Meeting Overview

- Guiding Principles
- Major Comments on Draft 2
- Draft 3 Major Revisions
- Draft Zoning Map 2 Overview
- Direction on Key Issues
- Schedule & Next Steps
- Questions and Discussion
Guiding Principles

**SUPPORT INVESTMENT**
Create standards that will:

- Provide stability
- Encourage redevelopment of former industrial sites,
- Address twenty-first century development trends
- Revitalize older commercial centers to serve the community
PROTECT THINGS UNIQUELY KNOXVILLE

Create standards that will:

✓ Encourage investment in corridors and neighborhoods while protecting the characteristics that define our corridors and neighborhoods
Guiding Principles

CONNECT OUR COMMUNITY

Create standards that will:

✓ Connect our corridors leading to downtown and to adjacent neighborhoods
✓ Connect areas with the city’s natural amenities – the river, parks and other green spaces
Guiding Principles cont....

OUR NEW CODE SHOULD:
- Be easy to use
- Recognize that Knoxville’s population is growing, aging and becoming more diverse
- Promote and balance our mobility options
Community Outreach To-date

- 14 press releases
- 2 KUB billing inserts (July 2017 and July 2018)
- 13 newsletters
- 22 articles/media coverage
- 2 community surveys
- 9 Public Stakeholder Committee meetings
- 3 City Council Workshops (*including this one!*)
- Stakeholder interviews
- Over 55 community/neighborhood meetings
- Thousands of website views

3 Rounds of Public Outreach
- Technical Report Outreach: 756
- Draft 1 Outreach: 685
- Draft 2 & Map 1 Outreach: 420

Written Comments Submitted
- MAP COMMENTS – 432
- GENERAL COMMENTS – 410
Major Comments – Draft 2

- Accessory Dwelling Units (ADUs)
- RN-1 and RN-2
- Non-Conformities
- Sidewalks
- Height Along Corridors
- In-fill Housing Standards
- Landscape Standards
- Bring Back the Orange
- Preserve Neighborhood Character
“Bring Back the Orange”

✓ Existing R-2
✓ Duplexes as a Special Use
✓ RN-3
✓ Revised RN-4
✓ Corridors and Nodes
✓ Existing Uses
Draft 3 Major Revisions

- Downtown Edge Subdistrict
- In-fill Housing Standards
- Single Family Residential Design Standards
- Rules for Non-Conformities
- Use Standards
- Hillside Protection Overlay
- RN-4 (Small scale multi-family development)
Non-conformities

- Enhanced definition of abandoned and discontinued
- Actively marketing
- Expansion of a non-conforming building
- Existing non-conformity residential lots
## HILLSIDE PROTECTION AREAS

<table>
<thead>
<tr>
<th>District Type</th>
<th>Acres</th>
<th>Vacant Acres</th>
<th>Vacant Acres in Hillside Protection</th>
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<tbody>
<tr>
<td>Residential</td>
<td>29,194</td>
<td>4,560</td>
<td>2,563</td>
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<tr>
<td>Commercial</td>
<td>7,263</td>
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<td>Downtown</td>
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<td>Form Districts</td>
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<tr>
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<tr>
<td>Special Purpose</td>
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<td>1,121</td>
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<tr>
<td><strong>Total</strong></td>
<td>52,017</td>
<td>8,266</td>
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</table>
Respectful Development – Mixed-use
Respectful Development – Courtyard Apartments & Townhouse
Respectful Development – Duplex
Respectful Development – Fourplex
Schedule and Next Steps

✓ Draft 3 code and draft 2 map
✓ Community Meetings October 22nd – October 30th
✓ October 24th – Stakeholder Advisory Committee
✓ October 31 – Planning Commission Work Session
✓ November 8th – Planning Commission
✓ December – City Council?
✓ Adoption