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”.

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