Public Stakeholder Committee Meeting

October 24, 2018



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

Guiding Principles

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

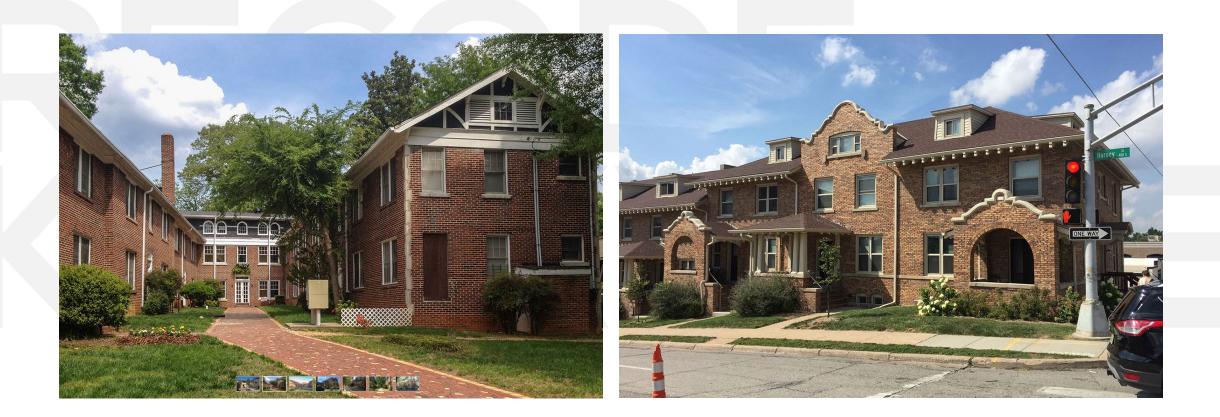
HILLSIDE PROTECTION AREAS

District Type	Acres	Vacant Acres	Vacant Acres in Hillside Protection
Residential	29,194	4,560	2,563
Commercial	7,263	1,608	369
Downtown	177	4	0.4
Form Districts	271	51	9
Industrial	5,558	92	309
Special Purpose	9,552	1,121	579
Total	52,017	8,266	3,830

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

Q & A

Stakeholder Committee Meeting

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