

# Public Stakeholder Committee Meeting

October 24, 2018



RECODE KNOXVILLE

✓ INVEST ✓ PROTECT ✓ CONNECT

# Meeting Overview

- ✓ Guiding Principles
- ✓ Major Comments on Draft 2
- ✓ Draft 3 Major Revisions
- ✓ Draft Zoning Map 2 Overview
- ✓ Direction on Key Issues
- ✓ Schedule & Next Steps
- ✓ Questions and Discussion

# Guiding Principles

## SUPPORT INVESTMENT

Create standards that will:

- ✓ Provide stability
- ✓ Encourage redevelopment of former industrial sites,
- ✓ Address twenty-first century development trends
- ✓ Revitalize older commercial centers to serve the community

# Guiding Principles

## PROTECT THINGS UNIQUELY KNOXVILLE

Create standards that will:

- ✓ Encourage investment in corridors and neighborhoods while protecting the characteristics that define our corridors and neighborhoods

# Guiding Principles

## CONNECT OUR COMMUNITY

Create standards that will:

- ✓ Connect our corridors leading to downtown and to adjacent neighborhoods
- ✓ Connect areas with the city's natural amenities – the river, parks and other green spaces

# Guiding Principles cont....

## OUR NEW CODE SHOULD:

- ✓ Be easy to use
- ✓ Recognize that Knoxville's population is growing, aging and becoming more diverse
- ✓ Promote and balance our mobility options

# Community Outreach To-date

- ✓ 14 press releases
- ✓ 2 KUB billing inserts (July 2017 and July 2018)
- ✓ 13 newsletters
- ✓ 22 articles/media coverage
- ✓ 2 community surveys
- ✓ 9 Public Stakeholder Committee meetings
- ✓ 3 City Council Workshops (*including this one!*)
- ✓ Stakeholder interviews
- ✓ Over 55 community/neighborhood meetings
- ✓ Thousands of website views

## 3 Rounds of Public Outreach

Technical Report Outreach: 756

Draft 1 Outreach: 685

Draft 2 & Map 1 Outreach: 420

## Written Comments Submitted

**MAP COMMENTS – 432**

**GENERAL COMMENTS – 410**

# Major Comments – Draft 2

- ✓ Accessory Dwelling Units (ADUs)
- ✓ RN-1 and RN-2
- ✓ Non-Conformities
- ✓ Sidewalks
- ✓ Height Along Corridors
- ✓ In-fill Housing Standards
- ✓ Landscape Standards
- ✓ Bring Back the Orange
- ✓ Preserve Neighborhood Character



# “Bring Back the Orange”

- ✓ Existing R-2
- ✓ Duplexes as a Special Use
- ✓ RN-3
- ✓ Revised RN-4
- ✓ Corridors and Nodes
- ✓ Existing Uses

# Draft 3 Major Revisions

- ✓ Downtown Edge Subdistrict
- ✓ In-fill Housing Standards
- ✓ Single Family Residential Design Standards
- ✓ Rules for Non-Conformities
- ✓ Use Standards
- ✓ Hillside Protection Overlay
- ✓ RN-4 (Small scale multi-family development)

# Non-conformities

- ✓ Enhanced definition of abandoned and discontinued
- ✓ Actively marketing
- ✓ Expansion of a non-conforming building
- ✓ Existing non-conformity residential lots

# HILLSIDE PROTECTION AREAS

District Type	Acres	Vacant Acres	Vacant Acres in Hillside Protection
Residential	29,194	4,560	2,563
Commercial	7,263	1,608	369
Downtown	177	4	0.4
Form Districts	271	51	9
Industrial	5,558	92	309
Special Purpose	9,552	1,121	579
<b>Total</b>	<b>52,017</b>	<b>8,266</b>	<b>3,830</b>

# Respectful Development – Mixed-use





# Respectful Development – Courtyard Apartments & Townhouse





# Respectful Development – Duplex





# Respectful Development – Fourplex





# Schedule and Next Steps

- ✓ Draft 3 code and draft 2 map
- ✓ Community Meetings October 22<sup>nd</sup> – October 30<sup>th</sup>
- ✓ October 24<sup>th</sup> – Stakeholder Advisory Committee
- ✓ October 31 – Planning Commission Work Session
- ✓ November 8<sup>th</sup> – Planning Commission
- ✓ December – City Council?
- ✓ Adoption

# Q & A

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