

# Proposed Non-Residential Zones

City Council Workshop  
February 7, 2019



RECODE KNOXVILLE  
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# Meeting Overview

- ✓ Outreach Update
- ✓ Goals of Proposed Office, Commercial, and Industrial Districts
- ✓ Overview of Office Districts
- ✓ Overview of Commercial Districts
- ✓ Commercial District Standards
  - ✓ Commercial Districts
  - ✓ Downtown
- ✓ Overview of Industrial Districts
- ✓ Policy Issues
- ✓ General Discussion and Questions
- ✓ Next Steps

# Community Outreach To-date

- ✓ 14 press releases
- ✓ 2 KUB billing inserts (July 2017 and July 2018)
- ✓ 20 newsletters
- ✓ 55 articles/media coverage
- ✓ 2 community surveys (1 in Spanish)
- ✓ 12 Public Stakeholder Committee meetings/workshops
- ✓ 3 City Council Workshops
- ✓ 3 Planning Commission Workshops
- ✓ Stakeholder interviews
- ✓ Over 80 community/public meetings
- ✓ 66,659 website views

## 3 Rounds of Public Outreach

Technical Report: 756  
Draft 1: 1,284  
Draft 2 & Map 1: 1,421  
Draft 3 & Map 3: 552  
Draft 4 & Map3: 371

## Written Comments Submitted

**MAP COMMENTS – 777**  
**GENERAL COMMENTS – 603**

# Goals of Proposed Non-Residential Districts

Create standards that will:

- ✓ Encourage redevelopment of former industrial sites,
- ✓ Acknowledge and address twenty-first century development trends
- ✓ Provide ability to revitalize older commercial centers to serve the community
- ✓ Encourage investment in corridors while protecting the characteristics that define our corridors and neighborhoods
- ✓ Provide for development along corridors that will enable corridors to serve as multi-modal connectors between downtown and neighborhoods
- ✓ Acknowledge that Knoxville is an urban center
- ✓ Create a hierarchy of districts that scale up in intensity
- ✓ Recognize that Knoxville is changing

# Office Districts

## ✓ Office District

- ✓ Low intensity office and service uses mixed with residential uses
- ✓ Transition between single-family residential areas and more intensely developed commercial and industrial areas
- ✓ Retail uses, eating and drinking establishments not permitted
- ✓ Building size limited unless design standards met

## ✓ Office Park District

- ✓ Accommodate large office developments and office parks
- ✓ Oriented toward larger scale complexes and may include accessory services for employees
- ✓ District standards intended to guide development as a more campus-like environment
- ✓ Retail uses secondary to office uses

# Office District Standards

## ✓ Office District (O)

- ✓ Minimum lot area – 10,000 SF (Less for residential)
- ✓ Minimum lot width – 60 ‘
- ✓ Setbacks – 15’ (F&S) and 20’ (R, 30’ abutting residential)
- ✓ Maximum height – 35’
- ✓ Maximum gross floor area of 10,000 SF unless certain standards are met
- ✓ Basic design standards

## ✓ Office Park (OP)

- ✓ Minimum lot area – 20,000 SF
- ✓ Minimum lot width – 80’
- ✓ Setbacks – 25’ (F) and 20’ (R&S, 35’ abutting residential)
- ✓ Maximum height – 50’

# Commercial Districts

- ✓ Neighborhood Commercial (CN)
  - ✓ Small-scale commercial and service areas integrated with residential development
  - ✓ Predominantly serving nearby residential neighborhoods
  - ✓ 40% reduction in off-street parking permitted
- ✓ General Commercial (CG)
  - ✓ Provides for mix of retail, service, office, and residential uses along corridors and nodes
  - ✓ Promote mixed-use development in pedestrian oriented environment
  - ✓ 20% reduction in off-street parking permitted
- ✓ Highway Commercial (CH)
  - ✓ Accommodates higher-intensity uses of auto-oriented character
  - ✓ Permit more intense commercial uses including those with permanent outdoor storage and service areas

# Commercial Districts cont'd...

- ✓ Regional Commercial (CR)
  - ✓ Accommodates medium- to large-scale development that serves local and regional markets
  - ✓ Developments may generate significant traffic
- ✓ Downtown Knoxville (DK)
  - ✓ Encourages mixed-use development that enhances the existing character of downtown
  - ✓ Several subdistricts focus on the variation in form and activity
- ✓ Form Districts – South Waterfront (SW) and Cumberland Avenue (CU)
  - ✓ Foster high quality public realm by prescribing the form of buildings and other elements
  - ✓ Address the relationship between building facades and the public realm, and the form and mass of buildings in relation to one another



# Commercial District Standards

## ✓ **Neighborhood Commercial (C-N)**

- ✓ No minimum lot area or lot width
- ✓ Minimal setbacks (greater when abutting residential district)
- ✓ Maximum building height – 35'
- ✓ Maximum gross floor area of 5,000 SF unless certain standards are met
- ✓ Basic design standards

## ✓ **General Commercial (C-G)**

- ✓ No minimum lot area or width
- ✓ No setbacks (20' – 25' when abutting residential district)
- ✓ Build-to zone of 0' to 25' in C-G-2 (50%) and C-G-3 (70%)
- ✓ Maximum building height – 40' (CG), 70' (CG-2), unlimited (CG-3)
- ✓ Basic design standards in C-G-2 and C-G-3

# Commercial District Standards

## ✓ Highway Commercial (C-H)

- ✓ Minimum lot area – 10,000 SF
- ✓ Minimum lot width – 60 ‘
- ✓ Setbacks – 20’ (F) and 10’ (S&R, 30’ abutting residential)
- ✓ Maximum height – 40’ (C-H), 90’ (C-H-2)
- ✓ Basic design standards in C-H-2

## ✓ Regional Commercial (C-R)

- ✓ Minimum lot area – 15,000 SF
- ✓ Minimum lot width – 80 ‘
- ✓ Setbacks – 20’ (F) and 10’ (S&R, 30’ abutting residential)
- ✓ Maximum height – 50’ (C-R), 90’ (C-R-2)
- ✓ Basic design standards in C-R-2

**Table 5-2: Commercial Districts Design Standards**

	<b>C-N</b>	<b>C-G-2</b>	<b>C-G-3</b>	<b>C-H-2</b>	<b>C-R-2</b>	<b>O</b>
<b>Façade Design</b>						
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured per story parallel to the street.	•	•	•	•	•	
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.	•	•	•	•	•	
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•	•	•	•	
Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.	•	•	•	•	•	•
<b>Fenestration Design</b>						
The ground floor of the front façade must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	•	
The ground floor of the front façade must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.	•	•	•			•
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story	•	•	•			
<b>Commercial Site Design</b>						
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	•	•	•	•	•	•
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•	•	•	•	
Outlot buildings must meet the minimum transparency requirements of the district along facades facing the street.					•	
Any outlot buildings must include prominent entrances oriented toward both the street and the interior parking lot.					•	
Outlot buildings that are part of a multi-tenant retail center must provide definition along the street frontage of the center by placement of the front building line within 0' to 30' of the front lot line. Outlot buildings may be placed within a required setback to comply with this standard.					•	



# Commercial District Standards

## ✓ Downtown

- ✓ Front build-to zones range from 0'-5' to 0'-25'
  - ✓ Minimum build-to percentage range from 70% to 100% (N/A in DK-B)
- ✓ No required side setbacks
- ✓ No rear setback unless abutting residential district
- ✓ Maximum building height ranges from 85' to unlimited
- ✓ Minimum building height of 24' in DK-G and DK-H
- ✓ All DK Subdistrict development subject to design review
  - ✓ Basic design standards in zoning ordinance; more detailed in downtown design guidelines
  - ✓ Restrictions on materials revised to reduce prohibited materials
  - ✓ Design reviewed by Downtown Design Review Board
  - ✓ Material restrictions and height limits can be waived by Downtown Design Review Board

**Table 5-4: DK Subdistricts Design Standards**

	DK-B	DK-G	DK-H	DK-W	DK-E
<b>Façade Design</b>					
Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.		•	•	•	
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	•			•	•
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.		•	•		
<b>Fenestration Design</b>					
The ground floor of the front façade must maintain a minimum transparency of 50%, measured between two and ten feet in height.	•			•	•
The ground floor of the front façade must maintain a minimum transparency of 60%, measured between two and ten feet in height from grade.		•	•		
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story.	•			•	•
Upper floors of the front façade must maintain a minimum transparency of 25% of the wall area of the story		•	•		



# Industrial Districts

## ✓ **Industrial Mixed Use District (I-MU)**

- ✓ Provide for a mix of light industrial, commercial, and residential
- ✓ Promote the reuse of older, character giving structures

## ✓ **Research and Development District (I-RD)**

- ✓ Provide for large-scale office and research and development facilities
- ✓ Activities conducted indoors and having little or no outside impacts
- ✓ Accommodates variety of compatible uses to serve employees

# Industrial Districts

## ✓ **General Industrial District (I-G)**

- ✓ Provides for a range of general industrial uses
- ✓ May produce limited outside impacts
- ✓ Uses do not require frequent visits from customers

## ✓ **Heavy Industrial District (I-H)**

- ✓ Provides for a variety of general manufacturing, fabricating, processing, distribution, and warehousing
- ✓ May result in moderate external impacts



# Industrial District Standards

## ✓ **Industrial Mixed-Use District (I-MU)**

- ✓ Minimum lot area – None
- ✓ Minimum lot width – None
- ✓ Front build-to zone – 0' to 25'
- ✓ Setbacks – 15' (R) and 0' (S, 15' abutting residential)
- ✓ Maximum height – 50'
- ✓ Basic design standards

## ✓ **Research and Development District (I-RD)**

- ✓ Minimum lot area – 2 acres
- ✓ Minimum lot width – 200'
- ✓ Setbacks – 50' (F), 40' (S), and 30' (R)
- ✓ Maximum height – 90'

# Industrial District Standards

## ✓ **General Industrial (I-G)**

- ✓ Minimum lot area – 10,000 SF
- ✓ Minimum lot width – 60'
- ✓ Setbacks – 25' (F), 10' (S, 50' abutting residential), and 15' (R, 25' abutting residential)
- ✓ Maximum height – 50'

## ✓ **Heavy Industrial (I-H)**

- ✓ Minimum lot area – 10,000 SF
- ✓ Minimum lot width – 100'
- ✓ Setbacks – 25' (F), 10' (S, 50' abutting residential), and 15' (R, 25' abutting residential)
- ✓ Maximum height – 50'

**Table 6-2: Industrial Districts Design Standards**

**Façade Design**

Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to the street.

Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.

All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.

Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.

**Fenestration Design**

The ground floor of the front façade must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.

Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story

**Commercial Site Design**

Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.

Surface parking may not be located between a principal building and the front lot line. Parking must be located to the side or rear of the principal building.

# Policy Issues

- ✓ Application of HRPP recommendations to Non-Residential Districts
- ✓ Landscaping Standards
- ✓ Design Standards/Material Limitations/Build-to Zones
- ✓ Building Size Limit in Office Zone
- ✓ Transition Zones
- ✓ Zoning of Older Industrial Areas

# Discussion and Next Steps

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