

Proposed Residential Zones

City Council Workshop

February 20, 2019



RECODE KNOXVILLE



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Meeting Overview

- ✓ Goals of Proposed Residential Districts
- ✓ Overview of Single Family Residential Districts
- ✓ Overview of General Residential Districts
- ✓ Overview of Multi-Family Residential Districts
- ✓ Design Standards for Residential Structures
 - ✓ Historic, Neighborhood Conservation, In-Fill, and Established Neighborhood design standards
 - ✓ Multi-family design standards
- ✓ Policy Issues
- ✓ Discussion and Questions

Goals of Proposed Non-Residential Districts

Create standards that will:

- ✓ Encourage investment in neighborhoods while protecting the characteristics that define our neighborhoods
- ✓ Respect the integrity of Knoxville's vibrant neighborhoods, providing for appropriate development that is compatible with the character of the neighborhoods
- ✓ Provide opportunities for a variety of housing options
- ✓ Create a hierarchy of districts that scale up in intensity

Single Family Residential Districts

- ✓ EN Established Residential Neighborhood District
 - ✓ Accommodate Knoxville's older neighborhoods
 - ✓ Characterized by large lots with complex, intricately designed homes
 - ✓ Design standards and staff review process
- ✓ RN-1 Single-Family Residential Neighborhood District
 - ✓ Accommodate traditional residential neighborhoods
 - ✓ Predominant development pattern of relatively large lots with generous setbacks
 - ✓ Two family dwellings (duplexes) permitted with special use approval
- ✓ RN-2 Single-Family Residential Neighborhood District
 - ✓ Accommodates single family residential development on relatively small lots with smaller setbacks
 - ✓ Two family dwellings (duplexes) permitted with special use approval

General Residential Districts

- ✓ RN-3 General Residential Neighborhood District
 - ✓ Accommodates neighborhoods characterized by one and two family homes
 - ✓ Townhouse dwellings permitted with special use approval to facilitate more urban development form
- ✓ RN-4 General Residential Neighborhood District
 - ✓ Accommodates mixed residential development
 - ✓ Single family, two family, and townhouse dwellings permitted as well as low rise multi-family dwellings
 - ✓ Small scale multi-family development permitted with staff review and special review
- ✓ RN-5 General Residential Neighborhood District
 - ✓ Accommodates neighborhoods characterized by heterogeneous mix of housing types
 - ✓ May serve as a transition from single- and two family residential neighborhoods to more intensely developed areas

Multi-Family Residential Districts

- ✓ RN-6 Multi-Family Residential Neighborhood District
 - ✓ Accommodates neighborhoods characterized by a mixture of housing types
 - ✓ Permits up to 57 dwelling units per acre
- ✓ RN-7 Residential Neighborhood District
 - ✓ Accommodates the most intense residential development in the City
 - ✓ Permits townhouse and multi-family development
 - ✓ Single family and two family dwellings not permitted
- ✓ Note – residential development also permitted in all commercial districts

Residential District Standards

- ✓ Established Residential Neighborhood (EN)
 - ✓ Minimum lot area – 22,000 SF
 - ✓ Minimum lot width – 100 feet
 - ✓ Setbacks
 - ✓ Front +/- 10% of blockface average, but not less than 40 feet
 - ✓ Side 10% of lot width
 - ✓ Rear 25 feet
 - ✓ Maximum building height - 35 feet
 - ✓ Maximum building coverage – 25%
 - ✓ Maximum impervious surface – 35%
 - ✓ Current EN design standards maintained

Residential District Standards

- ✓ RN-1 Single-Family Residential Neighborhood
 - ✓ Minimum lot area – 10,000 SF (15,000 SF for duplex)
 - ✓ Minimum lot width – 75 feet
 - ✓ Setbacks
 - ✓ Front 25' or blockface average, whichever is less
 - ✓ Side 8' or 15% of lot width, whichever is less
 - ✓ Rear 25 feet
 - ✓ Maximum building height - 35 feet
 - ✓ Maximum building coverage – 30%
 - ✓ Maximum impervious surface – 40%
 - ✓ Basic design standards for duplexes

Residential District Standards

- ✓ RN-2 Single-Family Residential Neighborhood
 - ✓ Minimum lot area – 5,000 SF (7,500 SF for duplex)
 - ✓ Minimum lot width – 50 feet
 - ✓ Setbacks
 - ✓ \pm 10' of blockface average (in no case less than 25')
 - ✓ Side 5' or 15% of lot width, whichever is less
 - ✓ Rear 25 feet
 - ✓ Maximum building height - 35 feet
 - ✓ Maximum building coverage – 30%
 - ✓ Maximum impervious surface – 40%
 - ✓ Basic design standards for duplexes

Residential District Standards

- ✓ RN-3 General Residential Neighborhood
 - ✓ Minimum lot area – 5,000 SF; 7,000 SF for duplex; 12,000 SF for 3 TH + 3,000/du
 - ✓ Minimum lot width – 50 feet (SF, 2F), 20' per Townhouse
 - ✓ Setbacks
 - ✓ Front 10' or blockface average, whichever is less
 - ✓ Side 5' or 15% of lot width, whichever is less
 - ✓ Rear 25 feet
 - ✓ Maximum building height - 35 feet
 - ✓ Maximum building coverage – 35%; TH 50%
 - ✓ Maximum impervious surface – 45%; TH 60%
 - ✓ Basic design standards for duplexes and townhouses

Residential District Standards

✓ RN-4 General Residential Neighborhood

- ✓ Minimum lot area – 5,000 SF; 7,000 SF for duplex; TH 3,000/du; MF 2,000 SF/du
- ✓ Minimum lot width – 50 ft (SF, 2F), 20 ft per Townhouse; 70 ft for MF
- ✓ Setbacks
 - ✓ Front 10' or blockface average, whichever is less
 - ✓ Side 5' or 15% of lot width, whichever is less; MF 12' or 15% of lot width whichever is greater
 - ✓ Rear 25 feet
- ✓ Maximum building height - 35 feet; MF 45 feet
- ✓ Maximum building coverage – 35%; TH & MF 50%
- ✓ Maximum impervious surface – 45%; TH % MF 60%
- ✓ Basic design standards for duplexes, townhouses, and multi-family
- ✓ Development standards for pocket neighborhood

Residential District Standards

✓ RN-5 General Residential Neighborhood

- ✓ Minimum lot area – 5,000 SF and duplex; TH 2,000/du; MF 5000 for 2 du + 1450 per additional du (approx. 28 du/acre)
- ✓ Minimum lot width – 50 ft (SF, 2F), 20 ft per Townhouse; 80 ft for MF
- ✓ Setbacks
 - ✓ Front 25' or blockface average, whichever is less
 - ✓ Side 8' or 15% of lot width, whichever is less; MF 10'
 - ✓ Rear 25 feet
- ✓ Maximum building height – 35 feet
- ✓ Maximum building coverage – 35%; TH & MF 50%
- ✓ Maximum impervious surface – 45%; TH % MF 60%
- ✓ Basic design standards for duplexes, townhouses, and multi-family

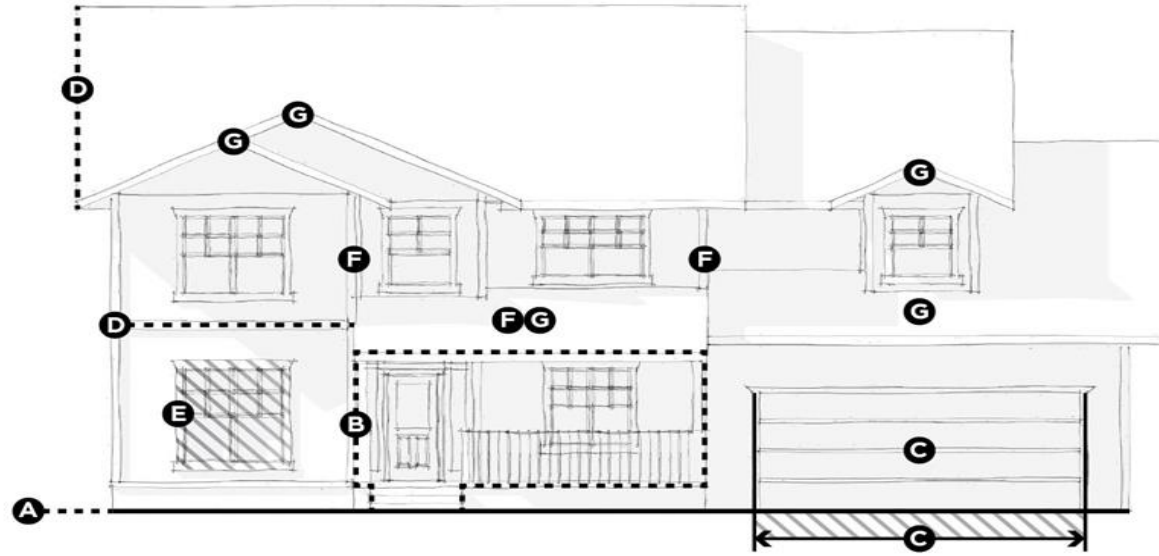
Residential District Standards

✓ RN-6 Multi-Family Residential Neighborhood

- ✓ Minimum lot area – 5,000 SF and duplex; TH 2,000/du; MF 5000 + 950 per additional du (approx. 40 du/acre)
- ✓ Minimum lot width – 50 ft (SF, 2F), 20 ft per Townhouse; 80 ft for MF
- ✓ Setbacks
 - ✓ Front 25' or blockface average, whichever is less
 - ✓ Side 8' or 15% of lot width, whichever is less; MF 10'
 - ✓ Rear 25 feet
- ✓ Maximum building height - 35 ft for SF, 2F, & TH; 65 ft for MF
- ✓ Maximum building coverage – 40%
- ✓ Maximum impervious surface – 50%
- ✓ Basic design standards for duplexes, townhouses, and multi-family

Residential District Standards

- ✓ RN-7 Multi-Family Residential Neighborhood
 - ✓ Minimum lot area – TH 2,000/du; MF 700 per du (approx. 62 du/acre)
 - ✓ Minimum lot width – 15 ft per Townhouse; 80 ft for MF
 - ✓ Setbacks
 - ✓ Front 25' or blockface average, whichever is less for TH; 35' for MF (25' – no front parking)
 - ✓ Side 8' or 15% of lot width, whichever is less; MF 12' + 1' per each 2' over 35' height
 - ✓ Rear 30 feet
 - ✓ Maximum building height - 35 ft for TH; 65 ft for MF
 - ✓ Maximum building footprint – 30,000 sf
 - ✓ Maximum building length – 200 ft
 - ✓ Maximum building coverage – 50%
 - ✓ Maximum impervious surface – 70%
 - ✓ Basic design standards for townhouses and multi-family



A All primary structures must be attached to a permanent foundation, such as a slab-on-grade, piles, piers, concrete footing or other form designed to give permanent and un-movable stability to a structure. The foundation system must be surrounded by a perimeter wall of solid masonry, concrete or other approved material.

B The primary entrance to a structure must face the street and provide a hard-surfaced pedestrian connection of driveway and/or sidewalk from the street to the entry. Alternatively, the primary entrance to a structure must open upon a covered porch or courtyard that faces the street and that is at least 60 square feet with a minimum depth of six feet and provides a hard surface pedestrian connection of driveway and/or sidewalk from the street to the porch or courtyard.

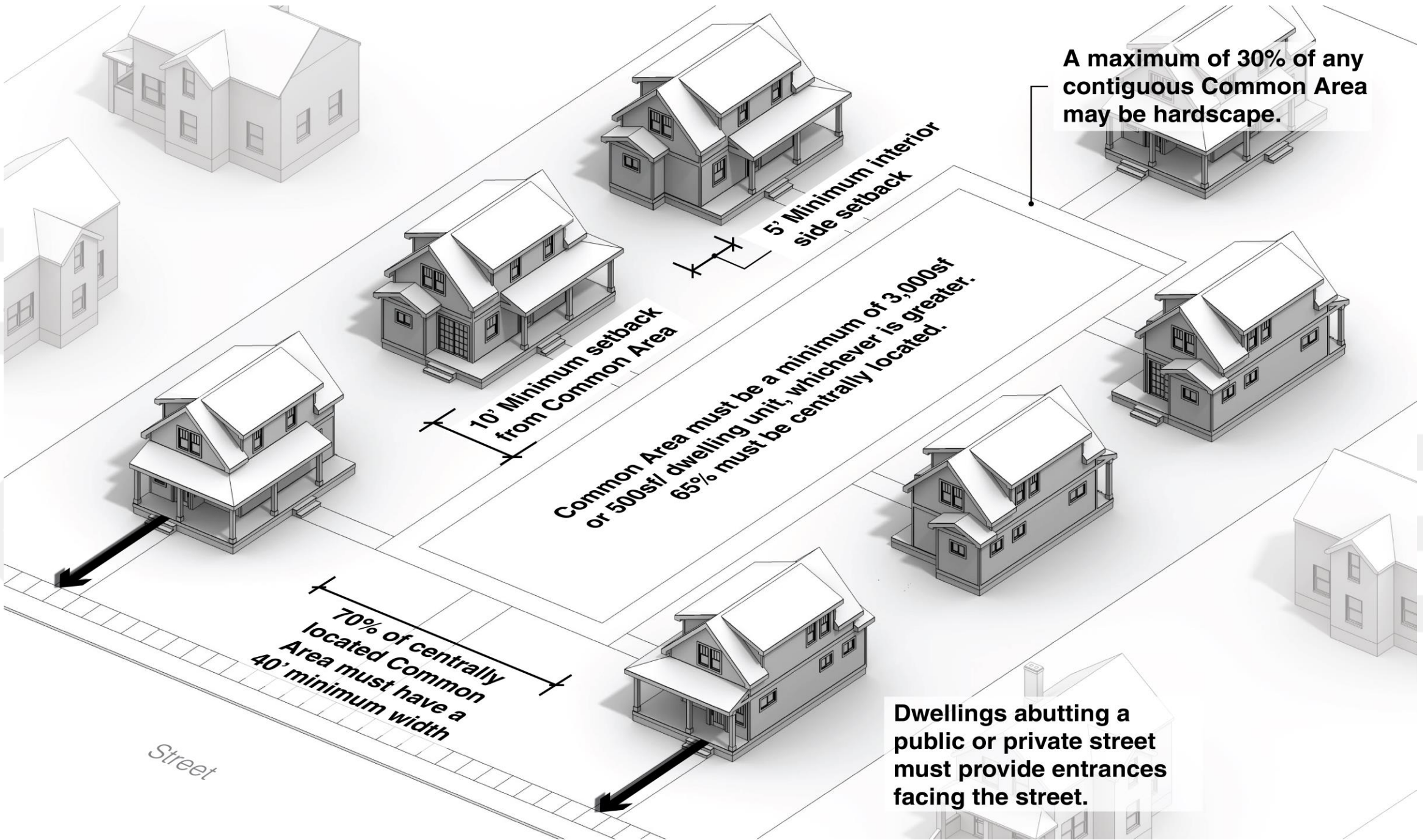
C Front-loaded attached garages are limited to 40% of the width of the front building line. Garage width is measured as the width of the garage door; in the case of garages designed with multiple garage doors the distance is measured between the edges of the outmost doors. Attached garages with front facing garage door openings must be set back from the front façade of the structure no less than four feet.

D Primary structures must meet two of the following three requirements: 1) Roofs must be either flat, with roof pitch of less than 1/12 and a single plane; steep, with roof pitch of 6/12 or more; or articulated, with multiple pitches, planes, ridge line directions or heights, or displaying hips and valleys. 2) Primary structures must contain more than one finished floor level. 3) The shape of habitable and attached garage space must have no less than eight sides. For the purpose of this requirement, a side is an exterior wall segment, from change of direction to change of direction, no less than four feet in length.

E Street-facing elevations must contain window and door systems for no less than 25% of the surface area of the façade.

F The front façade must contain wall articulation so that no more than 24 feet of wall is continuous without one of the following features: a wall recess or projection of 18 inches or more; a recessed or projected entry feature of 18 inches or more; a covered porch with roof integrated into the primary structure

G The front façade must contain at least three of the following design elements: , dormers, projected wall features that include gabled or hipped roof designs, recessed or projected entry features, a covered porch of at least six feet in depth, architectural columns supporting a porch roof, a bay window projecting a minimum of 12 inches from the front façade, window and door trim a minimum of four inches in width, a balcony, projecting a minimum of 12 inches from the front façade, masonry composing no less than 25% of the surface area of the front façade, habitable space above the garage equal to no less than 50% of the garage space below



A maximum of 30% of any contiguous Common Area may be hardscape.

5' Minimum interior side setback

10' Minimum setback from Common Area

**Common Area must be a minimum of 3,000sf or 500sf/ dwelling unit, whichever is greater.
65% must be centrally located.**

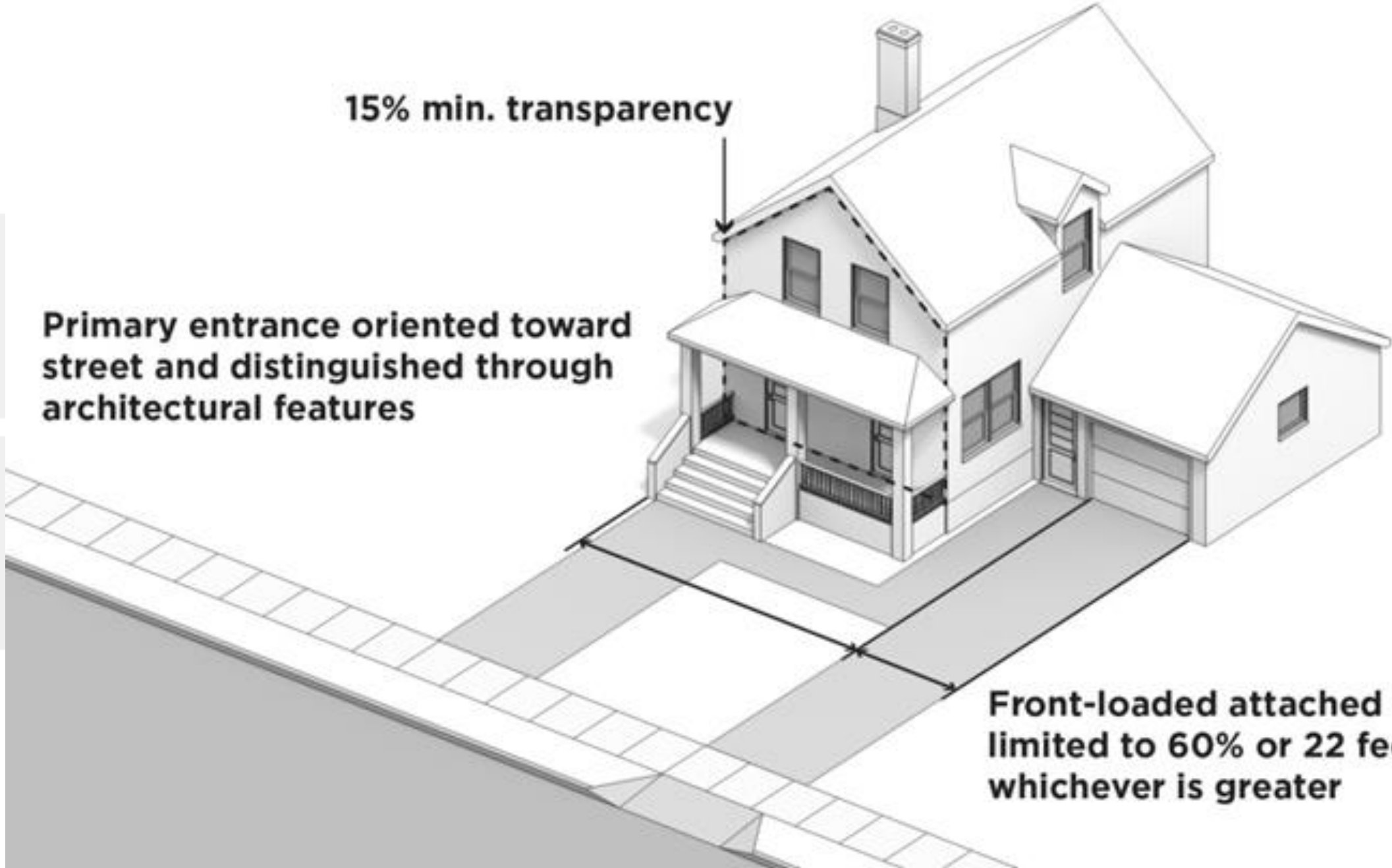
70% of centrally located Common Area must have a 40' minimum width

Street

Dwellings abutting a public or private street must provide entrances facing the street.

15% min. transparency

Primary entrance oriented toward street and distinguished through architectural features



Front-loaded attached garage limited to 60% or 22 feet, whichever is greater

**Min. 30'
Separation**



**Consistent
treatments wrap
around all façades**



Three dimensional features



**Min. transparency
of 15% for facade
facing a street**



**Min. 15'
Separation**



**Min. transparency of 20%
for façade facing
a street**

**Consistent
treatments wrap
around all façades**

**Three dimensional
feature**



1. The design and size of the accessory dwelling unit (ADU) must conform to all applicable building codes. When there are practical difficulties involved in carrying out the provisions of the building codes, the building official may grant modifications for individual cases.
2. An ADU may be located only on a lot with one single-family dwelling. One of the dwelling units must be occupied by the owner of the property.
3. The building official must certify that utilities are adequate for the ADU.
4. A lot must have a minimum area of 5,000 square feet to qualify for an ADU.
5. Only one ADU is permitted per lot.
6. The ADU may be within, attached to, or detached from the primary dwelling structure and may be a part of a detached accessory structure. An ADU may be developed within an existing structure or as new development.
7. A detached ADU must be set back five feet from an interior side lot line and ten feet from a rear lot line. A detached ADU is not permitted in a front yard or corner side yard.
8. An ADU is limited to the following maximum gross floor areas:

Lot Area	Maximum GFA
20,000sf or greater	1,200sf
10,000sf but less than 20,000sf	1,000sf
7,000sf but less than 10,000sf	800sf
5,000sf but less than 7,000sf	600sf

9. In no case may an ADU exceed 40% of the primary dwelling floor area nor more than 2 bedrooms.
10. The ADU must be designed so that the appearance of the primary structure remains that of a house. The entrance to the ADU must be located in such a manner as to be unobtrusive from the same view of the structure that encompasses the entrance to the principal dwelling.
11. No additional parking is required for the ADU.

Policy Issues

- ✓ Planned Development Approval
- ✓ Residential Density
 - ✓ Existing character or multi-family
 - ✓ Role of RN-3 and RN-4
 - ✓ Approach to mapping residential areas
 - ✓ Minimum lot size
- ✓ Design Standards for Single-Family Homes
 - ✓ In-fill housing standards
 - ✓ Historic district standards
 - ✓ Neighborhood conservation district standards
- ✓ Standards for non-residential uses in residential districts
 - ✓ Home occupations

Questions and Discussion

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