



RECODE KNOXVILLE

✓ INVEST

✓ PROTECT

✓ CONNECT

PUBLIC HEARING DRAFT

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

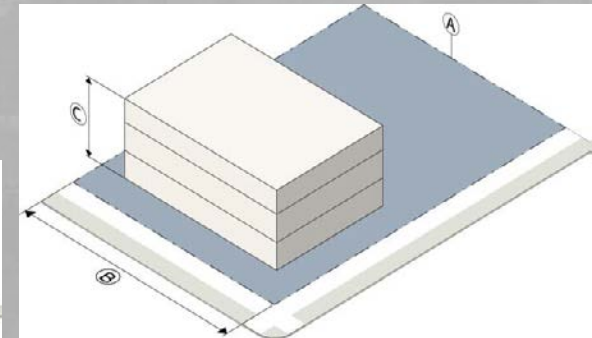
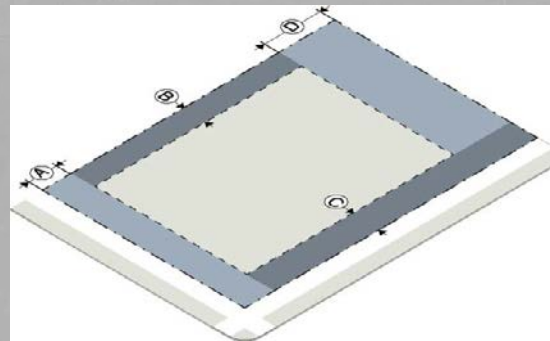
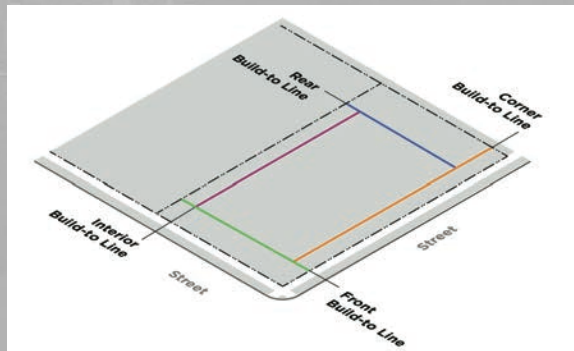
COMPARTMENTALIZATION

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

Zoning Organization

Key **Organization** techniques

- ✓ Illustrations
- ✓ Matrices
- ✓ Standardized rules of measurement
- ✓ All terms & uses defined



Zoning Organization

Key **Organization** techniques

- ✓ Recently adopted parking regulations included
- ✓ Cumberland Avenue FBC added to Commercial Districts
- ✓ South Waterfront FBC added to Special Purpose Districts
- ✓ Sub-districts are kept with each main district (DK, CU, SW)
 - *Maintains dimension and design standards with the district*
 - *Other provisions: parking, lighting, definitions, etc. moved to relevant sections (follows organization of all other districts)*
 - *FBC: Sign regulations move to signs*
 - *SW District street standards move to subdivision*
- ✓ Article 1
 - Clarifies previously approved Planned Districts remain in force (RP, PC, SC, BP, TND, TC)
 - Reasonable accommodation reference added
 - Public utility exemption clarified



Zoning Uses

Modern **Generic Use** approach

- ✓ Each use defined (Article 2)
- ✓ Eliminate cumulative approach
- ✓ Special Use replaces “use on review”
- ✓ Temporary uses

Certain districts have **Additional Use Restrictions** (restrictions in district articles)

- ✓ RN-4, DK, CU, SW

Changes from initial drafts:

- ✓ Outdoor storage yard
- ✓ Kennel
- ✓ Bar & Restaurant changed to Eating & Drinking Establishment



Zoning Uses

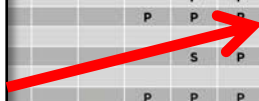


USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use Blank cell = Use prohibited

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	O	C-N	C-G	C-H	C-R	DK	CU	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	SW	USE STANDARD	
Agriculture																						P	P					
Airport																						P						
Alternative Correctional Facility												S																
Amusement Facility - Indoor											P	P	P	P	P			P									P	
Amusement Facility - Outdoor												S						S									S	
Animal Care Facility - Large Animal																							P	P				
Animal Care Facility - Small Animal									S	P	P	P	P	S	P	S		P					P	P		P	Sec. 9.3.A	
Animal Shelter																							P					Sec. 9.3.A
Art Center										P	P	P	P	P	P			P									P	
Arts Center									P	P	P	P	P	P	P	P	S	P	S								P	
Bed and Breakfast										S	P	P	P	S	S			P					P				S	Sec. 9.3.B
Boarding Kennel																	P		P	P	P		P				P	
Brothel									P	P	P	P	P	P	P	P	P	P	P	P				P			P	
Camel																							S		P			Sec. 9.3.C
Care Home												S	P	P														Sec. 9.3.D
Cemetery																							P		P	P		
Commercial Building							P	P	P	P	P	P	P	P	P	P		P						P		P		
Consolidated Office Building												S	S	S									P		P	P		Sec. 9.3.M
Country Club																									P			
Cultural Facility									P	P	P	P	P	P	P	P		P						P		P		
Day Care Center									P	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																				Sec. 9.3.E
Domestic Violence Shelter		P	P	P	P	P	P	P																P				
Drive-Through Facility												S	P	P		P												Sec. 9.3.F
Drug/Alcohol Treatment Facility, Residential												S												P				
Drug Treatment Clinic												S												P				Sec. 9.3.G
Dwelling - Above the Ground Floor									P	P	P	P	P	P	P	P		P									P	
Dwelling - Manufactured Home		P	P	P	P	P	P	P															S					Sec. 9.3.H
Dwelling - Multi-Family						P,S	P	P	P	P	P	P	P	P	P	P		P								P	Sec. 9.3.I	
Dwelling - Townhouse					S	P,S	P	P	P	P	P	P	P	P	P	P										P	Sec. 9.3.I	
Dwelling - Single-Family		P	P	P	P	P	P	P										P					P			P		

Permissions
 Permitted = P
 Special = S
 Blank = Prohibited



Zoning Uses

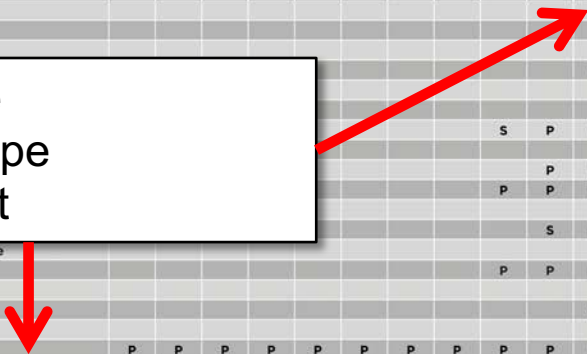


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Agriculture																						P	P					
Airport																						P						
Alternative Correctional Facility												S																
											P	P	P	P	P			P									P	
												S						S									S	
									S	P	P	P	P	S	P	S		P					P	P			P	
										P	P	P	P	P	P	P		P					P	P			P	
										P	P	P	P	P	P	P		S	P	S							P	
											S	P	P	P	S	S			P								S	
Broadcasting Facility - With Antennae																	P		P	P	P		P					
Broadcasting Facility - No Antennae									P	P	P	P	P	P	P	P	P	P	P	P			P				P	
Campground																							S		P			
Car Wash												S	P	P														
Cemetery																									P			
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P				P	
Conservation Area																							P		P	P		
Crematory												S	S	S														
Country Club																									P			
Cultural Facility									P	P	P	P	P	P	P	P		P						P			P	
Day Care Center									P	P	P	P	P	P	P	P		P		P							P	
Day Care Home	P	P	P	P	P	P	P	P																				
Domestic Violence Shelter	P	P	P	P	P	P	P	P																P				
Drive-Through Facility												S	P	P		P												
Drug/Alcohol Treatment Facility, Residential													S											P				
Drug Treatment Clinic													S											P				
Dwelling - Above the Ground Floor									P	P	P	P	P	P	P	P		P									P	
Dwelling - Manufactured Home	P	P	P																				S					
Dwelling - Multi-Family						P,S	P	P	P	P	P	P	P	P	P	P		P									P	
Dwelling - Townhouse				S	P,S	P	P	P	P	P	P	P	P	P	P	P											P	
Dwelling - Single-Family	P	P	P	P	P	P	P	P															P				P	

Locate Use
 1) By use type
 2) By district



Zoning Uses

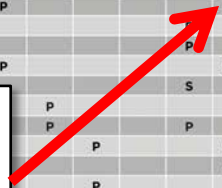


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Amusement Facility - Indoor											P	P	P	P	P			P									P	
Amusement Facility - Outdoor												S						S									S	
Animal Care Facility - Large Animal																							P	P				
Animal Care Facility - Small Animal									S	P	P	P	P	S	P	S		P					P	P		P	Sec. 9.3.A	
Animal Breeder																							P				P	Sec. 9.3.A
Art Gallery										P	P	P	P	P	P			P										
Arts and Fitness Studio									P	P	P	P	P	P	P	P	S	P	S								P	
Bed and Breakfast	P	P	P																				P					Sec. 9.3.B
Body Modification Establishment																											S	
Broadcasting Facility - With Antennae																								P				
Broadcasting Facility - No Antennae									P															P			P	
Campground																												Sec. 9.3.C
Car Wash																												Sec. 9.3.D
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Community Center	P	P	P	P	P	P	P	P	P															P			P	
Conservation Area																									P	P		
Crematory																												Sec. 9.3.M
Country Club																									P			
Cultural Facility									P	P	P	P	P	P	P	P	P	P	P					P				
Day Care Center									P	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																				Sec. 9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P																P				
Drive-Through Facility												S	P	P		P												Sec. 9.3.F
Drug/Alcohol Treatment Facility, Residential												S												P				
Drug Treatment Clinic												S												P				Sec. 9.3.G
Dwelling - Above the Ground Floor									P	P	P	P	P	P	P	P		P									P	
Dwelling - Manufactured Home	P	P	P																				S					Sec. 9.3.H
Dwelling - Multi-Family					P,S	P	P	P	P	P	P	P	P	P	P	P		P									P	Sec. 9.3.I
Dwelling - Townhouse				S	P,S	P	P	P	P	P	P	P	P	P	P	P											P	Sec. 9.3.J
Dwelling - Single-Family	P	P	P	P	P	P	P																P				P	

Use Standards
Certain uses have additional standards

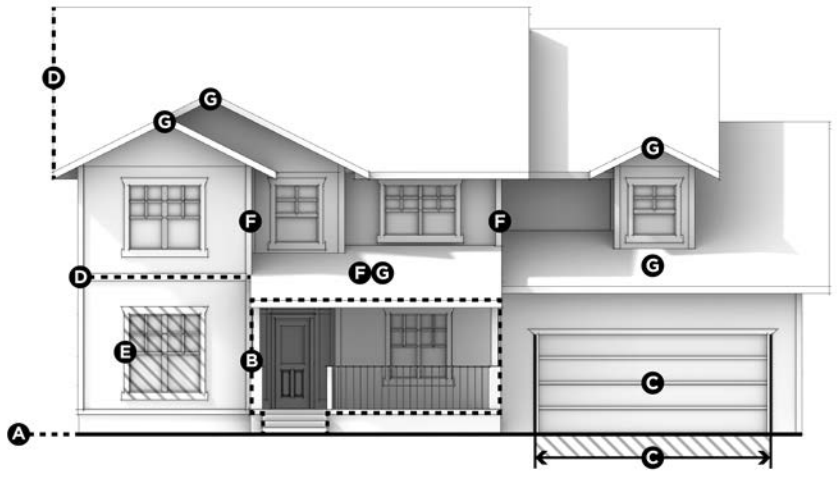


Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>EN</p> <p>22,000sf Min.</p>	<p>Permitted Use</p> <ul style="list-style-type: none"> Single-Family 	<p>EN-1</p> <p>EN-2</p>	<p>2.1.4.D (Table)</p> <p>Permitted Uses</p> <ul style="list-style-type: none"> Houses (Single-Family) <p>Uses and Structures Permitted on Review</p> <ul style="list-style-type: none"> Duplexes - provided the duplex is located on a lot with two street frontages and each primary entrance faces a different street 	<p>This district combined the current EN-1 and EN-2 Districts as its origin, and incorporates current district standards for compatibility of new homes with the existing neighborhood character.</p> <p>The use permissions are more restrictive in the draft, as two-family homes are prohibited.</p>

Residential Districts

EN DISTRICT



- 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

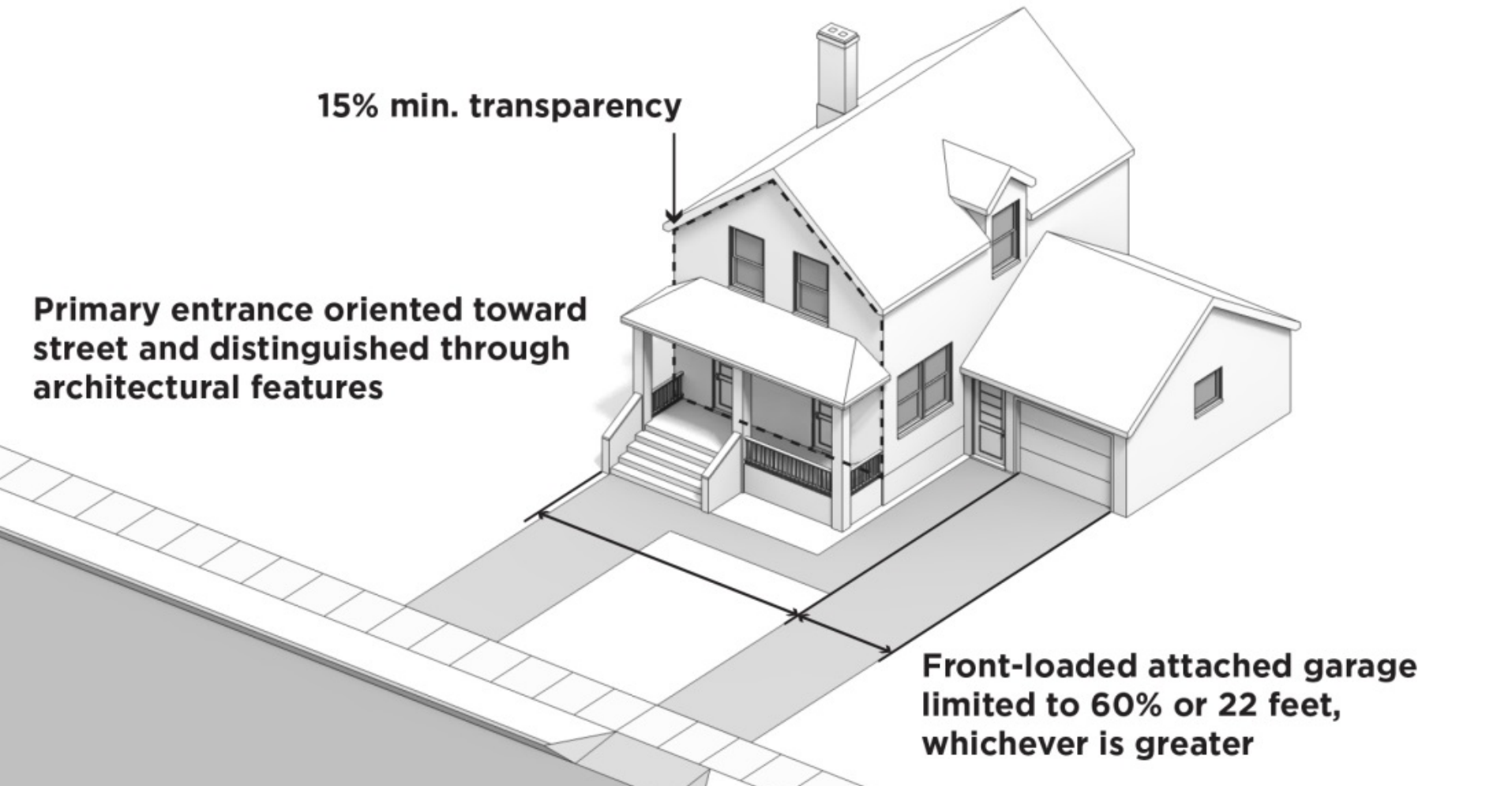
Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-1</p> <p>Single-Family: 10,000sf Min.</p> <p>Two-Family: 15,000sf Min.</p>	<p>Permitted Use</p> <ul style="list-style-type: none"> Single-Family <p>Special Use</p> <ul style="list-style-type: none"> Two-Family 	<p>R-1 R-1E</p>	<p>R-1</p> <p><u>2.1.1.B Permitted Uses</u></p> <ul style="list-style-type: none"> Houses (Single-Family) <p><u>2.1.1.C Uses and Structures Permitted on Review</u></p> <ul style="list-style-type: none"> Duplexes <p>-----</p> <p>R-1E</p> <p><u>2.1.3.B Permitted Uses</u></p> <ul style="list-style-type: none"> Houses (Single-Family) 	<p>The current R-1 District allows for two-family homes as use on review. To be noted, the R-1E does not allow them.</p> <p>In the Draft, these two districts were used as a base for the RN-1 as they were substantially similar in regulations, with the exception of two-family permissions.</p>

Residential Districts

TWO-FAMILY

** Single-family design standards have been eliminated*



Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-2</p> <p>Single-Family: 5,000sf Min.</p> <p>Two-Family: 10,000sf Min.</p>	<p>Permitted Use</p> <ul style="list-style-type: none"> Single-Family <p>Special Use</p> <ul style="list-style-type: none"> Two-Family 	<p>R-1A</p>	<p><u>2.1.2.B Permitted Uses</u></p> <ul style="list-style-type: none"> Houses (Single-Family) Duplexes <p><u>2.1.2.C Uses and Structures Permitted on Review</u></p> <ul style="list-style-type: none"> Multi-dwelling structure or development 	<p>The proposed district is actually more restrictive than the current R-1A:</p> <ul style="list-style-type: none"> - Two-family homes have become a special use, rather than permitted by right. - Multi-family homes have been prohibited.

Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-3</p> <p><i>Single-Family: 5,000sf Min.</i></p> <p><i>Two-Family: 7,000sf Min.</i></p> <p><i>Townhouse: 12,000sf for 3 units. 3,000sf for each additional unit.</i></p>	<p>Permitted Use</p> <ul style="list-style-type: none"> • <i>Single-Family</i> • <i>Two-Family</i> <p>Special Use</p> <ul style="list-style-type: none"> • <i>Townhouse</i> 	<p>New</p>	<p>--</p>	<p>This new district is proposed for existing neighborhoods that have a mix of single-family and two-family dwellings. Townhouse dwellings have been allowed by special use.</p>

Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-4</p> <p><i>Single-Family: 5,000sf Min.</i></p> <p><i>Two-Family: 7,000sf Min.</i></p> <p><i>Townhouse: 3,000sf per unit.</i></p> <p><i>Multi-Family: 2,000sf per unit, Maximum 40,000sf lot area</i></p>	<p>Permitted Use</p> <ul style="list-style-type: none"> • <i>Single-Family</i> • <i>Two-Family</i> • <i>Townhouse</i> • <i>Multi-Family</i> 	<p>New</p>	<p>--</p>	<p>This new district has been created to specifically address the issue of the “missing middle.” This is intended to broaden the availability of different housing types that fall between single family neighborhoods and high-density development (e.g., the “middle”).</p> <p>Townhouse developments up to 8 units, and multi-family developments with no more than 4 units within one structure are permitted in the RN-4 District. Townhouse developments of 9 or more units, and multi-family developments with 5 or more units within one structure are allowed in the district through special use approval.</p> <p>The RN-4 District also contains standards for “pocket neighborhoods,” or clusters of dwellings arranged around a common courtyard or open space.</p>

Residential Districts

RN-4 Townhouse & Multi-Family Permissions

Permitted Uses with review by Administrative Review Committee:

- ✓ Up to eight dwelling units total in a townhouse building on the lot
- ✓ Multi-family developments of no more than four dwelling units within one structure

Special Uses with review by Administrative Review Committee:

- ✓ Nine or more dwelling units total in a townhouse building on the lot
- ✓ Multi-family developments of five or more dwelling units within one structure.



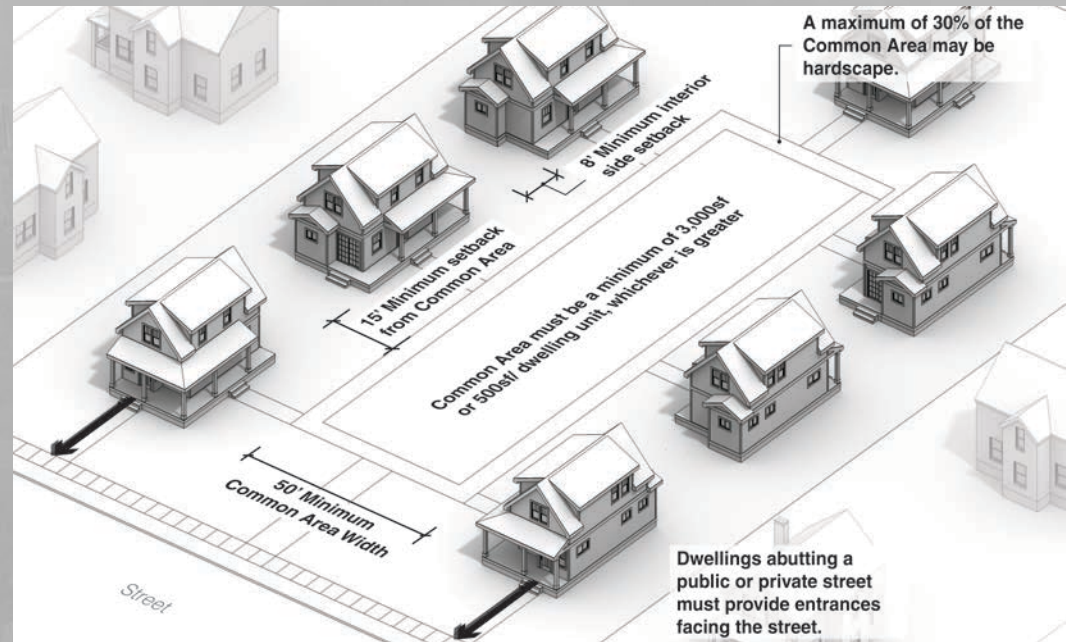
Residential Districts

RN-4 Pocket Neighborhoods

- ✓ Clustered group of dwellings around a common courtyard or open space
- ✓ Maintained in a shared stewardship by residents
- ✓ Mix of dwelling types allowed
- ✓ Dwellings can front a common area

District standards apply to each dwelling with exceptions:

- ✓ Maximum height: 35'
- ✓ Smaller setbacks in some cases
- ✓ When abut a street, entrance must face the street
- ✓ Common area design standards



Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-5</p> <p><i>Single-Family + Two-Family: 6,000sf Min.</i></p> <p><i>Townhouse: 3,000sf per unit.</i></p> <p><i>Multi-Family: 7,500sf for 3 units, 1,500sf for each additional unit.</i></p>	<p>Permitted Use</p> <ul style="list-style-type: none"> • <i>Single-Family</i> • <i>Two-Family</i> • <i>Townhouse</i> • <i>Multi-Family</i> 	<p>R-2 R-4</p>	<p>R-2 2.1.6.B Permitted Uses</p> <ul style="list-style-type: none"> • <i>Houses (Single-Family)</i> • <i>Duplexes</i> • <i>Multi-dwelling structure</i> <p>-----</p> <p>R-4 2.1.8.B Permitted Uses</p> <ul style="list-style-type: none"> • <i>Houses (Single-Family)</i> • <i>Duplexes</i> • <i>Multi-dwelling structure</i> 	<p>The current R-2 and R-4 Districts are currently identified as medium density areas of the City. This is also the intent of the proposed RN-5 District. They have been consolidated because the intent of both is similar and very little area within Knoxville has been mapped the R-4 District to date.</p>

Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-6</p> <p><i>Single-Family + Two-Family: 5,000sf Min.</i></p> <p><i>Townhouse: 2,000sf per unit.</i></p> <p><i>Multi-Family: 5,000sf for 2 units, 700sf for each additional unit.</i></p>	<p>Permitted Use</p> <ul style="list-style-type: none"> • <i>Single-Family</i> • <i>Two-Family</i> • <i>Townhouse</i> • <i>Multi-Family</i> 	<p>R-3</p>	<p>2.1.7.B Permitted Uses</p> <ul style="list-style-type: none"> • <i>Houses (Single-Family)</i> • <i>Duplexes</i> • <i>High density multi-dwelling structure</i> 	<p>The proposed RN-6 District is a refinement of the current R-3 District, which is intended for high density neighborhoods that can contain a mix of housing types.</p>

Residential Districts

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p>RN-7</p> <p><i>Townhouse: 2,000sf per unit.</i></p> <p><i>Multi-Family: 700sf per unit.</i></p>	<p>Permitted Use</p> <ul style="list-style-type: none"> <i>Townhouse</i> <i>Multi-Family</i> 	<p>New</p>	<p>--</p>	<p>This new district was created to reserve areas for the highest density of residential development. Therefore, less dense housing types are not permitted.</p>

Residential Districts

TOWNHOUSE

Min. 30'
Separation



Consistent
treatments wrap
around all façades

Three dimensional features

Min. transparency
of 15% for facade
facing a street

Min. 15'
Separation



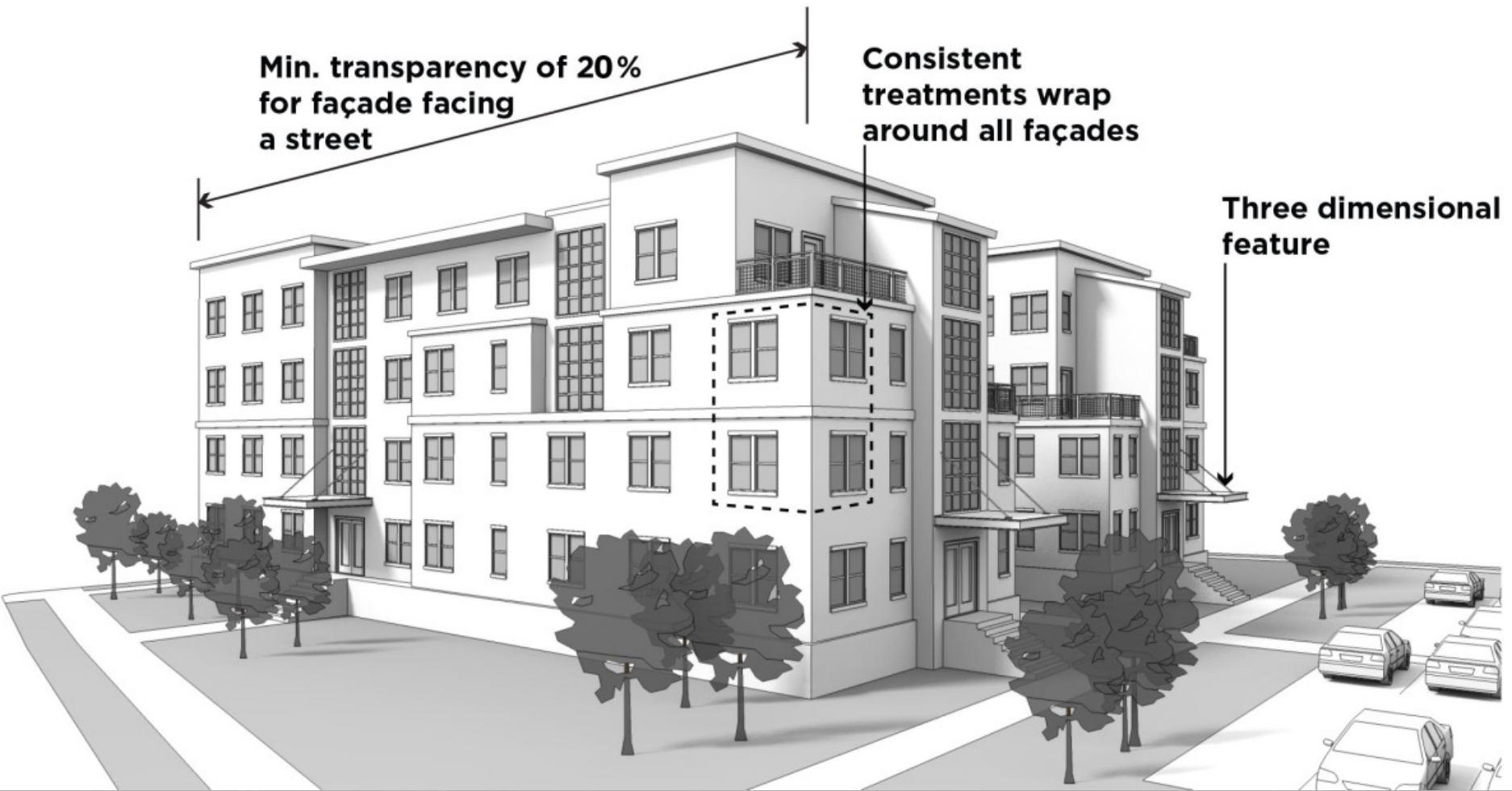
Residential Districts

MULTI-FAMILY

Min. transparency of 20%
for façade facing
a street

Consistent
treatments wrap
around all façades

Three dimensional
feature



Commercial & Office Districts

Commercial Zoning Districts

- ✓ C-N Neighborhood Commercial Zoning District
- ✓ C-G General Commercial Zoning District
- ✓ C-H Highway Commercial Zoning District
- ✓ C-R Regional Commercial Zoning District
- ✓ DK Downtown Knoxville Zoning District
- ✓ CU Cumberland Avenue Zoning District

Office Zoning Districts

- ✓ O Office Zoning District
 - ✓ OP Office Park Zoning District
- Moved from Industrial Districts*



Commercial Districts

Select Commercial Districts divided into levels of intensity related to form & design

Uses the same within each district level

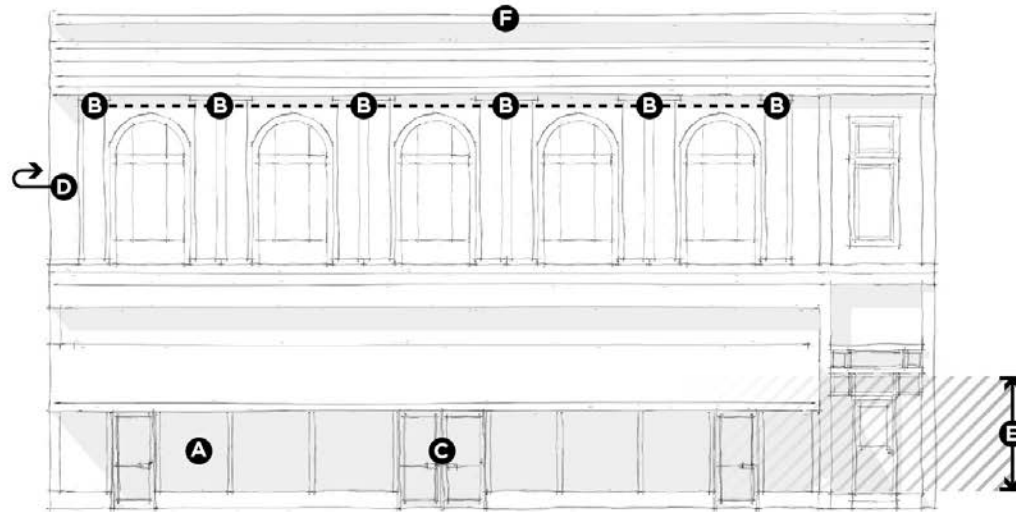
- ✓ C-G District: three levels
- ✓ C-H District: two levels
- ✓ C-R District: two levels

Those with design standards subject to higher level site plan review

Table 5-2: Commercial Districts Design Standards						
	C-N	C-G-2	C-G-3	C-H-2	C-R-2	O
Façade Design						
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.	•	•	•	•	•	•
Fenestration Design						
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 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.

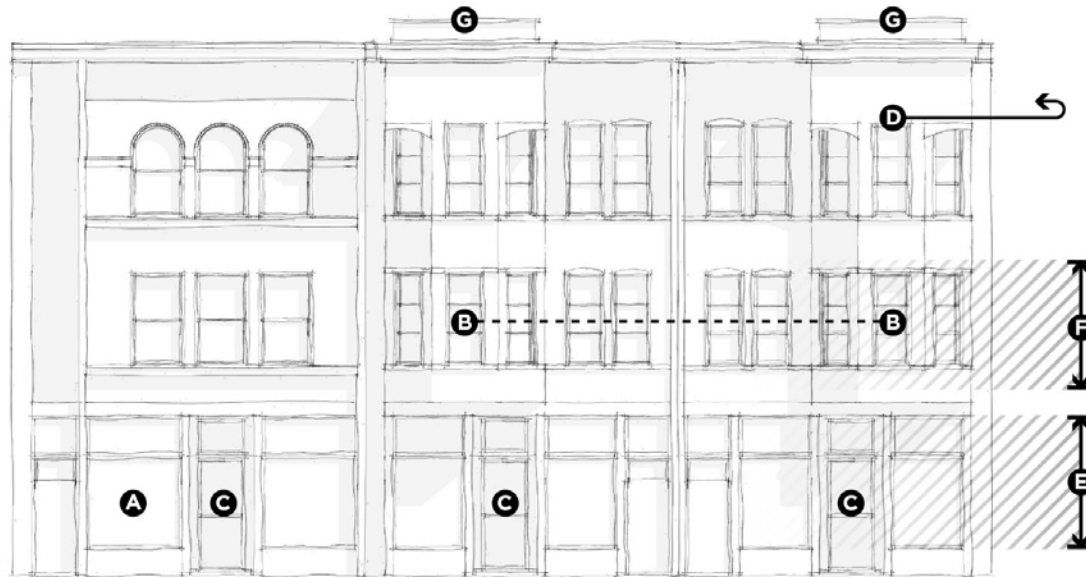
D Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.

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 Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.

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.

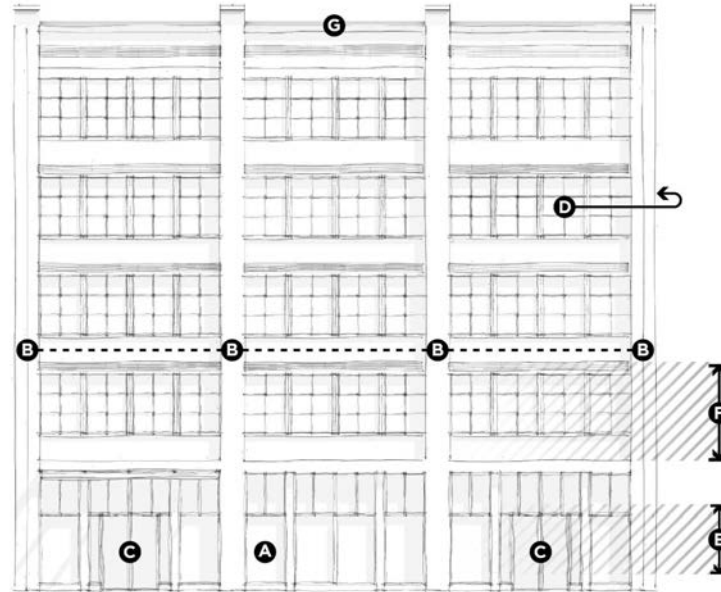
E The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.

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

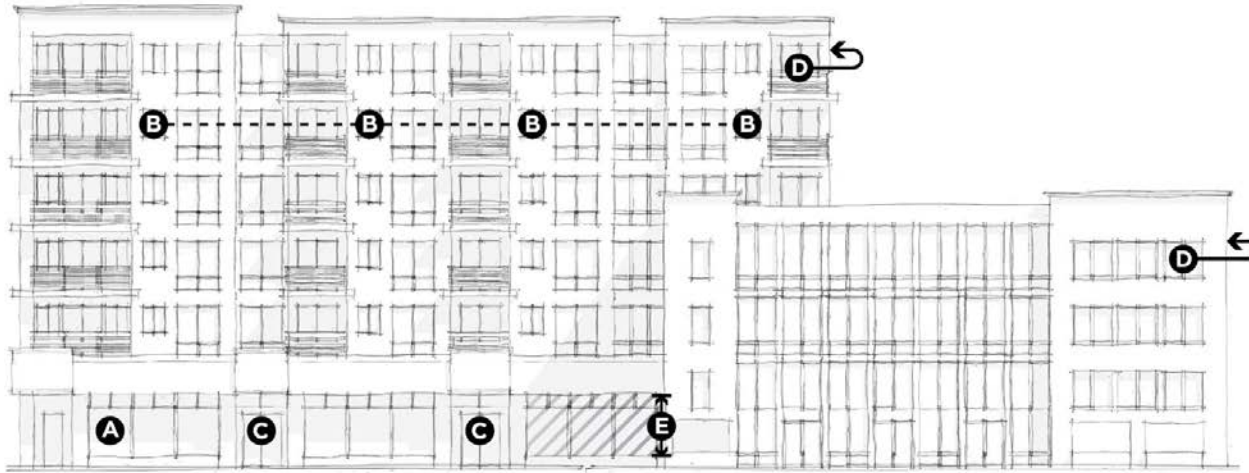
C-G-3 District Design Standards



- 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.
- 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-H-2 District Design Standards

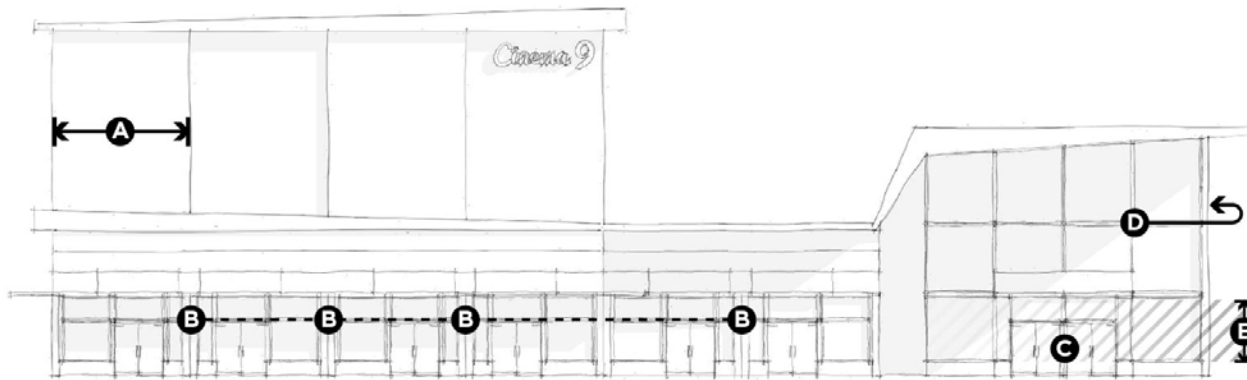


- A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.
- B** Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern 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.

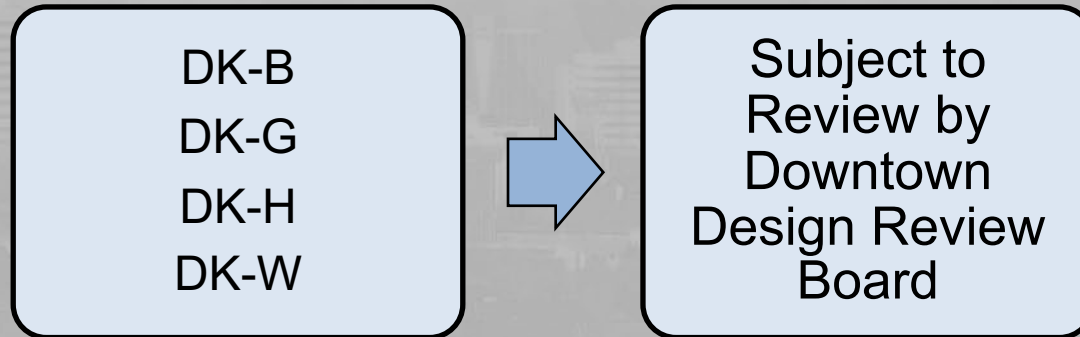
- C** All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.
- D** Building materials and visual elements used on the primary building frontage 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 Downtown Knoxville Zoning District

- ✓ DK-B Downtown Knoxville Boulevards Subdistrict
- ✓ DK-G Downtown Knoxville Grid Subdistrict
- ✓ DK-H Downtown Knoxville Historic Core Subdistrict
- ✓ DK-W Downtown Knoxville Warehouse Subdistrict
- ✓ DK-E Downtown Edge



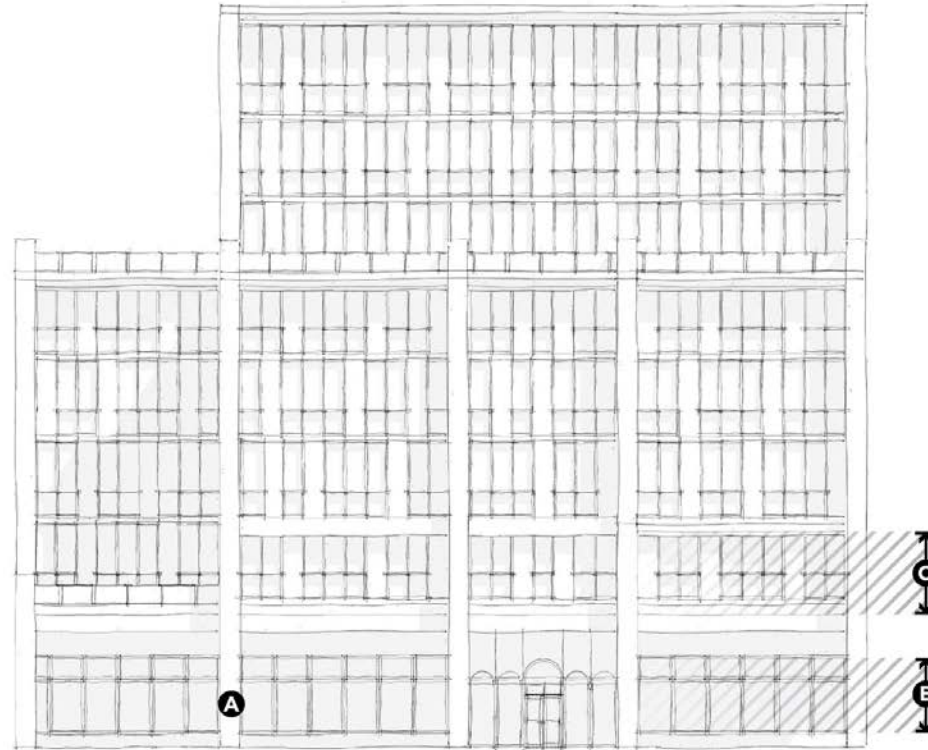
DK-E subject only to Site Plan Review

Design standards in Code for all DK Subdistricts simplified



Commercial Districts

DK-B District Design Standards



A 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.

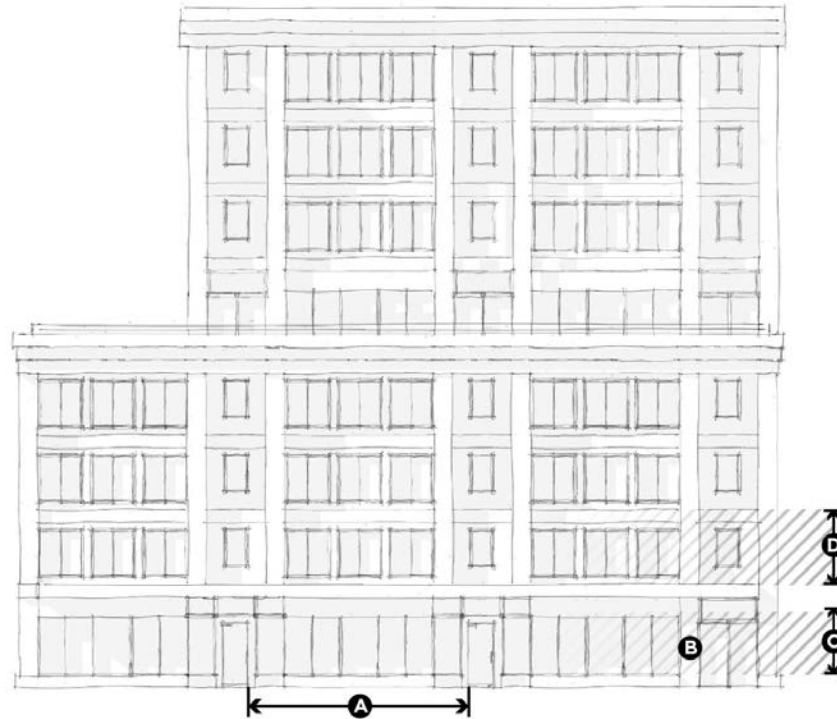
B The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height.

C Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.



Commercial Districts

DK-G District Design Standards

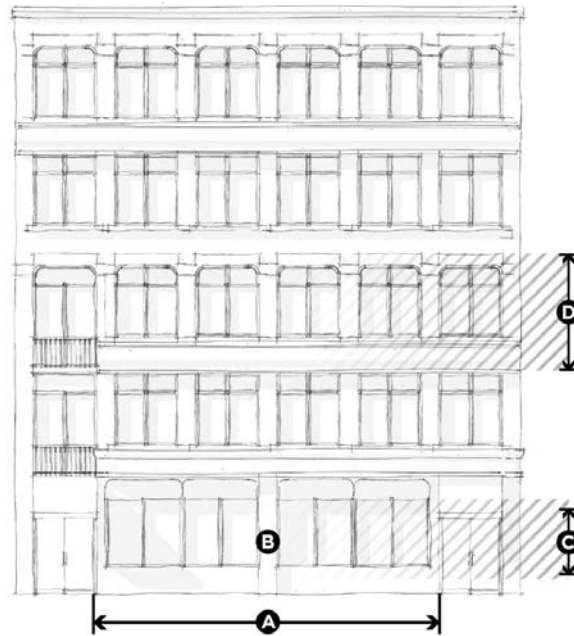


- A** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- B** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
- C** The ground floor of the front façade must maintain a transparency of 60%, measured between two and ten feet in height from grade.
- D** Upper floors of the front façade must maintain a transparency of 25% of the wall area of the story.



Commercial Districts

DK-H District Design Standards

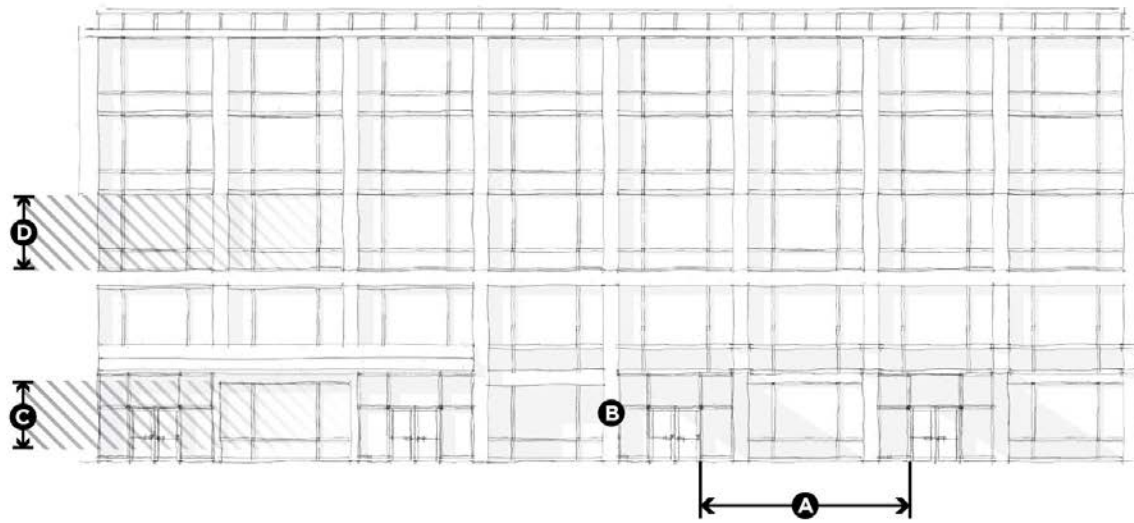


- A** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- B** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
- C** The ground floor of the front façade must maintain a transparency of 60%, measured between two and ten feet in height from grade.
- D** Upper floors of the front façade must maintain a transparency of 25% of the wall area of the story.



Commercial Districts

DK-W District Design Standards



- A** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 40 feet.
- B** 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.

- C** The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade.
- D** Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story

Commercial Districts

CU Cumberland Avenue Zoning District

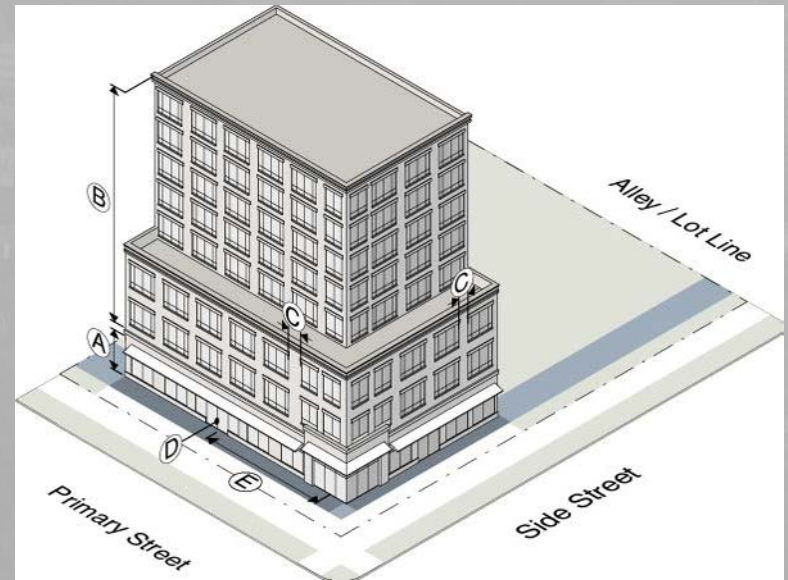
- ✓ CU-1 Lake Avenue Subdistrict
- ✓ CU-2 Cumberland Avenue Subdistrict
- ✓ CU-3 White Avenue/Hospital Subdistrict
- ✓ CU-4 White Avenue/Neighborhood Subdistrict
- ✓ CU-5 17th Street Subdistrict

Dimensional standards added

Build-to lines changed to build-to zones to avoid variances

Use restrictions maintained
(Sec. 5.2.C)

Illustrations updated



Commercial & Office Districts

Office Districts grouped together in the Commercial Districts

Office Zoning Districts

- ✓ O Office Zoning District
 - Basic design standards*
 - Maximum gross floor area: 10,000sf*
- ✓ IOP Industrial Office Park Zoning District
 - Moved from Industrial Districts*
 - Renamed from IOP Industrial Office District*
 - Eliminated manufacturing to focus on office campus*

Industrial Districts

Industrial Zoning Districts

- ✓ I-MU Industrial Mixed-Use Zoning District
- ✓ I-RD Research & Development Zoning District
- ✓ I-G General Industrial Zoning District
- ✓ I-H Heavy Industrial Zoning District

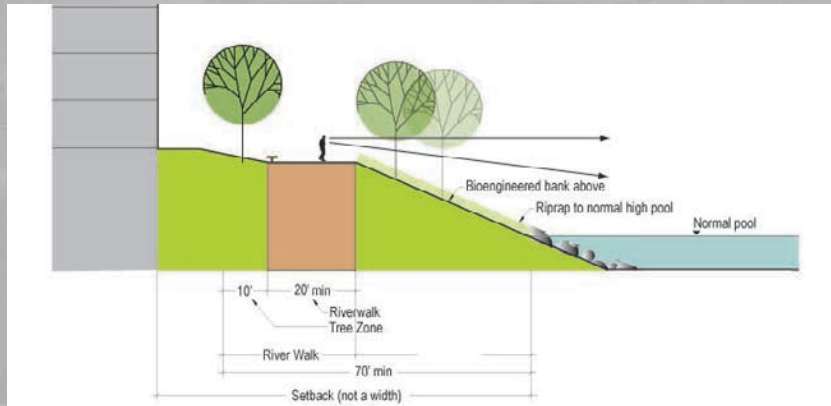
New design standards added for I-MU for new development



Special Purpose Districts

Special Purpose Zoning Districts

- ✓ AG General Agricultural Zoning District
- ✓ OS Parks and Open Space Zoning District
- ✓ NA Natural Areas Zoning District
- ✓ INST Institutional Zoning District
- ✓ SW South Waterfront Zoning District



South Waterfront District

- ✓ Moved to special purpose because of the range of subdistricts
- ✓ Use restrictions clarified, especially for SW-1 & SW-2
- ✓ Maximum block perimeter & river buffer setback added to Code



Overlay Districts

Overlay Zoning Districts

- ✓ H Historic Overlay Zoning District
- ✓ NC Neighborhood Conservation Overlay Zoning District
- ✓ IH Infill Housing Overlay Zoning District
- ✓ TO-1 Technology Park Overlay Zoning District
- ✓ HP Hillside Protection Overlay Zoning District
- ✓ F Floodplain Overlay Zoning District

IH Infill Housing Overlay District added back into Code, per current standards

HP Hillside Protection Overlay District applies to all lots, with the exception of existing single-family dwellings and existing lots of record for single-family dwellings

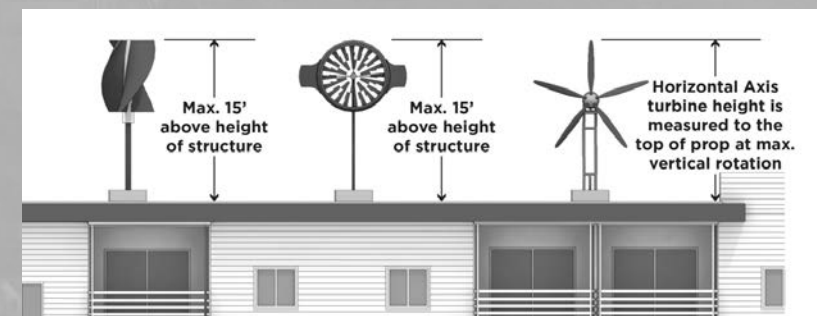
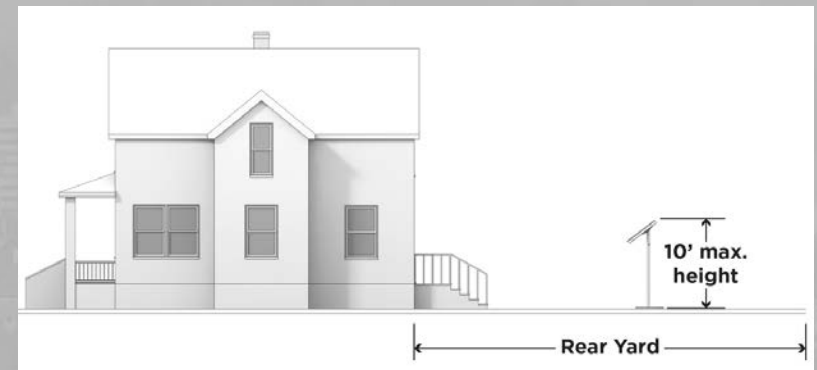
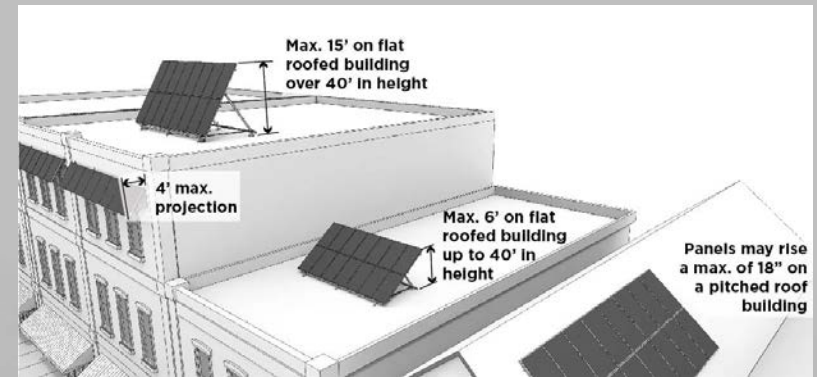
F Floodplain Overlay District language finalized; revised to use term floodplain instead of floodway



Accessory Structures & Uses

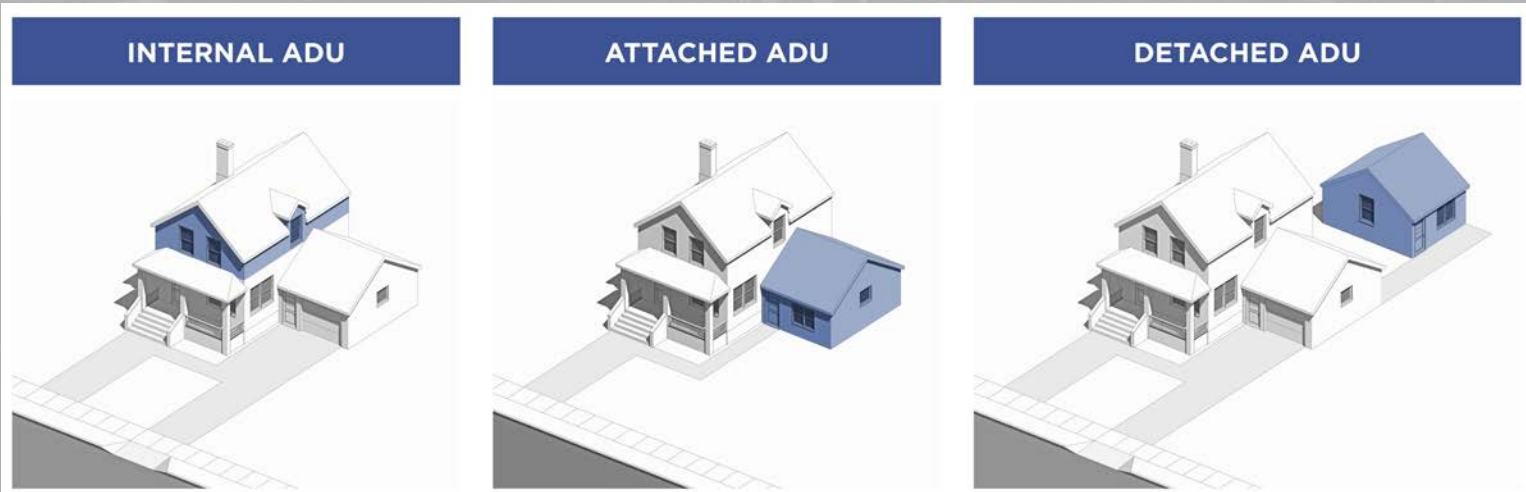
Regulate **Accessory Structures & Uses**

- ✓ 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*
 - Accessory Dwelling Units (ADU)*



ADU Accessory Dwelling Units

- ✓ A lot must have a minimum area of 5,000sf
- ✓ One ADU per lot
- ✓ ADU may be within, attached to, or detached from primary dwelling
- ✓ May be part of detached accessory structure
- ✓ May be developed within existing structure or as new development
- ✓ Detached ADU: 5' from interior side lot line 10' from rear lot line
- ✓ Detached ADU not permitted in a front yard or corner side yard



ADU Accessory Dwelling Units

- ✓ ADU is limited to the following maximum gross floor areas but cannot exceed 40% of the primary dwelling floor area and 2 bedrooms

Lot Area	Maximum GFA
20,000sf or greater	1,200sf
10,000sf but less than 20,000sf	1,000sf
7,000sf but less than 10,000sf	800sf
5,000sf but less than 7,000sf	600sf

- ✓ Designed so that primary structure appearance remains that of a house
- ✓ No additional parking is required for the ADU



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

CU bike parking standards added

- ✓ Key SW District standards integrated:

Required parking

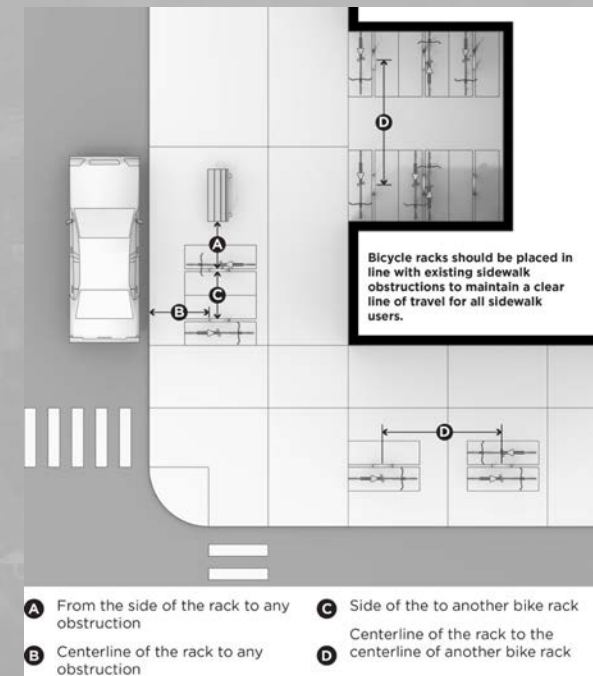
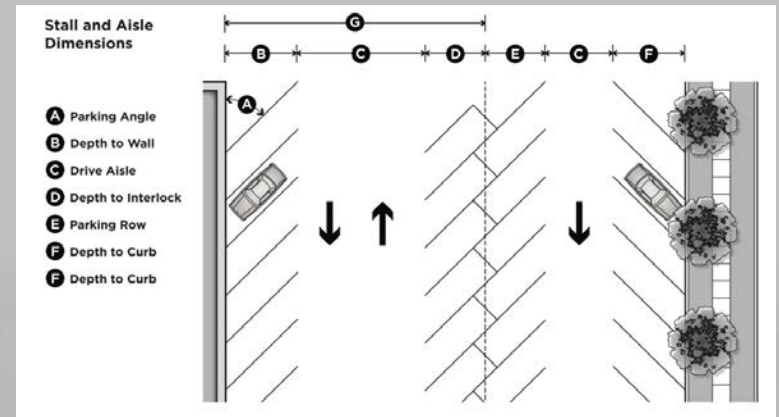
Surface parking design

- ✓ New supplemental provisions:

Off-street loading

Commercial vehicle storage

Recreational vehicle storage



Off-Street Parking

Current draft's **Parking Flexibilities**

- ✓ DK District exempt except for DK-E Edge:
 - *Existing structures in DK-E below required or without parking can continue as is until structure is demolished*
 - *New structures: 50% reduction*
- ✓ CN District: 40% reduction
- ✓ C-G-2 and C-G-3: 20% reduction
- ✓ All districts within ¼ mile of transit route: 30% reduction, but may require a transit shelter
- ✓ CU and SW Districts have own set of parking standards

Landscape Requirements

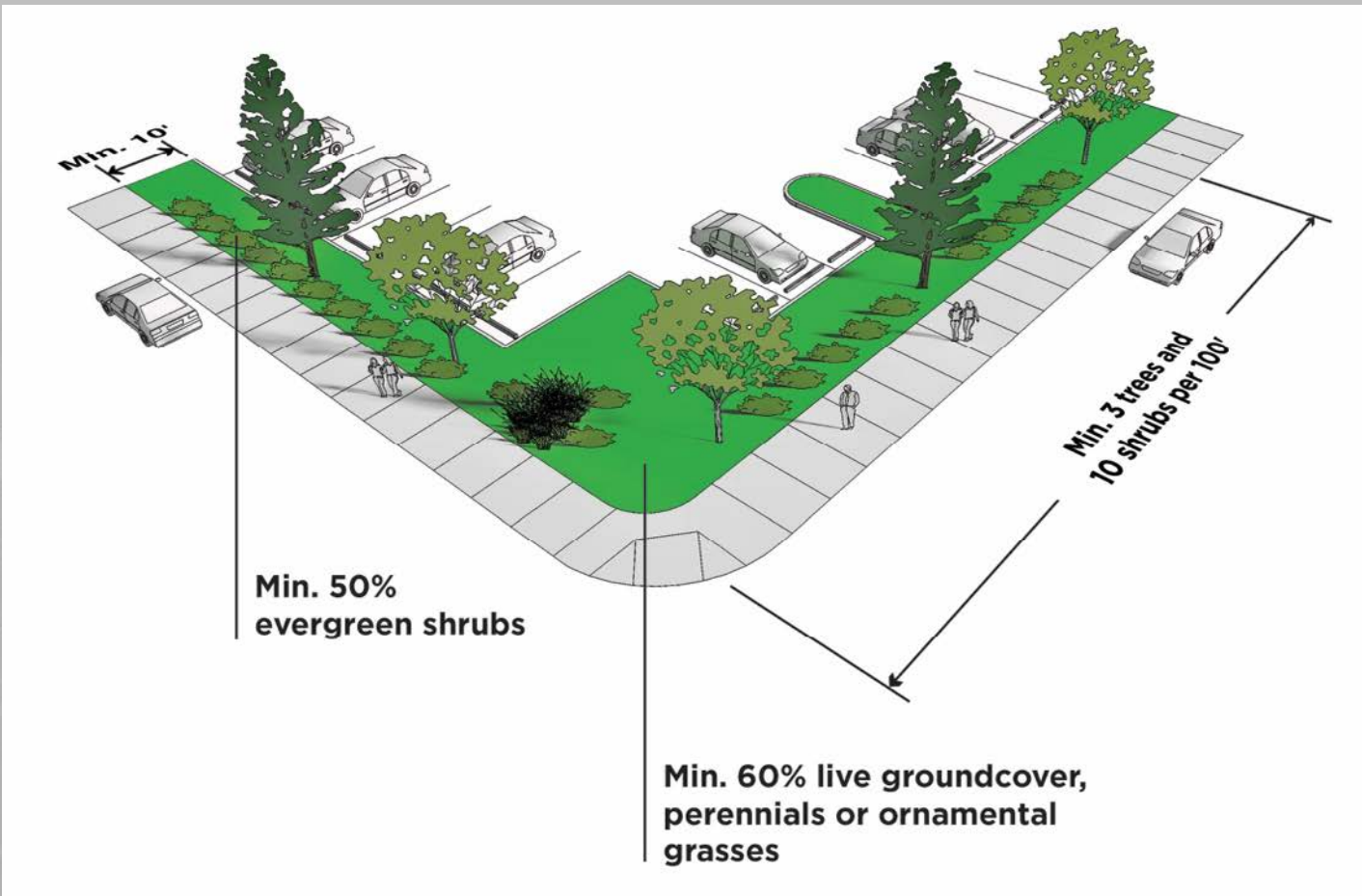
Installation & Maintenance Standards to ensure proper implementation

- ✓ Landscape plan required: multi-family and townhouse, nonresidential/mixed-use, parking lots, planned developments
 - ✓ Selection and installation requirements
 - ✓ Species diversity requirement
 - ✓ Tree preservation protections
- Updated from previous draft*

Required Landscape (enhance that required by parking)

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

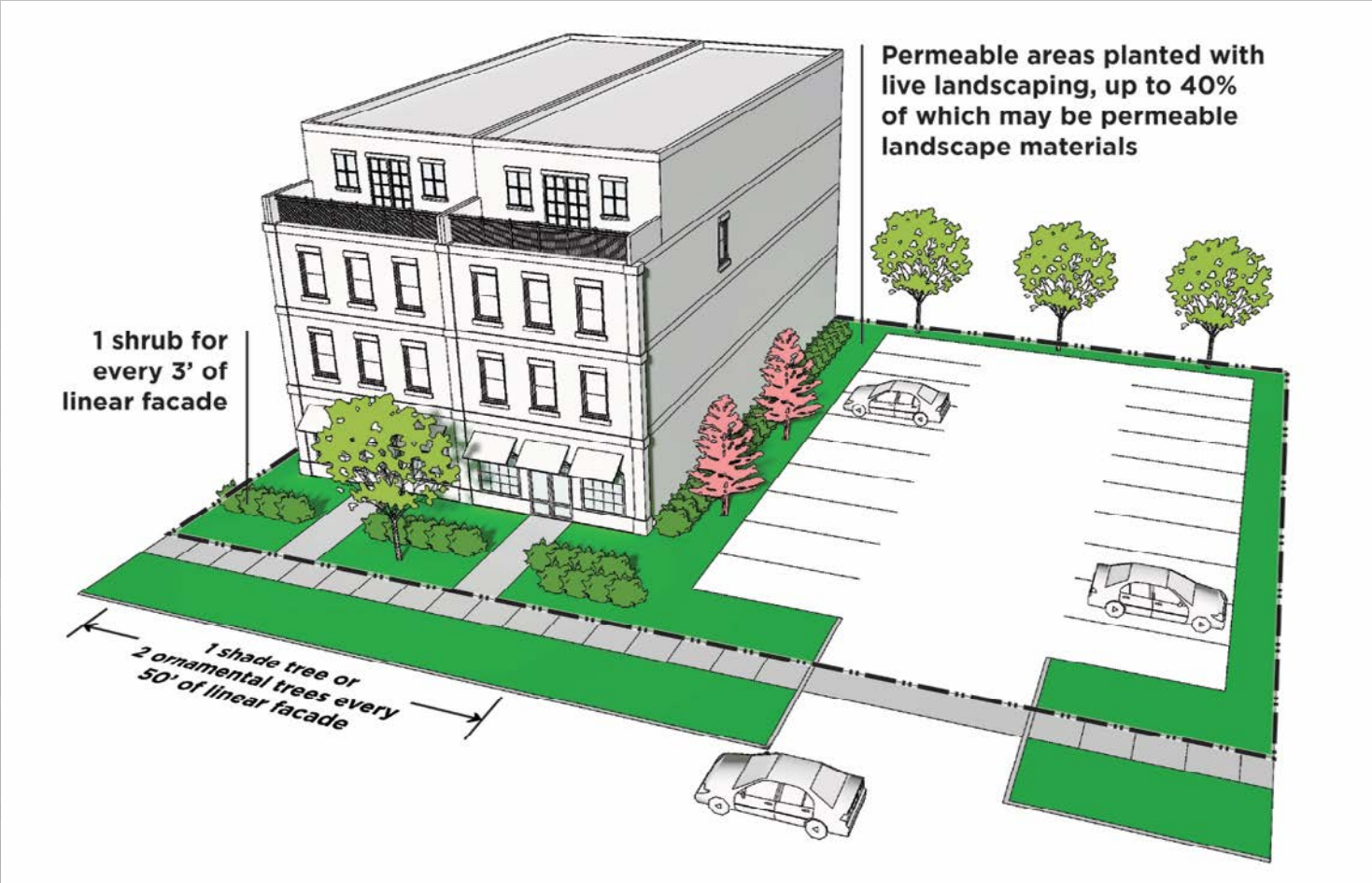
Landscape Parking Lot Perimeter



Landscape Parking Lot Interior

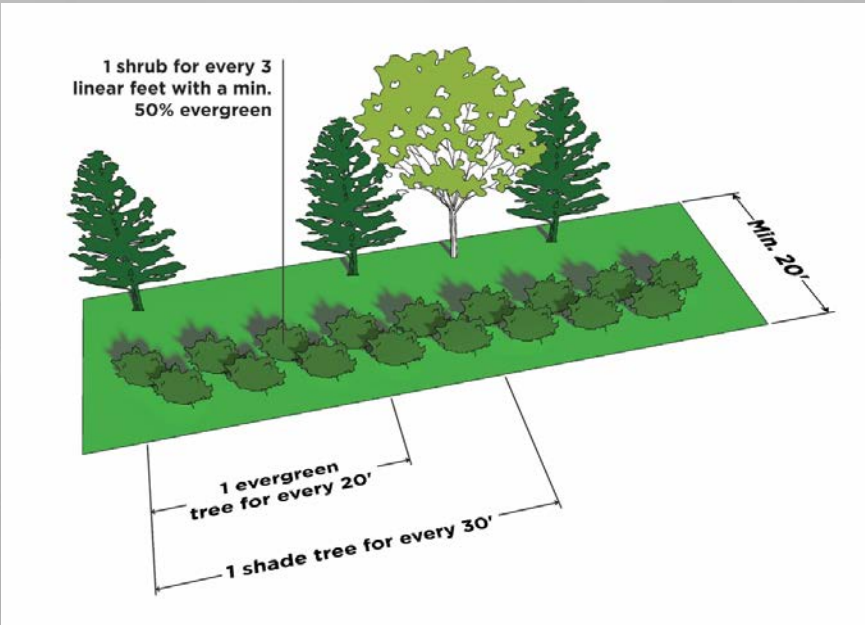
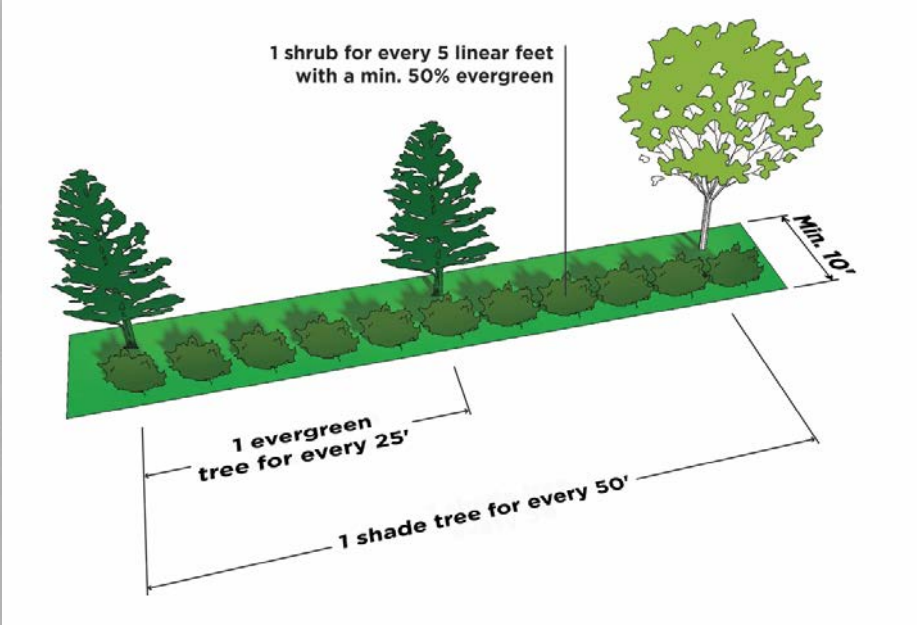


Landscape Site Landscape



Landscape Buffer Yard

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
- ✓ Downtown Design Review Board *
- ✓ Historic Zoning Commission *
- ✓ Administrative Review Committee *
- ✓ Infill Housing Review Committee *

** Organization provisions have been maintained in Code*

**Downtown Design Review Board &
Infill Housing Design Review Committee**
have been added back to the Code



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

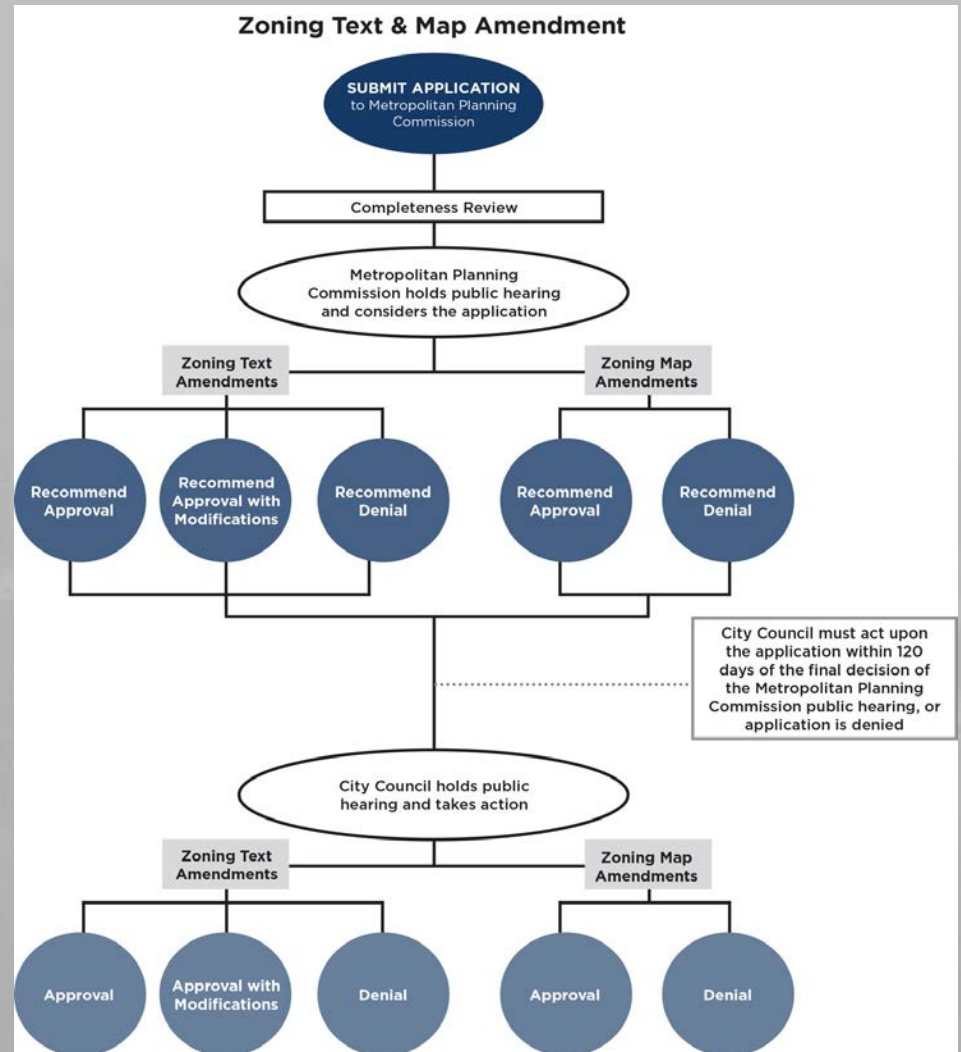
Clarified timeframes

Updated approval standards

Set expiration deadlines

Permitted modifications

Defined appeal process



Zoning 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, CU, & SW-3 through SW-7 Districts
- ✓ New construction of townhouse & multi-family dwellings in RN-4
- ✓ New construction & additions in DK-E Subdistrict

II. Zoning Administrator

- ✓ All new construction & additions not addressed by the ARC

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

Planned development does not require separate site plan approval – it is part of the PD process



Zoning Approvals

New Applications

Planned Development

- ✓ Eliminates “types” & special development standards for PD
- ✓ Treated as a type of approval process - PD is not a district
PD 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 Approvals

New Applications

Zoning Interpretation

- ✓ Zoning Administrator

Temporary Use Permit

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

Applications Added; Not in Previous Drafts

Downtown Design Review

- ✓ DDRB
- ✓ Does not apply to DK-E Edge

Infill Housing Overlay District Review

- ✓ IHRC



Zoning Nonconformities

Specifically address **all nonconforming situations**

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

Nonconforming Use

- ✓ Can continue but cannot intensify
- ✓ Discontinued for 12 months cannot resume, unless actively marketed
Updated from 6 months in prior drafts
“Actively marketed” defined in Art. 2

Nonconforming Lot

- ✓ Can be used for any use allowed in the district
- ✓ Must meet all district standards except for the lot width and/or lot area requirement that makes it nonconforming



Zoning Nonconformities

Nonconforming Structure

- ✓ If damaged or destroyed, can be rebuilt if building permit obtained in 12 months
- ✓ Build-to zone or build-to line & surface parking location deemed conforming
 - *May be expanded or altered without having to conform until structure's footprint is expanded by 50% or more*
 - *Calculated as sum total of all expansions that occur after effective date*
 - *Once principal structure is demolished, deemed conforming status is null and void*
- ✓ Nonconforming single-wide manufactured homes:
 - *Existing single-wide manufactured homes in any district may be replaced with a new single-wide MH*
 - *Replacement MH may be larger square footage so long as it conforms to select dimensions*
 - *If replaced with multi-sectional MH, it cannot be replaced with a single-wide*
- ✓ Extension of existing nonconforming side or rear wall for SF or 2F permitted without variance





RECODE **KNOXVILLE**

✓ INVEST

✓ PROTECT

✓ CONNECT

ZONING CODE - PUBLIC DRAFT

MARCH 2018 | CAMIROS