

Attachment 1: Staff Proposed RN-4 District Table

B. In the RN-4 District, townhouse and multi-family dwellings may be permitted or may require a special use approval based upon the development form and number of dwelling units:

1. Permitted uses, which require review by Knoxville-Knox County Planning staff:
 - a. One or more townhouse buildings on a lot that total no more than eight dwelling units.
 - b. Multi-family developments of no more than four dwelling units within one multi-family structure and no more than a total of eight dwelling units on the lot.
2. Special uses, which require review by the Knoxville-Knox County Planning Commission:
 - a. Nine or more dwelling units in one or more townhouse buildings on a lot.
 - b. A single multi-family building on a lot of five or more dwelling units or a development with multiple multi-family buildings, with nine or more total dwelling units on the lot.

| Development Type | Permitted Use + Knoxville-Knox County Planning Staff Review | Special Use |
|---|--|--------------------|
| Townhouse Building - No more than 8 units | X | |
| Townhouse Development - 9 or more units | | X |
| Multi-Family Building (One Lot) - No more than 4 units | X | |
| Multi-Family Building (One Lot) - 5 or more units | | X |
| Multi-Family Development of Multiple Structures - No more than 8 units total on lot and no more than 4 units per building | X | |
| Multi-Family Development of Multiple Structures - 9 or more units total on lot (no limit on units per building) | | X |