-7	DT*	HS	GC	MS <sup>1</sup>	NA	NC <sup>1</sup>	RR <sup>1</sup>	OS	PL	H	Use Standard & = Section
<b>Residential</b>																		
Community Residence – Small (6 or Fewer Residents)	P	P	P	P	P	P	P											\$8.4.E
Community Residence – Large (7 or More Residents)						S	S											\$8.4.E
Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
Dwelling – Two-Family					P	P	P											
Dwelling – Townhouse						P	P			S	S	S	S	S	S			
Dwelling – Multi-Family						P	P		S	P	S	P	P	S				
Dwelling – Above the Ground Floor						P	P	P	P	P	P	P	P	P				
Live/Work Dwelling								P		P								
Residential Care Facility								S	S	S			S	S			P	\$8.4.O
Retreat House					S	S	S											
<b>Public/Institutional</b>																		
Community Center								S	P	P	P	P	P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		\$8.4.D
Cultural Facility	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
Educational Facility – Primary or Secondary	P	P	P	P	P	P	P											
Educational Facility – University								S		S	S	S	S	S				
Educational Facility – Vocational								S	S	P	S	S	S	S				
Government Office																		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		\$8.4.M
Public Safety Facility								P	P	P	P	P	P	P	P	P		
Public Works Facility																		P
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S
<b>Retail</b>																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				

# Zoning Uses

**TABLE 6-1: USE MATRIX**

Use	R-1	R-2	R-3 -50 & -35	R-4	R-5	R-6	R-7	DT'	HS	GC	MS'	NA	NC'	RR'	OS	PL	H	Use Standard § = Section
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Dwelling – Single-Family (Detached)	P	P	P	P	P	P	P											
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Dwelling – Townhouse						P	P			S	S	S	S	S				
Dwelling – Multi-Family						P	P			S	P	S	P	P	S			
Dwelling – Above the Ground Floor								P	P	P	P	P	P	P				
Live/Work Dwelling									P					P	S			
Residential Care Facility							S	S		S				S			P	§8.4.O
					S	S	S											
								S	P	P	P	P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§8.4.D
	P	P	P	P	P	P	P	S	P	P	P	P	P	S	P	P		
	P	P	P	P	P	P	P										P	
Educational Facility – University								S		S	S	S		S			P	
Educational Facility – Vocational								S	S	P	S	P	S	S				
Government Office								P	P	P	P	P	P	S	P	P		
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	S				§8.4.M
Public Safety Facility								P	P	P	P	P	P	S	P	P	P	
Public Works Facility																	P	
Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S
<b>Retail</b>																		
Art Gallery								P	P	P	P	P	P	P				
Auction House								S	P	P	S	P	P	P				
Brewpub								P	P	P	P	P	P	P				

**Locate Use**  
 1) By use type  
 2) By district

*\* This table is an example from another community. Used for illustrative purposes only.*

# Zoning Ordinance Observations

## Understand Zoning Directions

Site development standards

- ✓ Comprehensive landscape
- ✓ Align parking & signs

Update accessory structures & uses

- ✓ Flexible home occupations
- ✓ Sustainable structures (solar, wind)
- ✓ Comprehensive accessory structures
- ✓ Permitted encroachments

Update temporary uses

- ✓ Expand those allowed



# Zoning Ordinance Observations

## Understand Zoning Directions

Re-evaluate district structure

Districts tied to design form & development patterns, reduce nonconformities

Address “urban” versus “suburban” character areas – residential & commercial

Downtown District

Align existing form-based codes

Natural areas, environmental protections, waterfront

Create modern planned development



# Knoxville What We've Heard

## MODERN, PREDICTABLE, & CONSISTENT CODE

### General Comments

- ✓ Be consistent in application
- ✓ Reduce interpretation
- ✓ Ensure the citizens remain part of the process
- ✓ Incorporate & align new sign & parking regulations

### Administration

- ✓ Include clear timelines & processes for zoning approvals
- ✓ Streamline the approval process
- ✓ Clarify approval process between City & MPC
- ✓ Include pre-application consultations
- ✓ Reduce uses on review



# Knoxville What We've Heard

## MODERN, PREDICTABLE, & CONSISTENT CODE

### Districts

- ✓ Form-based districts can be cumbersome
- ✓ Need mixed-use districts
- ✓ Reinforce Transit-Oriented Development (TOD), especially transit corridors
- ✓ Residential districts need to reflect different development patterns in each
- ✓ Districts need to be context-sensitive; preserve & enhance neighborhood character
- ✓ Transitions between residential & commercial
- ✓ Enhance walkability in “urban” districts
- ✓ Allow adaptive reuse in the districts



# Knoxville What We've Heard

## MODERN, PREDICTABLE, & CONSISTENT CODE

### Development Standards

- ✓ Incorporate multi-modal design as appropriate
- ✓ Design standards: enhance established characters & strengthen existing fabric of the City
- ✓ Comprehensive accessory structure & temporary use regulations

### Environment | Sustainability

- ✓ Emphasize sustainability & resiliency throughout Code
- ✓ Preserve open space & agriculture
- ✓ Protect rivers, creeks, wetlands, ridgelines, & steep slopes; limit development
- ✓ Restore urban tree canopy
- ✓ Comprehensive landscape standards needed



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