

2nd Draft Recode Knoxville – Commercial & Industrial Districts – Top Issues

Section 5.4: Design Standards

- Issue: What does ‘substantial repair or rehabilitation’ mean? *“The following design standards apply to...substantial repair or rehabilitation meant to remedy damage or deterioration of exterior façade”*
- Remedy: more clearly define when design standards would come into play; define ‘substantial repair or rehabilitation’.

Table 5-2: Commercial Site Design

- Issue: Surface parking location requirements are incompatible with current and reuse/redevelopment of many lots in O, C-N, C-G-2, C-G-3 districts (ex: L-shaped commercial strips, businesses that need loading/truck facilities on the rear of the lot). *“Surface parking may not be located between the principal building and the front lot line. Parking must be located to the side or rear of the principal building [in O, C-n, C-G-2, C-G-3 districts].”*
- Remedy: Remove this as a requirement and instead use it as a possible incentive in Section 5.3.B and other incentive sections. Staff has recommended incorporating current parking requirements without change; this would be a significant change.

8.4 Hillside Protection Overlay Zoning District

- In order to facilitate reuse and redevelopment of small-scale and larger-scale commercial/industrial areas, apply this overlay only to residential zones.

Table 9-1: Use Matrix

- Issue: “Bar” and “Restaurant” were combined into “Eating and Drinking Establishment” and “Restaurant” was removed as “P” in O and C-N districts. This will transform numerous restaurants from “P” to “S” in C-N (ex: Plaid Apron in C-N, Sequoyah Hills neighborhood) and create nonconformities in O district. It could create more pushback when an “Eating and Drinking Establishment” is requesting “S” in C-N in the future.
- Remedy: Remove “Eating and Drinking Establishment” and reestablish “Bar” and “Restaurant” as separate uses.
- Issue: “Medical/Dental Office” was downzoned from “P” to “S” in C-N. These are currently “P” in C-N.
- Remedy: Return to “P” use in C-N.
- Issue: There are other examples of downzoned uses from “P” to “S” in C districts.
- Remedy: Take a closer look at “S” uses and blank boxes in C districts.

Parking and Landscaping

- Please keep with staff recommendation that existing parking and landscaping requirements be incorporated into Recode, and that the landscaping bond be removed.

15.D.3.h Planned Development

- Issue: More clearly define “affordable housing” set-asides.
- Remedy: Provide a threshold of rental or purchase price based on existing market and population data or government guidelines. Do not require “affordable housing” to be government-approved/subsidized.

16.2.D Nonconforming Use

- **Issue:** “Discontinuation or Abandonment” as it currently reads is unclear and does not reflect general market conditions for reuse and redevelopment of real property.
- **Remedy:** Provide a definition for “Discontinuation or Abandonment”, increase “six months” period to at least 18 months to reflect commercial property general market conditions, and add in a language that being “actively marketed for lease or sale” is not considered “Discontinuation or Abandonment”.