

DRAFT MAP 1

Office of Neighborhood Meeting Series



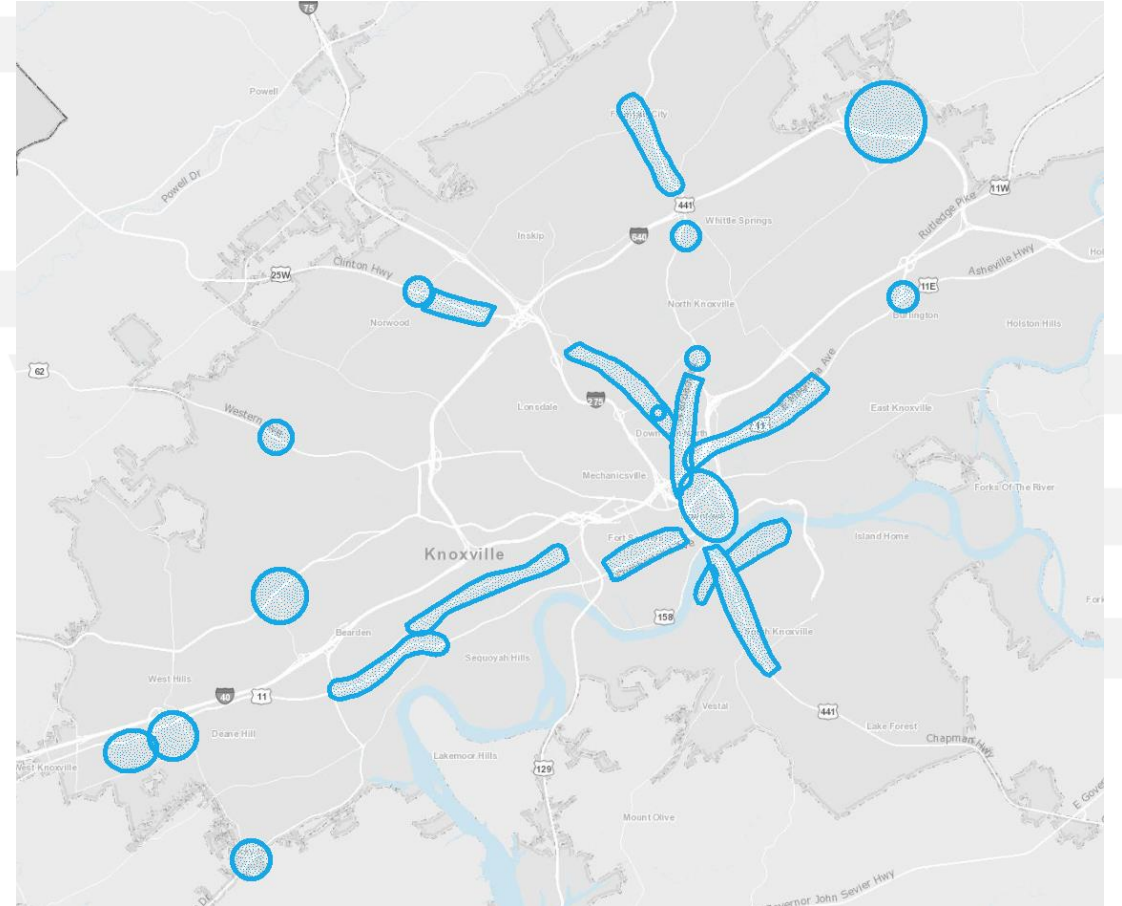
RECODE KNOXVILLE
✓ INVEST ✓ PROTECT ✓ CONNECT

DRAFT 1 MAP OVERVIEW

- Overview guiding principles
- Residential zoning discussion
- Overlay districts
- Demonstration of map and feedback tools
- Draft 1 Map Feedback Deadline: September 13

KEY MAPPING PRINCIPLES

- No implementation of significant policy changes
- Uniform zoning of property
- Intensify nodes and corridors
- Limit non-conforming lots and uses



Nodes and corridors concept

CONSIDERATIONS FOR APPLYING NEW DISTRICTS

- Existing zoning
- Lot size and pattern
- Adopted plans
- Existing uses

ORIGIN DISTRICT	NEW DISTRICT
RESIDENTIAL DISTRICTS	
EN-1, EN-2	EN
R-1, R-1E	RN-1
R-1A	RN-2
	RN-3
	RN-4
R-2	RN-5
R-3	RN-6
	RN-7
<i>The R-1HK and R-4 Districts have been eliminated.</i>	
COMMERCIAL DISTRICTS	
O-1	O
C-1	C-N
C-3	C-G
C-4	C-H
	C-R
C-2, D-1 (OVERLAY)	DK
CU	CU
SW	SW
C-6, PC-1, SC	C-G, C-H, C-R <i>*These will be evaluated on a case-by-case basis.</i>
<i>The C-5 and C-7 Districts have been eliminated.</i>	
INDUSTRIAL DISTRICTS	
O-3, I-1 (PLANNED)	IOP
C-6, I-2, PC-2	I-MU
BP-1	I-RD
I-3	I-G
I-4	I-H
SPECIAL PURPOSE & OVERLAY DISTRICTS	
A-1	AG (SPECIAL PURPOSE)
OS-2	OS (SPECIAL PURPOSE)
OS-1	NA (SPECIAL PURPOSE)
H-1	H (OVERLAY)
NC-1	NC (OVERLAY)
TO-1	TO-1 (OVERLAY)
F-1	F (OVERLAY)

Zoning Equivalency Table

MAP DRAFT 1 SUMMARY

District Type	Parcels	Share of Area Total
Residential	61,890 (84.6%)	59.6%
Commercial	5,876 (8.3%)	8.6%
Downtown	466 (0.6%)	0.4%
Form Districts	581 (0.8%)	0.5%
Industrial	2,540 (3.4%)	11.3%
Special	1,797 (2.4%)	19.6%

RESIDENTIAL (SINGLE-DWELLING AND DUPLEX)

- All residential remains residential
- EN-1 transitioned to EN directly
- Existing residential zones with single-dwelling and duplexes
 - Basic zones (R-1, R-1E, R-1A, some R-2 neighborhoods)

Lot Size	RN-1	RN-2
>10,000 sq. ft.	X	
<10,000 sq. ft.		X

- Minimize nonconforming lots

RESIDENTIAL (MULTI-DWELLING, ATTACHED)

- **RN-3**
 - Town homes, condos and attached units (RP-1, R-2)
- **RN-4**
 - Not used
- **RN-5**
 - Small apartments buildings (R-2)
- **RN-6, RN-7**
 - Large-scale apartment developments (R-2, R-3, RP-2, RP-2)
 - Residential towers



Example RN-3 condominium development

OVERLAYS DISTRICTS

Transferred intact:

- **H** - Historic (H-1)
- **NC** - Neighborhood Conservation (NC-1)
- **TO-1** (Technology Overlay)

New Districts

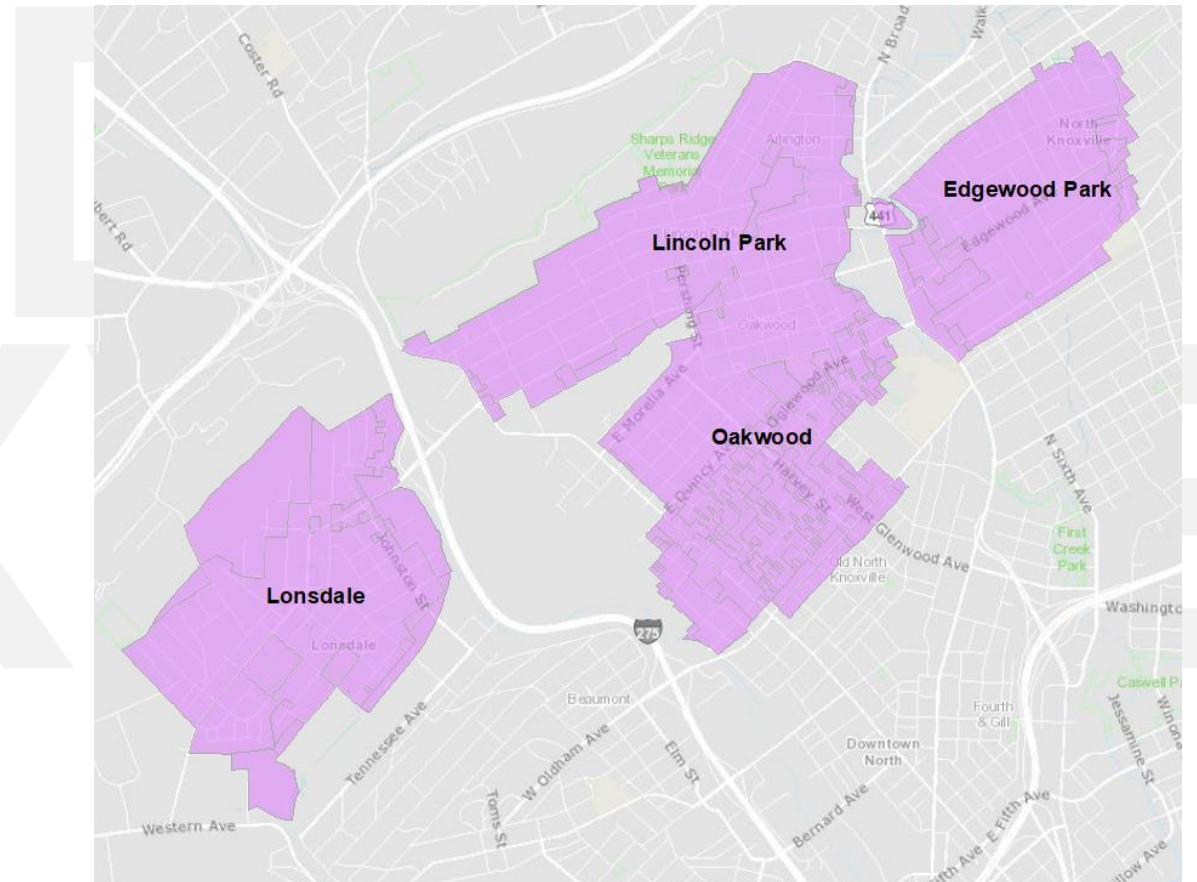
- **HP** - Hillside Protection

Base zones converted to overlays

- **F** – Floodway (F-1)

Removed

- **IH-1** - Infill Housing
- **D-1** -Downtown



Infill Housing (IH-1) Overlay to be removed

UPCOMING

- Map Draft 1: Feedback due September 13, 2018
- Map Draft 2: Early to mid-October, 2018

COMMUNITY OUTREACH SUMMARY

(JANUARY 2017 – PRESENT)

- 13 press releases
- 2 KUB billing inserts (July 2017 and July 2018)
- 11 newsletters (635 subscribers)
- 21 articles/media coverage
- 2 community surveys
- 9 Public Stakeholder Committee meetings
- 2 City Council Workshops
- Stakeholder interviews
- Over 50 community/neighborhood meetings
- Thousands of website views

Over 7,440 points of contact

COMMENTS

How are comments collected?

- Emails to staff,
- Phone calls,
- During meetings
- Comment cards at meetings, and
- On comment forms on the website

Who reviews the comments?

- All comments are reviewed by a team of planning commission staff, City staff, and consultants.

Why are some comments responded to and some are not?

- All comments are reviewed. Comments requesting clarification or with specific questions are responded to first.
- All comments submitted are available on our website.