2nd Draft Recode Knoxville – Residential Districts – Top Issues

Article 4: Residential Districts

- **Issue:** Why do we need 7 residential neighborhood districts? RN-3 and RN-4 are new zones and are under-used in the proposed new zoning map (current R-4 is underused as well).
- **Remedy:** Due to the insignificant differences in RN-3 and RN-4, combine these two neighborhood districts, or remove these districts altogether. Keep RN-7 because it has utility as a purely multi-family zone, but possibly add in Two-Family as a "S".

Table 4-1: Residential Districts Dimensional Standards

- **Issue:** Downzoning of current R-2 to proposed RN-2.
- **Remedy:** Change current R-2 to proposed RN-5, in order to keep zoning equal from current to proposed zones.

- **Issue:** The main difference between R-1 and R-1E (now RN-1), and R-1A (now RN-2) is that the current code allows MF in R-1A and the proposed Recode does not. By removing MF from the proposed RN-2 (current R-1A), RN-1 and RN-2 (where the 3 current R-1 zones are represented) show no distinct differences except min lot area and width. In all 3 current R-1 zones, the min lot area for SF is 7,500 sf and the min lot width is 75', leading to the conclusion that the main reason for creating an R-1A zone was/is to allow MF by special use.
- **Remedy:** Add in MF into RN-2 as a special use, and possibly into RN-3.

9.3.J.5 Single-Family and Two-Family

- **Issue:** In our MLS, countless Single-Family and Two-Family homes of all ages, sizes, and price ranges are built with an attached, front-loaded garage that is <u>not</u> *"set back a minimum of 5 feet from the front of the building façade line."* This will create thousands of nonconforming structures across the City and create numerous issues for rebuilding and new construction homes.
- **Remedy:** Remove this requirement; the design standards in this section will ensure pleasing architecture, especially with the requirement that *"the front entry must be a dominant feature."*