



# RECODE KNOXVILLE



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**ZONING CODE - PUBLIC DRAFT**

MARCH 2018 | CAMIROS

# Update Zoning Code

The goals of the **Zoning Code Update**...

- ✓ Implement adopted land use policies
- ✓ Create a Code that is graphic, intuitive, & user-friendly
- ✓ Transparency, predictability, & consistency
- ✓ Eliminate excessive special approvals
- ✓ Increase transparency of administration

# Zoning Organization

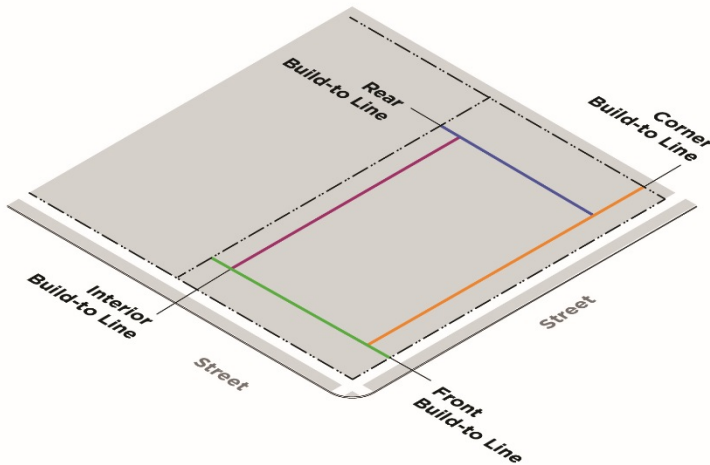
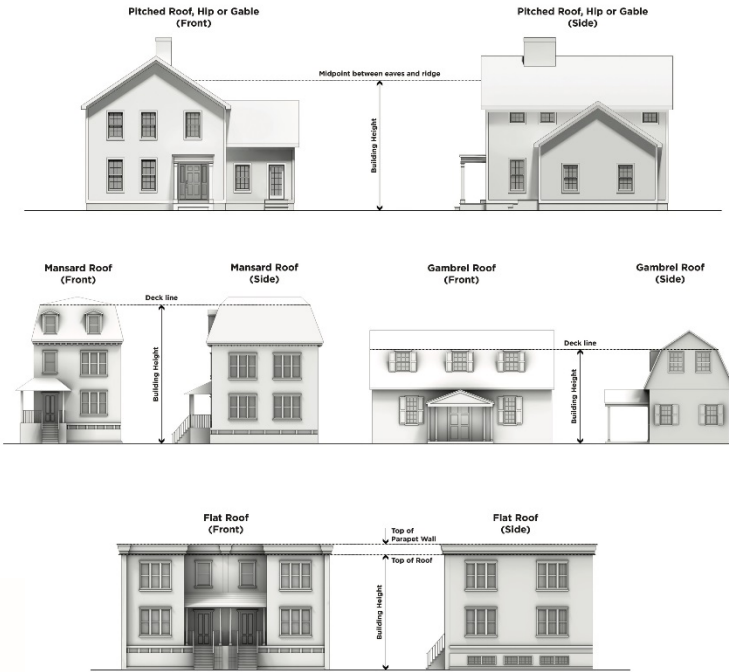
## COMPARTMENTALIZATION

<b>Introduction</b>	<b>Article 1: Title, Purpose &amp; Applicability</b> <b>Article 2: General Definitions &amp; Measurement Methodologies</b> <b>Article 3: Zoning Districts &amp; Zoning Map</b>
<b>Zoning Districts</b>	<b>Article 4: Residential Neighborhood Districts</b> <b>Article 5: Commercial Districts</b> <b>Article 6: Industrial Districts</b> <b>Article 7: Special Purpose Districts</b> <b>Article 8: Overlay Districts</b>
<b>Uses</b>	<b>Article 9: Uses</b>
<b>Development Standards</b>	<b>Article 10: Site Development Standards</b> <b>Article 11: Off-Street Parking &amp; Loading</b> <b>Article 12: Landscape</b>
<b>Zoning Administration</b>	<b>Article 13: Administrators</b> <b>Article 14: Application Process</b> <b>Article 15: Zoning Approvals</b>
<b>Implementation</b>	<b>Article 16: Nonconformities</b> <b>Article 17: Enforcement</b>

# Zoning Organization

## Key **Organization** techniques

- ✓ Illustrations
- ✓ Matrices
- ✓ Standardize rules of measurement
- ✓ Define all terms & uses
- ✓ Align & integrate:
  - Parking regulations*
  - Form-based codes*



# Zoning Uses

## Modern **Generic Use** approach

- ✓ Define each use
- ✓ Call out only specific uses that have impacts

## **Tailor** uses to districts

- ✓ Eliminate cumulative approach
- ✓ Prevents unintentional undesirable uses
- ✓ Special Use replaces use on review

## **Use Standards** to regulate impacts

- ✓ Similar to current Section 3 of Article 5
- ✓ Apply to permitted & special uses



# Zoning Uses

**TABLE 9-1: USE MATRIX**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	O	C-N	C-GC	C-H	C-R	DK	CU	SW	IOP	I-MU	I-RD	I-G	I-H	AG	OS	NA	USE STANDARD
Agriculture																						P			
Airport																						P			
Alternative Correctional Facility												S													
Amusement Facility - Indoor											P	P	P	P	P	P		P							
Amusement Facility - Outdoor												S						S							
Animal Care Facility – Large Animal																						P			
Animal Care Facility – Small Animal									P	P	P	P	P	S	P	P		P				P			Sec. 9.3.A
Animal Breeder																						P			Sec. 9.3.A
									P	P	P	P	P	P	P	P		P							
									P	S	P	P	P	P	P	P	S	P	S						
										S	P	P	P	S	S	S		P				P			Sec. 9.3.B
																	P		P	P	P				
Antennae									P	P	P	P	P	P	P	P	P	P	P						
PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	O	C-N	C-GC	C-H	C-R	DK	CU	SW	IOP	I-MU	I-RD	I-G	I-H	AG	OS	NA	USE STANDARD
Campground																						S	P		Sec. 9.3.C
Car Wash											S	P	P												Sec. 9.3.D
Cemetery																							P		
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P							
Conservation Area																						P	P	P	
Country Club																							P		
Cultural Facility									P	P	P	P	P	P	P	P		P					P		
Day Care Center									P	P	P	P	P	P	P	P	P	P	P						Sec. 9.3.E
Day Care Home	P	P	P	P	P	P	P	P																	
Domestic Violence Shelter												P													
Drive-Through Facility											S	P	P		P										Sec. 9.3.F
Drug/Alcohol Treatment Facility, Residential												S													

**Permissions**  
 Permitted = P  
 Special = S  
 Blank = Prohibited

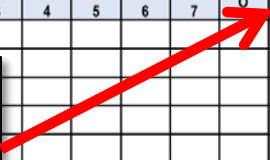


# Zoning Uses

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Art Gallery										P	P	P	P	P	P	P		P							
Arts and Fitness Studio									P	P	P	P	P	P	P	P	S	P	S						
Bar										S	P	P	P	P	P	P		P							
Bed and Breakfast	P	P	P																			P			Sec. 9.3.B
Body Modification Establishment										S	P	P	P	S	S	S		P							
Broadcasting Facility - With Antennae																	P		P	P	P				
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Drive-Through Facility											S	P	P		P										Sec. 9.3.F
Drug/Alcohol Treatment Facility, Residential												S													

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



# Zoning Uses

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PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	O	C-N	C-GC	C-H	C-R	DK	CU	SW	IOP	I-MU	I-RD	I-G	I-H	AG	OS	NA	USE STANDARD
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**Use Standards**  
 Certain uses have additional standards





# Zoning Uses

## New Uses

- ✓ Recently adopted uses:  
*Personal, community, & market garden*
- ✓ Social Service Uses:  
*Group homes, drug treatment clinic, residential drug & alcohol rehabilitation, homeless shelter, domestic violence shelter, hallway house, alternative incarceration*
- ✓ Food Truck Park
- ✓ Craft Industrial (8,000sf max.)
- ✓ Neighborhood Nonresidential Reuse (corner store)



# Zoning Uses

Address full range of **temporary uses** & require temporary use permit (private property):

- ✓ Farmers' Market
- ✓ Farmstand
- ✓ Mobile Food Units (MFUs)/Mobile Food Vendors (*by reference*)
- ✓ Real Estate Project Sales Office/Model Unit
- ✓ Temporary Contractor Office and Contractor Yard
- ✓ Temporary Outdoor Entertainment
- ✓ Temporary Outdoor Sales
- ✓ Temporary Outdoor Storage Container
- ✓ Temporary Recreational Vehicle Park
- ✓ Temporary Warehouse Sales (Indoor)
- ✓ Tent



# Residential Districts

	EN	RN-1	RN-2	RN-3	RN-4
Origin	EN-1 EN-2	R-1 R-1E	R-1A	New	New
Minimum Lot Area	SF: 22,000sf	SF: 10,000sf  2F: 15,000sf	SF: 7,000sf  2F: 10,000sf	SF: 5,000sf  2F: 7,000sf  <i>TH &amp; MF: 12,000sf for 3 du, 3,000sf each additional du</i>	SF: 5,000sf  2F: 7,000sf  TH: 3,000sf/du  MF – Up to 6 du: 2,000sf/du
Notes		2F by special use	2F by special use	TH & MF by special use	All residential permitted  MF limited to 6- flats, & locate corner lot & abutting lot

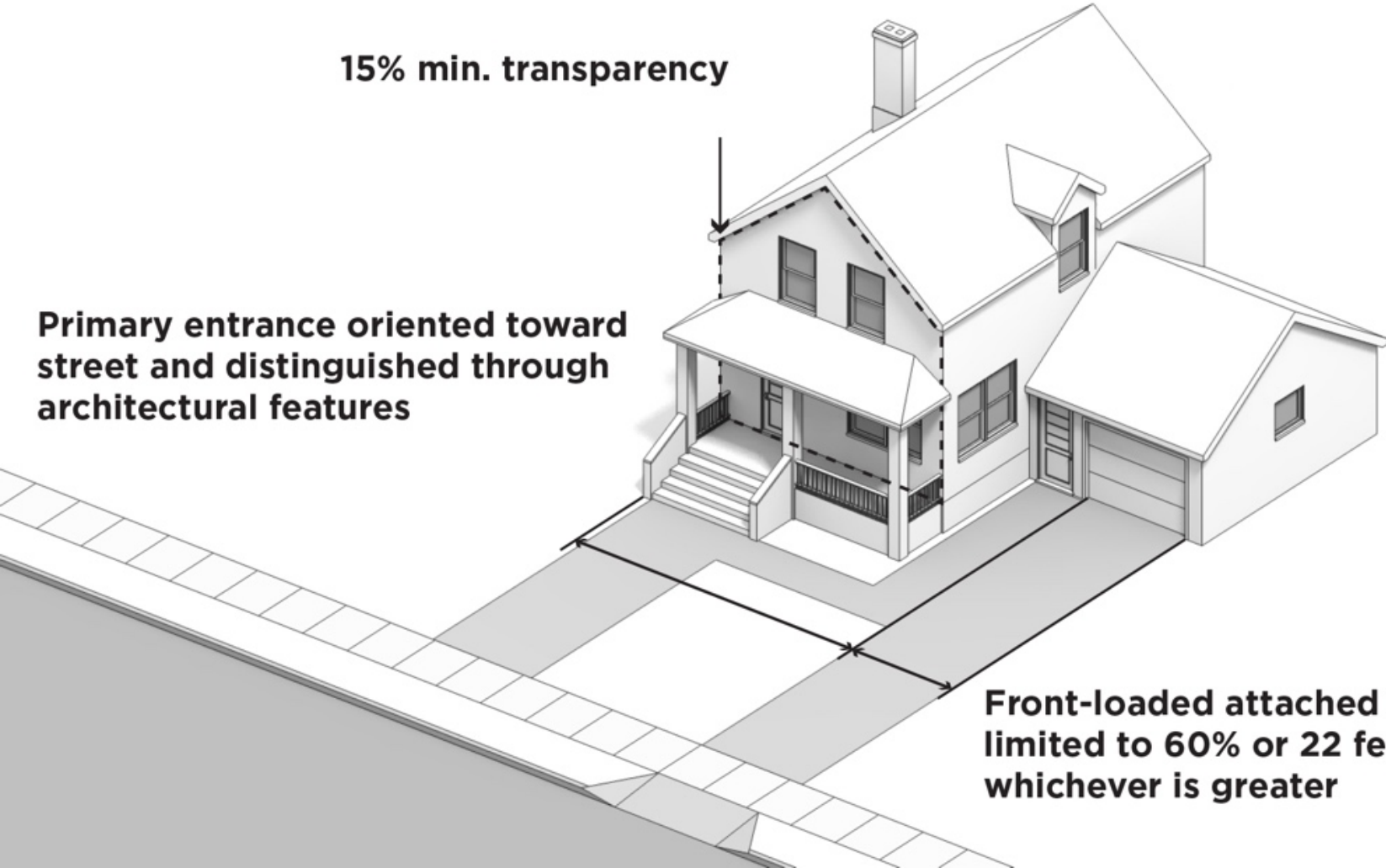
# Residential Districts

	RN-5	RN-6	RN-7
Origin	R-2	R-3	New
Minimum Lot Area	SF & 2F: 6,000sf  TH: 3,000sf/du  MF: 7,500 for 3 du + 1,500sf each additional du	SF & 2F: 5,000sf  TH: 2,000sf/du  MF: 5,000sf for 2 du + 700sf each additional du	TH: 2,000sf/du  MF: 7 00sf/du
Notes			Densest residential district  SF & 2F not allowed

# Residential Districts

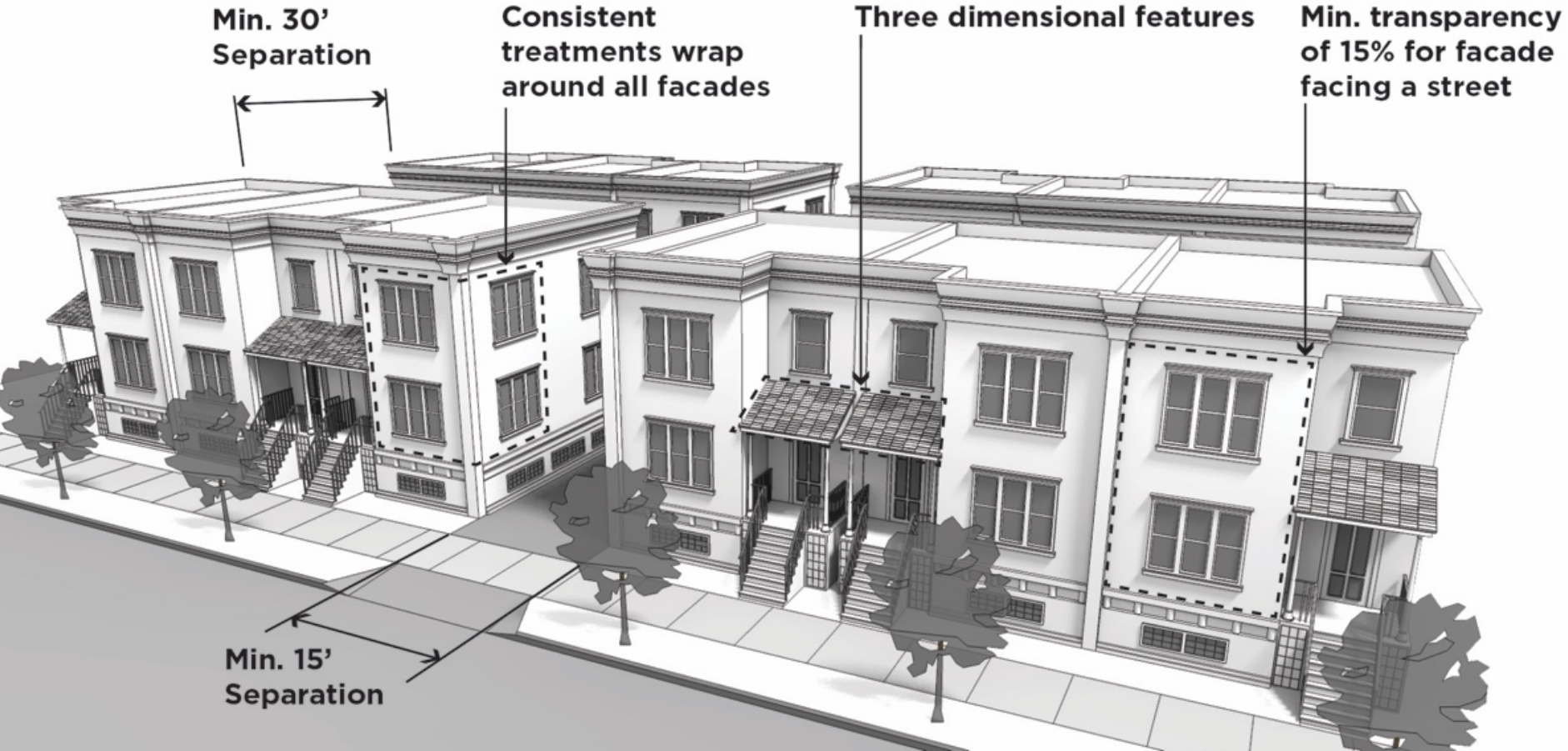
15% min. transparency

Primary entrance oriented toward street and distinguished through architectural features

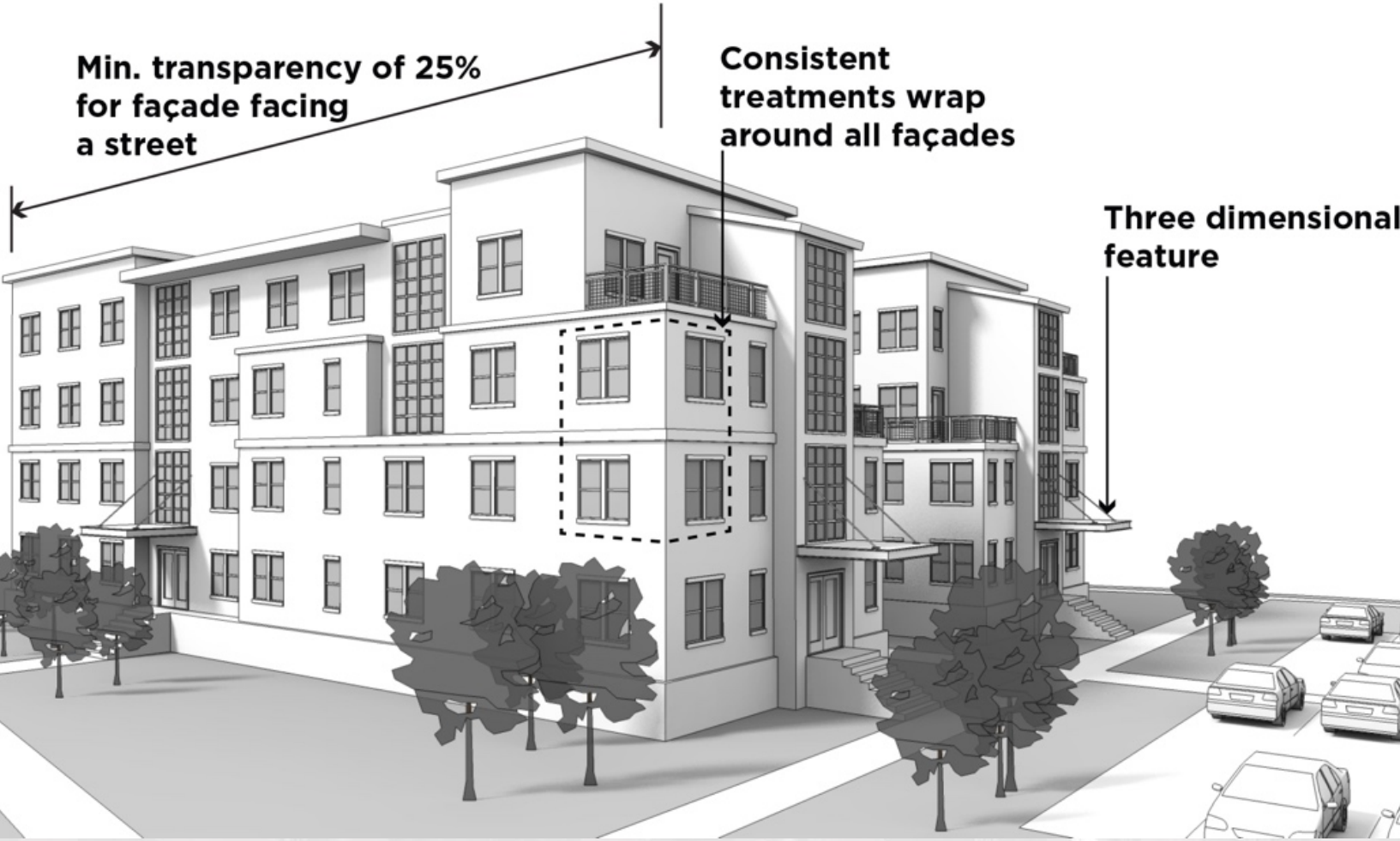


Front-loaded attached garage limited to 60% or 22 feet, whichever is greater

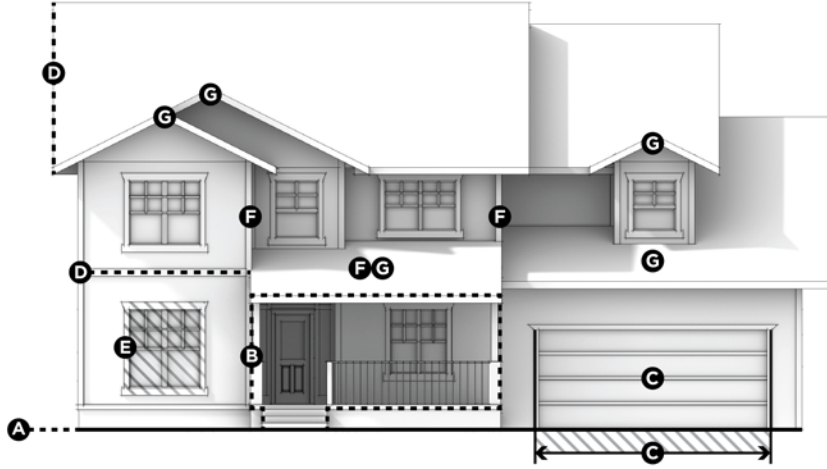
# Residential Districts



# Residential Districts



# Residential Districts



- A** All primary structures must be attached to a permanent foundation, such as a slab-on-grade, piles, piers, concrete footing or other form designed to give permanent and un-movable stability to a structure. The foundation system must be surrounded by a perimeter wall of solid masonry, concrete or other approved material.
- B** The primary entrance to a structure must face the street and provide a hard-surfaced pedestrian connection of driveway and/or sidewalk from the street to the entry. Alternatively, the primary entrance to a structure must open upon a covered porch or courtyard that faces the street and that is at least 60 square feet with a minimum depth of six feet and provides a hard surface pedestrian connection of driveway and/or sidewalk from the street to the porch or courtyard.
- C** Front-loaded attached garages are limited to 40% of the width of the front building line. Garage width is measured as the width of the garage door; in the case of garages designed with multiple garage doors the distance is measured between the edges of the outmost doors. Attached garages with front facing garage door openings must be set back from the front façade of the structure no less than four feet.
- D** Primary structures must meet two of the following three requirements: 1) Roofs must be either flat, with roof pitch of less than 1/12 and a single plane; steep, with roof pitch of 6/12 or more; or articulated, with multiple pitches, planes, ridge line directions or heights, or displaying hips and valleys. 2) Primary structures must contain more than one finished floor level. 3) The shape of habitable and attached garage space must have no less than eight sides. For the purpose of this requirement, a side is an exterior wall segment, from change of direction to change of direction, no less than four feet in length.
- E** Street-facing elevations must contain window and door systems for no less than 25% of the surface area of the façade.
- F** The front façade must contain wall articulation so that no more than 24 feet of wall is continuous without one of the following features: a wall recess or projection of 18 inches or more; a recessed or projected entry feature of 18 inches or more; a covered porch with roof integrated into the primary structure
- G** The front façade must contain at least three of the following design elements: , dormers, projected wall features that include gabled or hipped roof designs, recessed or projected entry features, a covered porch of at least six feet in depth, architectural columns supporting a porch roof, a bay window projecting a minimum of 12 inches from the front façade, window and door trim a minimum of four inches in width, a balcony, projecting a minimum of 12 inches from the front façade, masonry composing no less than 25% of the surface area of the front façade, habitable space above the garage equal to no less than 50% of the garage space below



# Commercial Districts

## **O Office Zoning District**

- ✓ Transitional; residential mixed with low intensity office, service, & retail uses

## **C-N Neighborhood Commercial Zoning District**

- ✓ Integrated residential development & small-scale commercial & service uses, serving nearby residential neighborhoods
- ✓ Low-intensity mixed-use

# Commercial Districts

## **C-G General Commercial Zoning District**

- ✓ Mix of retail, personal service, office, & residential uses within & along commercial nodes & corridors
- ✓ Promote mixed-use development in a pedestrian-oriented environment that recalls traditional business districts

## **C-H Highway Commercial Zoning District**

- ✓ Higher-intensity commercial uses of a predominantly auto-oriented character
- ✓ May require permanent outdoor service or storage areas.

## **C-R Regional Commercial Zoning District**

- ✓ Medium- to large-scale commercial development, both local & regional markets
- ✓ Generate considerable traffic & off-street parking requirements

# Commercial Districts

Select districts divided into levels of intensity related to form & design

*Uses the same within each district level*

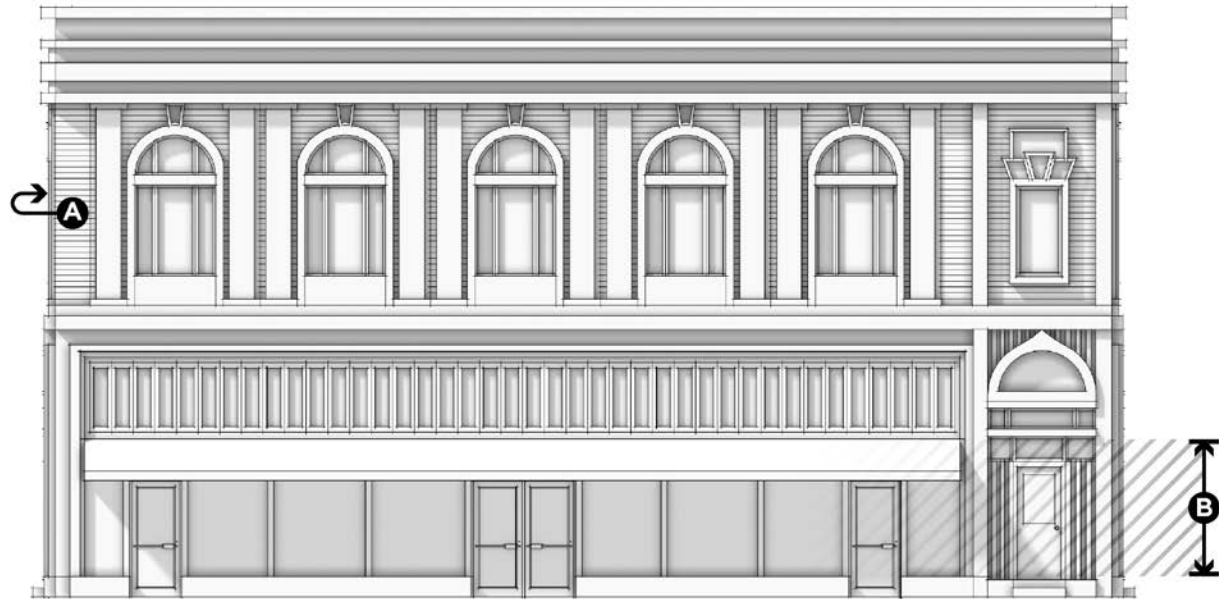
- ✓ C-G District: three levels
- ✓ C-H District: two levels
- ✓ C-R District: two levels

Those with design standards subject to higher level site plan review

	O	C-N	C-G-2	C-G-3	C-H-2	C-R-2
<b>Façade Design</b>						
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.			•	•	•	•
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.			•	•	•	•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.			•	•	•	•
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.	•	•	•	•	•	•
<b>Fenestration Design</b>						
The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height.					•	•
The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.	•	•	•	•		
Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story			•	•		

# Commercial Districts

## C-N District Design Standards

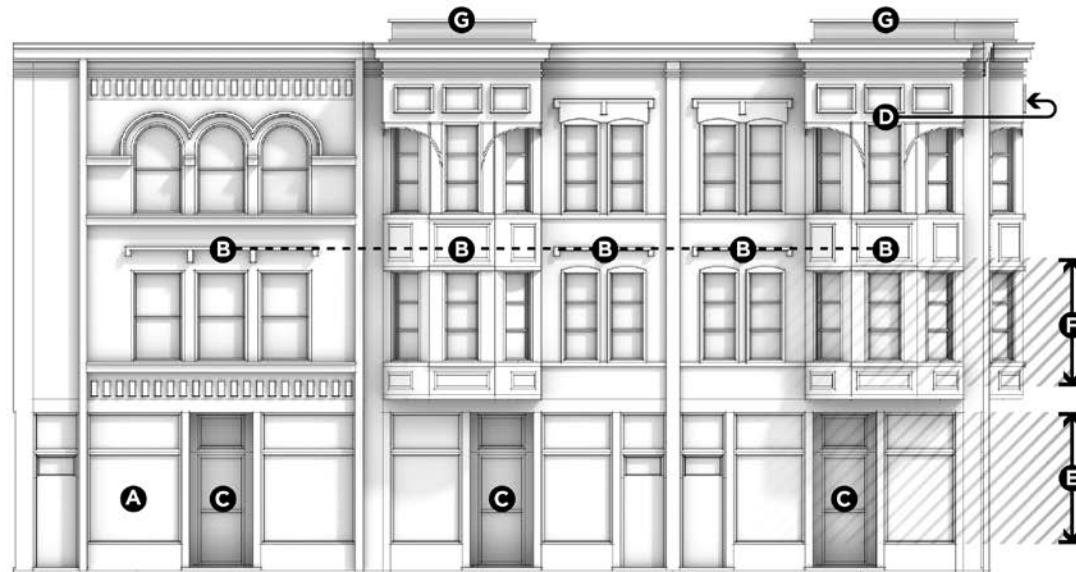


**A** Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.

**B** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.

# Commercial Districts

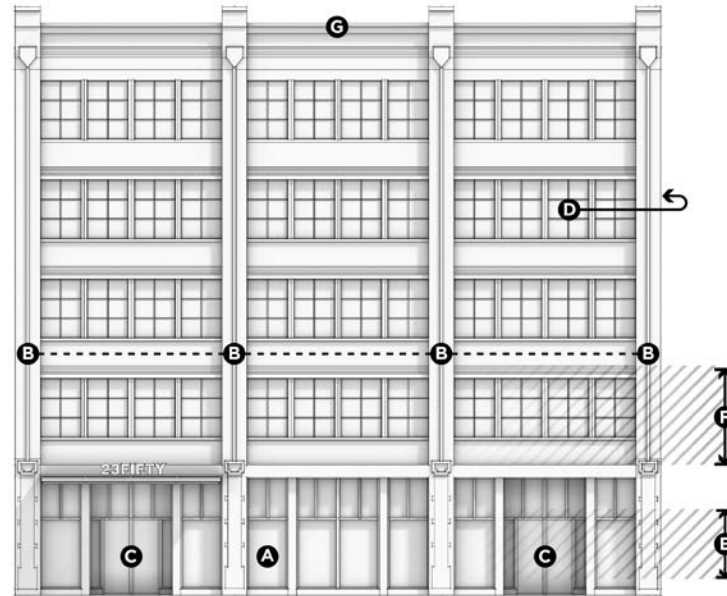
## C-G-2 District Design Standards



- A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.
- B** Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.
- C** All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
- D** 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.
- E** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.
- F** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.
- G** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.

# Commercial Districts

## C-G-3 District Design Standards



- A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.
- B** Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.
- C** All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
- D** 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.
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- F** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.
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# Commercial Districts

## C-H-2 District Design Standards



- A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.
- B** Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.
- C** All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
- D** 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.
- E** The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height from grade.



# Commercial Districts

## C-R-2 District Design Standards



- A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.
- B** Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.

- C** All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
- D** 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.
- E** The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height from grade.



# Commercial Districts

## **DK-B Downtown Knoxville Boulevards Subdistrict**

- ✓ Wide, planted boulevards, & a green, open landscape consisting of lawns, plazas & structures at variable setbacks

## **DK-G Downtown Knoxville Grid Subdistrict**

- ✓ Traditional 300' by 300' grid pattern
- ✓ Likely to be the most intensely developed portion of Downtown
- ✓ Maintains pedestrian orientation & mixed-use environment

## **DK-H Downtown Knoxville Historic Core Subdistrict**

- ✓ Mix of uses organized within highly-walkable environment with continuous, consistent street-wall, & a preponderance of historic and cultural resources

## **DK-W Downtown Knoxville Warehouse Subdistrict**

- ✓ Area located primarily along Jackson Avenue & the rail yard
- ✓ Mix of retail & warehouse/industrial uses in historically significant structures - standards reinforce this existing built character



# Commercial Districts

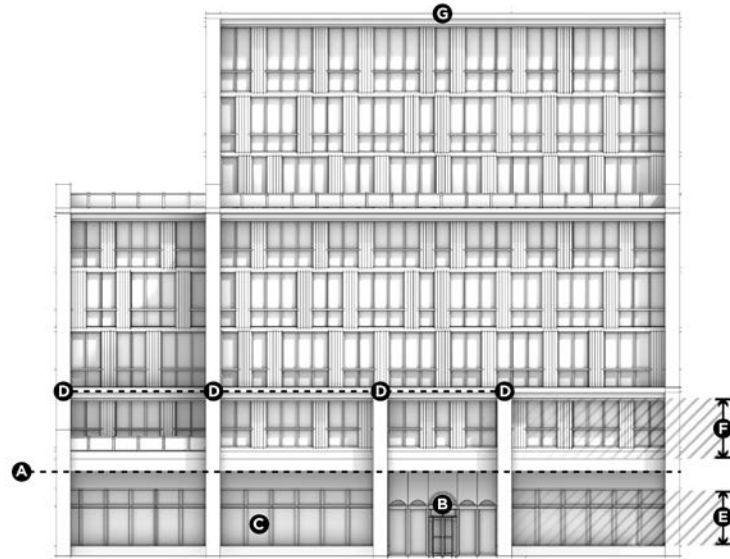


**Downtown Knoxville Subdistricts**

 DK-B Downtown Knoxville Boulevards	 DK-H Downtown Knoxville Historic Core
 DK-G Downtown Knoxville Grid	 DK-W Downtown Knoxville Warehouse

# Commercial Districts

## DK-B District Design Standards



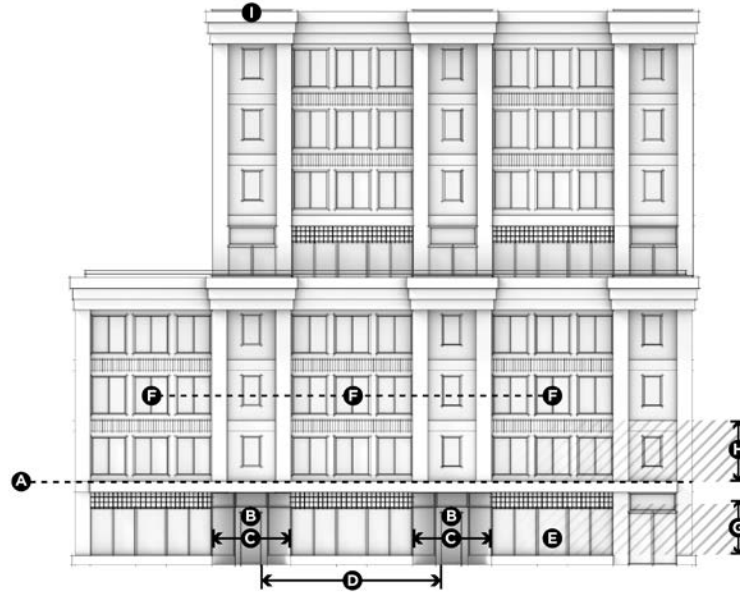
- A** All buildings must be designed with a discernable base (ground floor), through the use of architectural features such as recesses and building material variations, belt courses, corbeling, window designs, structural awnings, arcades, and ground floor lobbies or plazas. Where architectural elements are used to denote transitions from floor to floor above ground level, such elements must relate to existing adjacent buildings.
- B** Ground floor entrances must address adjacent streets, and must be visually distinctive or prominent on the building façade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.

- C** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
- D** Building façades of 100 feet or longer that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

- E** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height.
- F** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.
- G** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.

# Commercial Districts

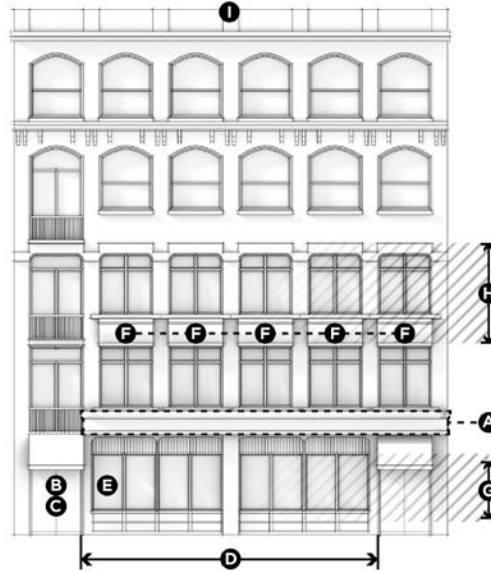
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- A** All buildings must be designed with a discernible base (ground floor), through the use of architectural features such as recesses and building material variations, belt courses, corbelling, window designs, structural awnings, arcades, and ground floor lobbies or plazas. Where architectural elements are used to denote transitions from floor to floor above ground level, such elements must relate to existing adjacent buildings.
- B** Ground floor entrances must address adjacent streets, and must be visually distinctive or prominent on the building facade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.
- C** Ground floor building entrances may be recessed no more than six feet from the required front build-to-zone, and must be no wider than ten feet. Such a recess is considered to meet any required minimum build-to-percentage.
- D** Building facades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- E** Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
- F** Building facades of 100 feet or longer that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.
- G** The ground floor of the front facade must maintain a transparency of 60%, measured between two and ten feet in height from grade.
- H** Upper floors of the front facade must maintain a transparency of 25% of the wall area of the story.
- I** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.

# Commercial Districts

## DK-H District Design Standards

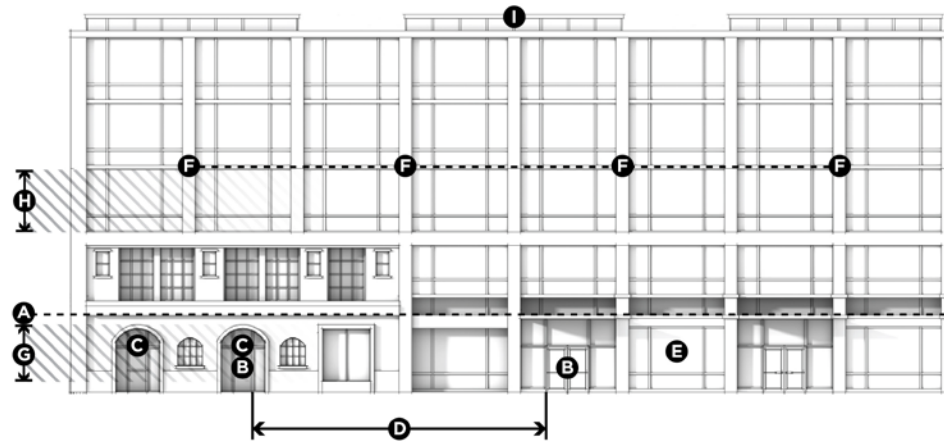


- A** All buildings must be designed with a discernable base (ground floor), through the use of architectural features such as recesses and building material variations, belt courses, corbelling, window designs, structural awnings, arcades, and ground floor lobbies or plazas. Where architectural elements are used to denote transitions from floor to floor above ground level, such elements must relate to existing adjacent buildings.
- B** Ground floor entrances must address adjacent streets, and must be visually distinctive or prominent on the building façade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.
- C** Ground floor building entrances may be recessed no more than six feet from the required front build-to-zone, and must be no wider than ten feet. Such a recess is considered to meet any required minimum build-to percentage.
- D** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- E** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
- F** Building façades of 100 feet or longer that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.
- G** The ground floor of the front façade must maintain a transparency of 60%, measured between two and ten feet in height from grade.
- H** Upper floors of the front façade must maintain a transparency of 25% of the wall area of the story.
- I** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.



# Commercial Districts

## DK-W District Design Standards



- A** All buildings must be designed with a discernable base (ground floor), through the use of architectural features such as recesses and building material variations, belt courses, corbelling, window designs, structural awnings, arcades, and ground floor lobbies or plazas. Where architectural elements are used to denote transitions from floor to floor above ground level, such elements must relate to existing adjacent buildings.
- B** Ground floor entrances must address adjacent streets, and must be visually distinctive or prominent on the building façade. This may be accomplished through the use of architectural features such as entranceway roofs, canopies or awnings, entranceway recesses, a chamfered corner, sidelight windows, transom windows, or other adjacent window designs.
- C** Ground floor building entrances may be recessed no more than six feet from the required front build-to-zone, and must be no wider than ten feet. Such a recess is considered to meet any required minimum build-to percentage.
- D** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- E** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
- F** Building façades of 100 feet or longer that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.
- G** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.
- H** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.
- I** Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.



# Commercial Districts

## Form-Based Districts

- ✓ Both CU District & SW District integrated into Commercial Districts section
- ✓ Alignment with Code “language” but no substantive changes to dimensional or design standards
- ✓ Districts added to Use Matrix
- ✓ Other standards added to appropriate sections: Definitions, Site Development Standards, etc.  
*Minor revisions made to align with current standards*
- ✓ Sign regulations need to be moved to Sign Code
- ✓ Integrate existing graphics as needed in subsequent drafts



# Industrial Districts

## **IOP Industrial Office Park Zoning District**

- ✓ Large office developments, office parks, & light manufacturing, with ancillary services for employees

## **I-MU Industrial Mixed-Use Zoning District**

- ✓ Light industrial & compatible commercial uses (entertainment, amusement & retail)
- ✓ Promote reuse of older, character giving structures no longer suitable for original industrial purposes, but can accommodate alternative uses including residential

## **I-RD Research & Development Zoning District**

- ✓ Large-scale office, & research & development facilities, including pilot plants, prototype manufacturing, or other light industrial activities, with ancillary uses to serve employees

## **I-G General Industrial Zoning District**

## **I-H Heavy Industrial Zoning District**



# Special Purpose & Overlay Districts

## Special Purpose Districts

AG General Agricultural Zoning District

OS Parks and Open Space Zoning District

NA Natural Areas Zoning District

## Overlay Districts

H Historic Overlay District

NC Neighborhood Conservation Overlay District

TO-1 Technology Park Overlay District

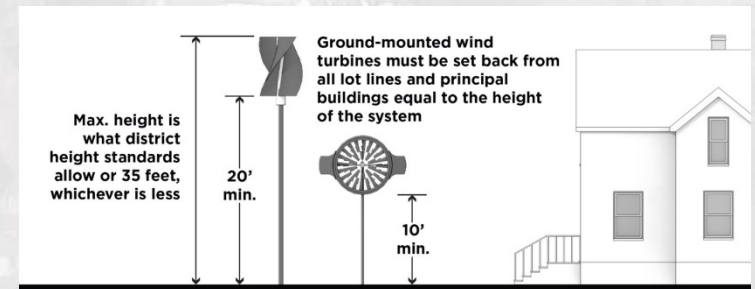
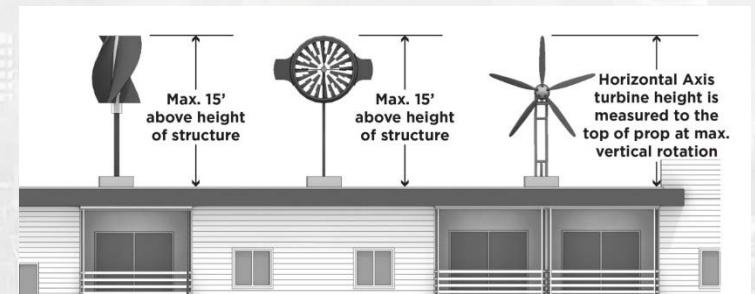
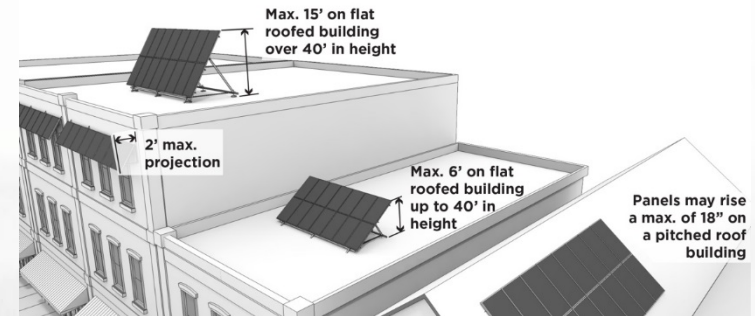
F Floodway Overlay District



# Accessory Structures & Uses

## Regulate **Accessory Structures & Uses**

- ✓ Standards for each
  - Size, height, location regulations*
  - Maintain max. sf by lot area*
  - Eliminate "use on review"*
- ✓ General structures
  - Detached garage, carports, freestanding structures, fences*
- ✓ General uses
  - Accessory outdoor storage & sales/display, Update home occupation*
- ✓ Exterior lighting
  - Minimize light pollution & glare*
- ✓ Sustainability
  - Solar & wind*
  - Apiaries*
  - Vehicle charging stations*
  - Accessory Dwelling Units (ADU)*



# Permitted Encroachments

**Table 10-1: Permitted Encroachments Into Required Setbacks**

Y = Permitted // N = Prohibited

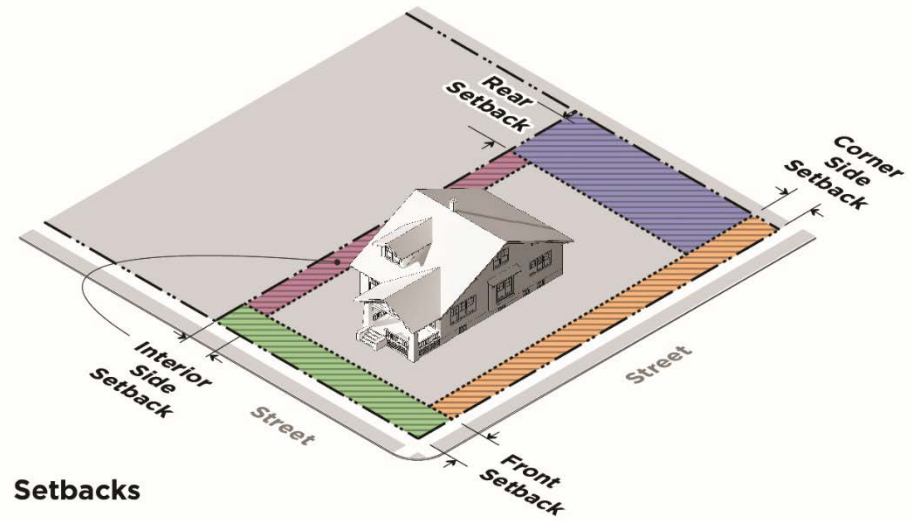
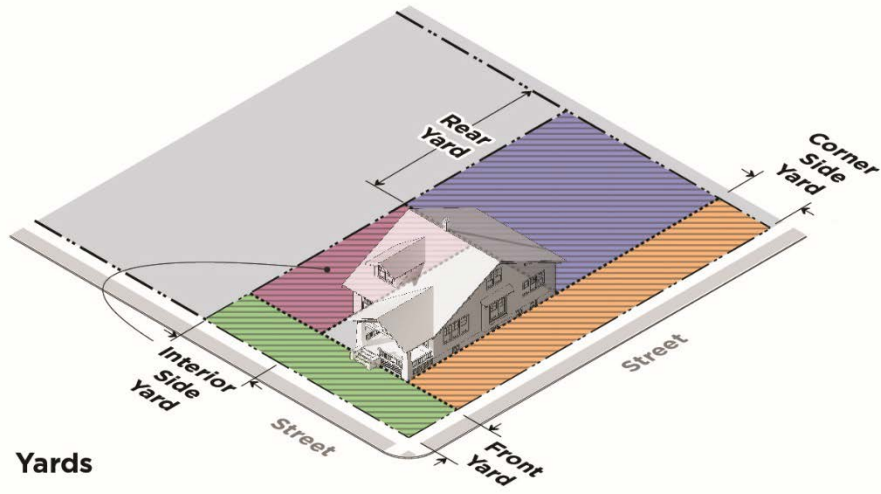
Max. = Maximum // Min. = Minimum

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Arbor	Y	Y	Y	Y
Awning or Sunshade <i>Max. of 2' from building wall</i> <i>Does not include awnings used as a sign (See Chapter 12)</i>	Y	Y	Y	Y
Balcony <i>Max. of 6' into front, interior side, or corner side setback</i> <i>Max. of 8' into rear setback</i> <i>Min. of 4' from any lot line</i> <i>Min. vertical clearance of 8'</i>	Y	Y	Y	Y
Bay Window <i>Max. of 5' into any setback</i> <i>Min. of 24" above ground</i>	Y	Y	Y	Y
Canopy (Residential Uses) <i>Max. of 5' into any setback</i> <i>Min. of 4' from any lot line</i> <i>Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i> <i>Does not include canopies used as a sign (See Chapter 12 of the City Code)</i>	Y	Y	Y	Y
Canopy (Non-Residential Uses) <i>Max. of 18" from the curb line</i> <i>Max. 15' width or no more than 3' extension on either doorway side, whichever is less</i> <i>Does not include canopies used as a sign (See Chapter 12 of the City Code)</i>	Y	Y	Y	Y
Chimney <i>Max. of 18" into setback</i>	Y	Y	Y	Y



# Permitted Encroachments

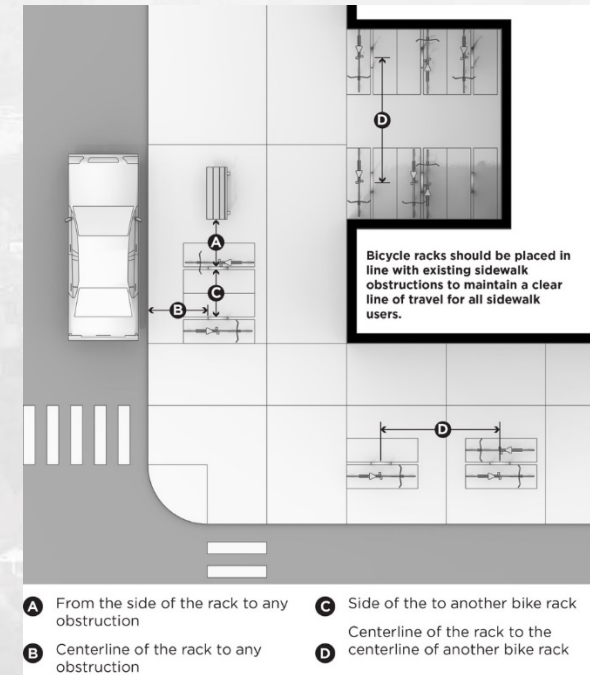
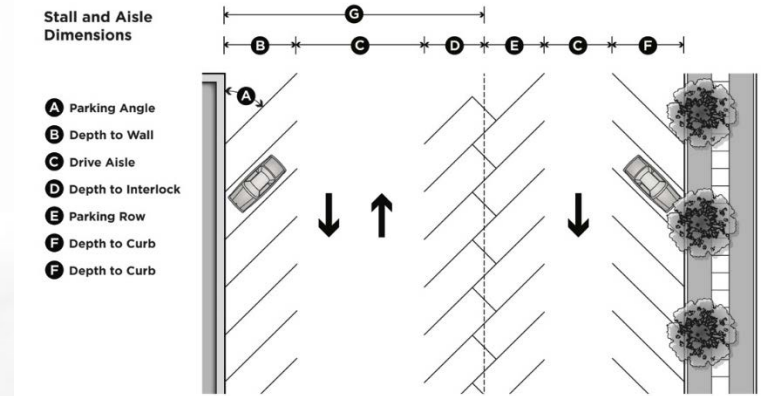
## Clarify placement in Yard vs. Setback



# Off-Street Parking

## Maintained recent **Parking Ordinance**

- ✓ Reorganized
- ✓ Landscape part of landscape article
- ✓ Aligned parking ratios with use matrix
- ✓ Key CU District standards integrated:
  - Required parking*
  - Parking structure design*
- ✓ New supplemental provisions:
  - Off-street loading*
  - Commercial vehicle storage*
  - Recreational vehicle storage*



# Landscape Requirements

**Installation & Maintenance Standards** to ensure proper implementation

- ✓ Landscape plan required: multi-family and townhouse, nonresidential, parking lots

*Enforcement: Certificate of Occupancy only after landscape complete*

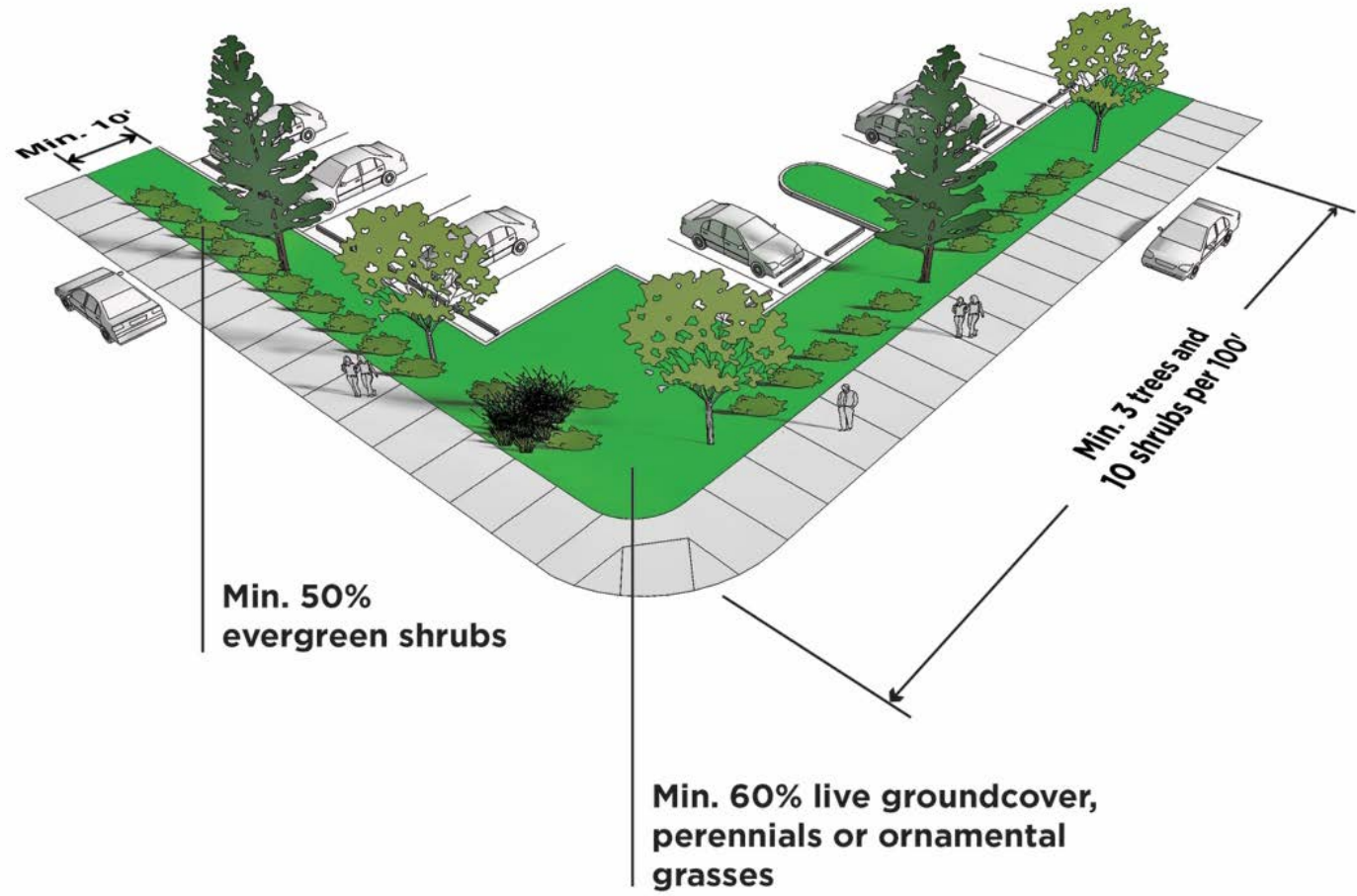
*Policy Question: Potentially require a maintenance bond (110% of cost) for two years*

- ✓ Selection and installation requirements
- ✓ Species diversity requirement
- ✓ Tree preservation & construction protections

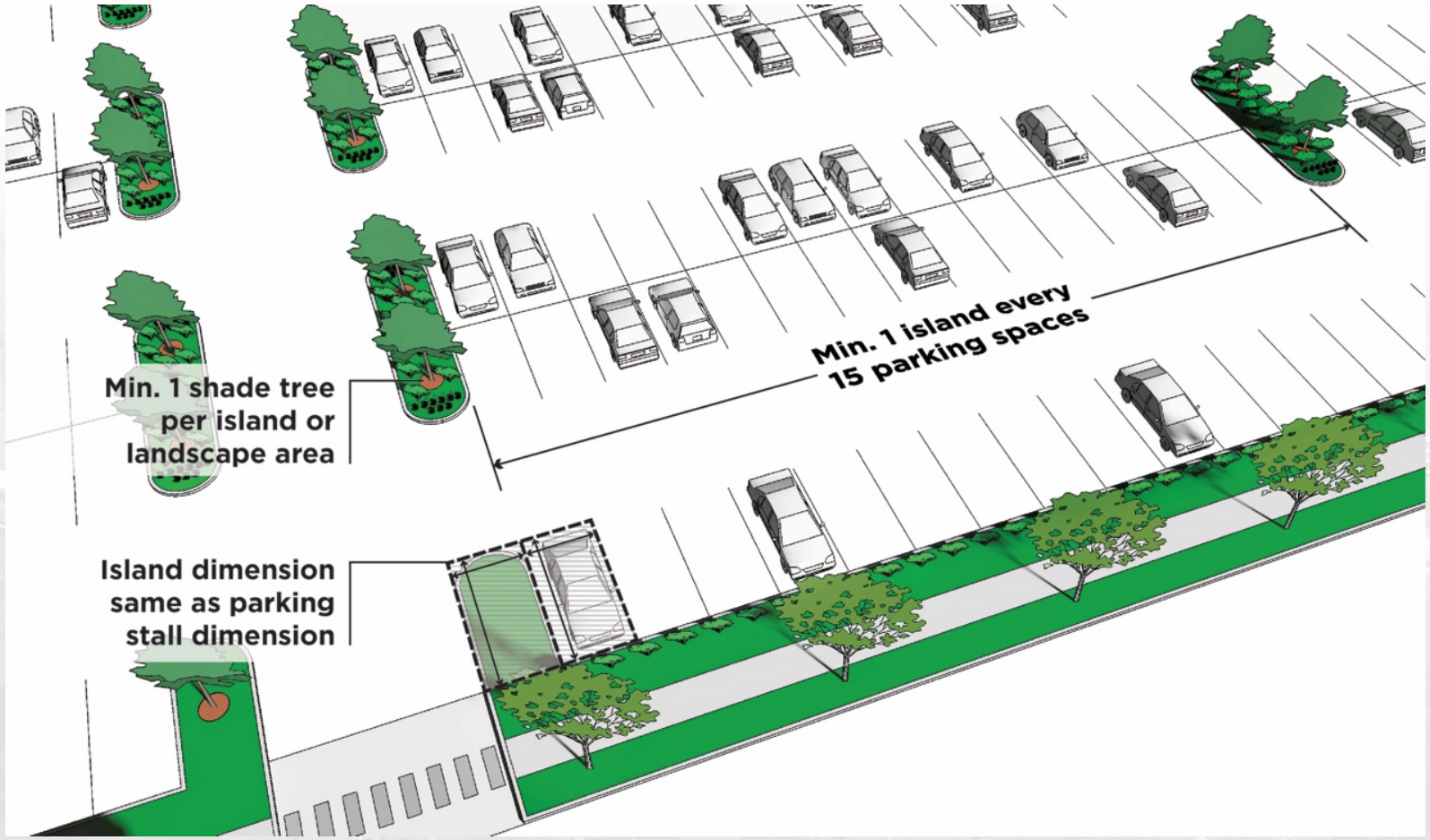
**Required Landscape** (enhance that required by parking)

- ✓ Parking lot perimeter
- ✓ Parking lot interior
- ✓ Site landscape
- ✓ Buffer yards

# Landscape Requirements

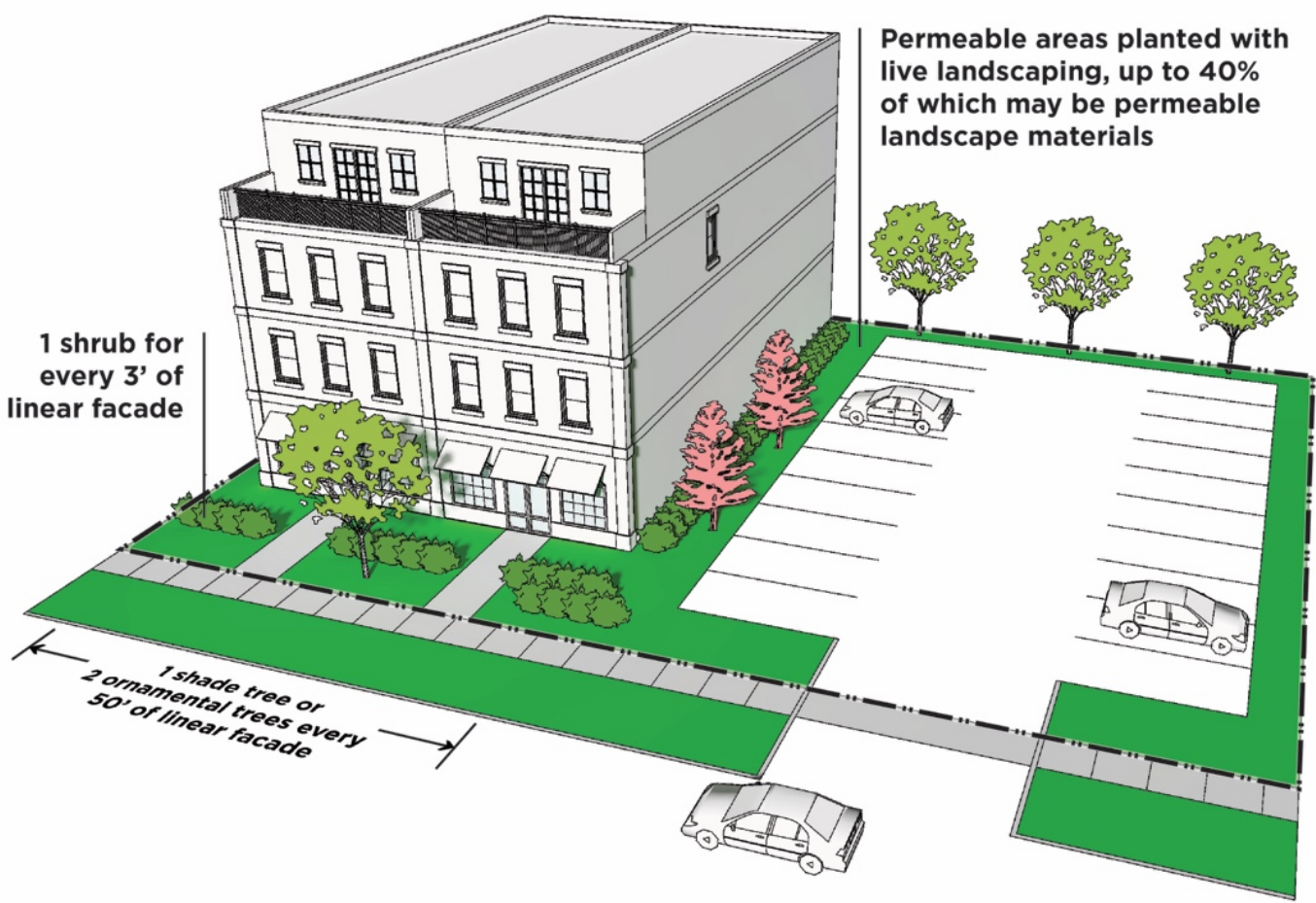


# Landscape Requirements



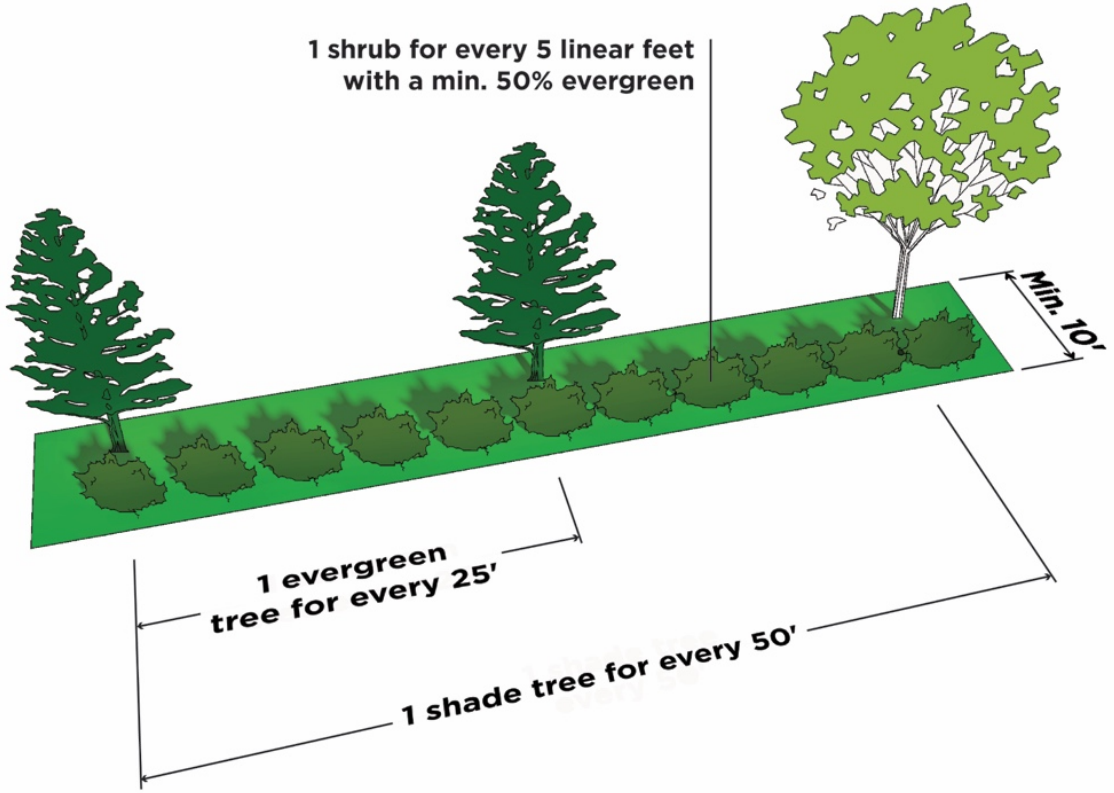


# Landscape Requirements



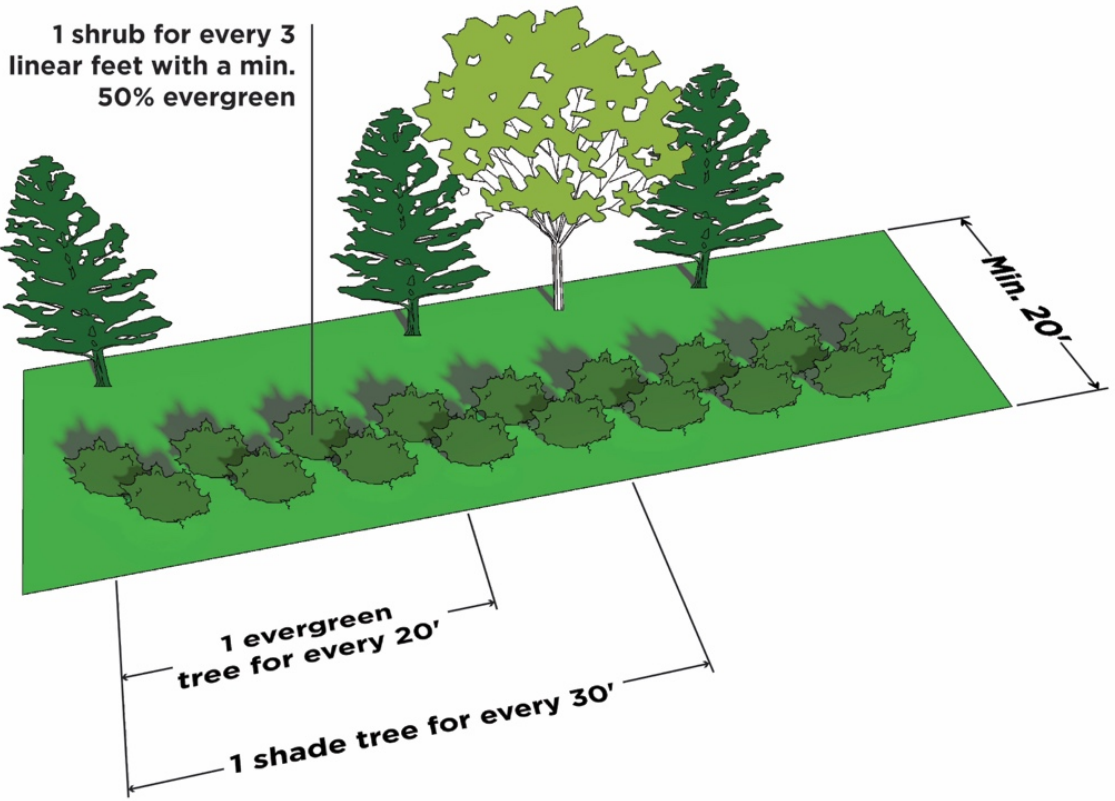
# Landscape Requirements

Development	Buffer Yard Class
Nonresidential use located within residential district	Class A Buffer
Nonresidential district abuts a residential district	Class B Buffer
Parking lot of a multi-family dwelling within a residential district	Class A Buffer
Per use standards	As determined in the standards of Article 9



# Landscape Requirements

Development	Buffer Yard Class
Nonresidential use located within residential district	Class A Buffer
Nonresidential district abuts a residential district	Class B Buffer
Parking lot of a multi-family dwelling within a residential district	Class A Buffer
Per use standards	As determined in the standards of Article 9



# Zoning Administrators

## Ordinance Administrators

- ✓ City Council
- ✓ Metropolitan Planning Commission
- ✓ Board of Zoning Appeals \*
- ✓ Zoning Administrator
- ✓ Historic Zoning Commission \*
- ✓ Administrative Review Committee \*

*\* Organization provisions have been maintained in Code*

**Downtown Design Review Board &  
Infill Housing Design Review Committee  
have been removed**

# Application Process

## Application Process

- ✓ Application process
  - Completeness review with ZA or MPC staff*
  - Optional pre-application review*
- ✓ Notice
- ✓ Vesting: planned development, site plan

**Table 14-1: Application Submittals**

Application	Authority	
	Zoning Administrator	MPC Staff
Amendment (Text and Map)		•
Special Use		•
Variance	•	
Administrative Modification	•	
Site Plan Review	•	
Planned Development		•
Certificate of Appropriateness		•
Zoning Interpretation	•	
Zoning Certification	•	
Zoning Appeal of Zoning Administrator Decisions	•	
Zoning Appeal of Administrative Body Decisions		•

# Zoning Approvals

## Current Applications

- ✓ Amendments (Text & Map)
- ✓ Variance
- ✓ Certificate of Appropriateness
- ✓ Zoning Appeals

*Clarified timeframes*

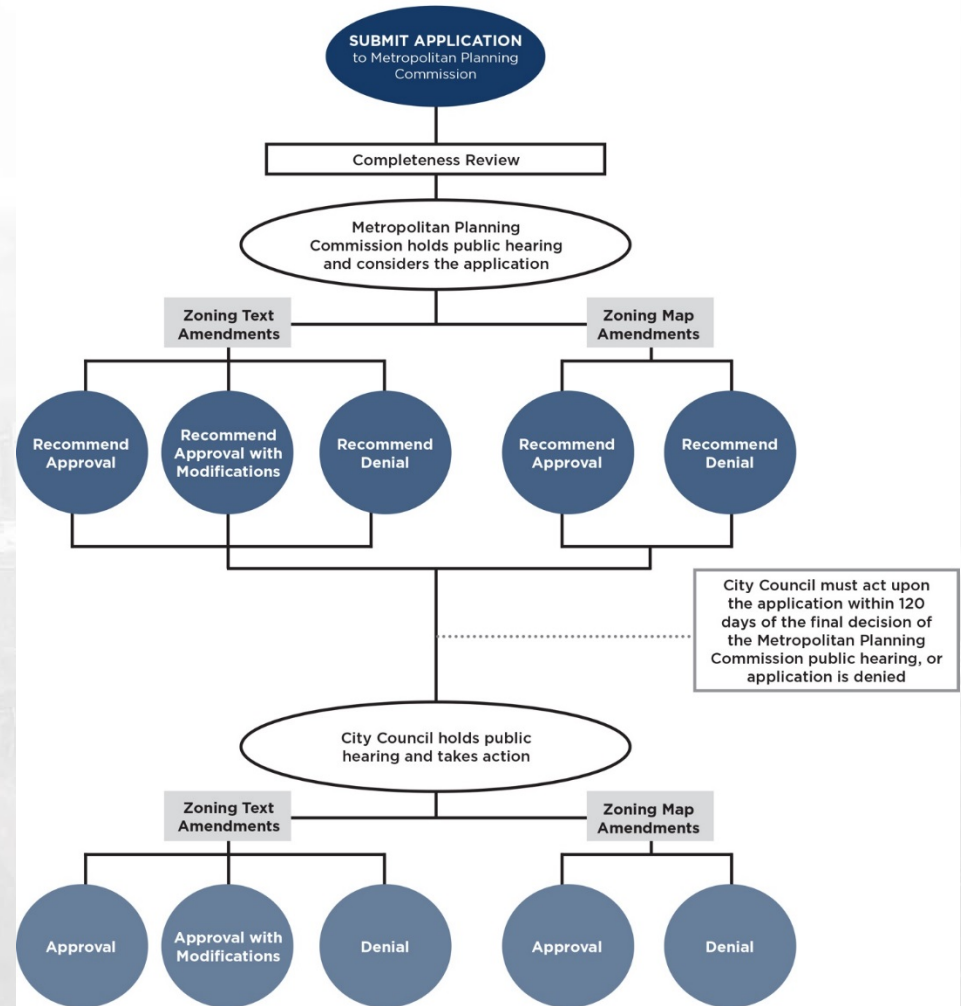
*Updated approval standards*

*Set expiration deadlines*

*Permitted modifications*

*Defined appeal process*

## Zoning Text & Map Amendment



# Zoning Approvals

## New Applications

### Special Use

- ✓ Replaces use on review
- ✓ Approved by MPC
- ✓ Approval narrowly defined & structured to approve use of a property
- ✓ Site plan review required
- ✓ MPC may impose additional conditions on a special use to mitigate impacts

### Administrative Modifications

- ✓ Approved by Zoning Administrator
  - 10% modification to district standards*
  - 10% modification to vehicle & bicycle parking requirements*
- ✓ Appeal to Zoning Board of Appeals



# Zoning Approvals

## New Applications

### Site Plan Review

#### I. Administrative Review Committee

- ✓ New construction & additions in EN, C-G-2, C-G-3, C-H-2, C-R-2, DK, CU, & SW Districts

#### II. Zoning Administrator

- ✓ New townhouse, multi-family, and nonresidential
- ✓ Additions to above - increases the total floor area by 25% or more
- ✓ Parking lots of 10 or more spaces
- ✓ Parking structures
- ✓ Drive-through facilities

*Variance or administrative modification must be granted before site plan approval - site plan must reflect all conditions of approval*





# Zoning Approvals

## New Applications

## Zoning Interpretation

- ✓ Zoning Administrator

## Zoning Certificate

- ✓ Zoning Administrator
- ✓ Part of building permit, certificate of occupancy, or business license

## Temporary Use Permit

- ✓ Zoning Administrator
- ✓ Temporary use standards of Article 9

# Zoning Approvals

## New Applications

### Planned Development

- ✓ Eliminates “types” & special development standards for PUD
- ✓ Treated as a type of approval process - PD is not a district  
PUD is a multi-step process, with numerous points of public input:
  1. Required pre-application meeting with MPC staff
  2. Optional Concept Plan presentation before MPC
  3. Preliminary Plan – MPC recommends, City Council makes decision
  4. Final Plan – MPC verified conformance with preliminary plan
- ✓ Negotiation: require public amenities & benefits – examples: sustainability actions, open space, car/bike share, affordable housing
- ✓ Allow changes to approved PDs: administrative, minor, & major



# Zoning Nonconformities

Specifically address **all nonconforming situations**

- ✓ Nonconforming use
- ✓ Nonconforming structure
- ✓ Nonconforming lot

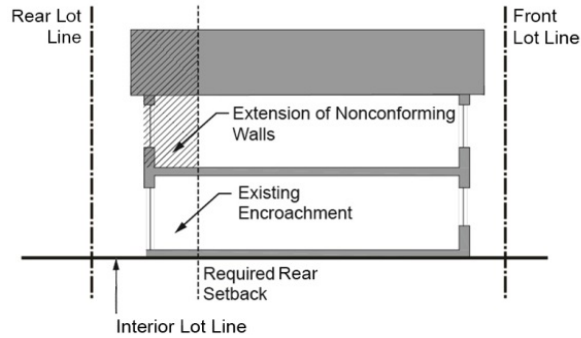
## Key policy changes

1. Less aggressive approach to nonconforming uses: when structure is destroyed, the nonconforming use may continue if a building permit is obtained within one year. (current: damaged by 50% or more of value, use cannot continue)
2. Allow existing single-wide manufactured homes to be replaced in kind. Permission eliminated if replaced with multi-sectional.
3. Single-family or two-family nonconforming because of encroachment into a required rear or interior side setback, may enlarge horizontally or vertically along the same plane, so long as it meets all other district regulations

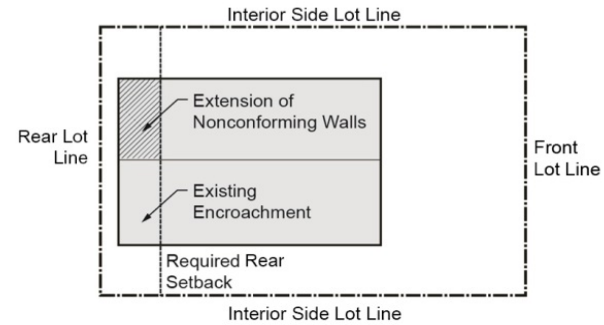


# Zoning Nonconformities

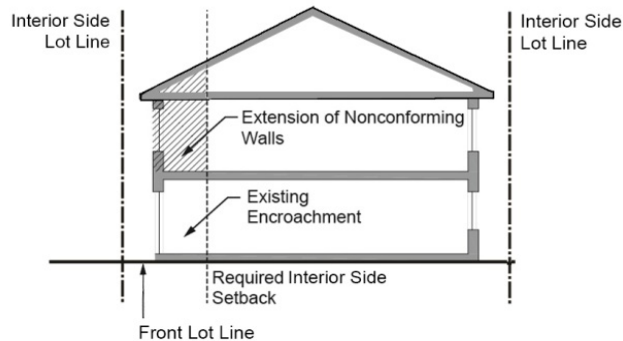
## VERTICAL - REAR



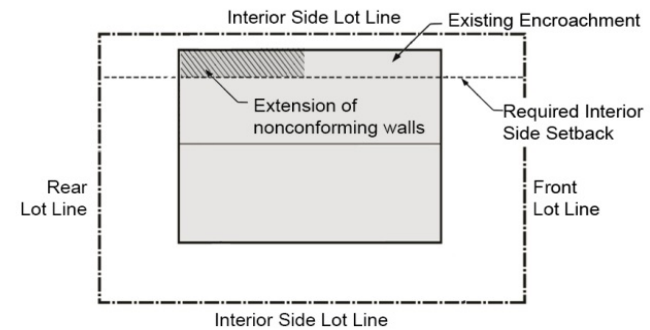
## HORIZONTAL - REAR



## VERTICAL - SIDE



## HORIZONTAL - SIDE





# RECODE KNOXVILLE



INVEST



PROTECT



CONNECT

**ZONING CODE - PUBLIC DRAFT**

MARCH 2018 | CAMIROS