



# Residential District Comparison Table

## WHAT'S THIS?

UPDATED JULY 2019

The following table offers a comparison of the proposed residential neighborhood districts against those of the current Zoning Ordinance. It is important to note that while the current districts were used as a base for crafting the new Residential Neighborhood (RN) Districts, the mapping of these districts may not be a direct conversion from the origin district to the new district. Existing development patterns will be taken into account when evaluating where the RN Districts should be zoned.

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p><b>EN</b></p> <p>22,000sf Min.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> </ul>	<p><b>EN-1</b> <b>EN-2</b></p>	<p><b>2.1.4.D (Table) Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> </ul> <p><b>Uses and Structures Permitted on Review</b></p> <ul style="list-style-type: none"> <li>Duplexes - provided the duplex is located on a lot with two street frontages and each primary entrance faces a different street</li> </ul>	<p>This district combined the current EN-1 and EN-2 Districts as its origin, and incorporates current district standards for compatibility of new homes with the existing neighborhood character.</p> <p>The use permissions are more restrictive in the draft, as two-family homes are prohibited.</p>
<p><b>RN-1</b></p> <p>Single-Family: 10,000sf Min.</p> <p>Two-Family: 15,000sf Min.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> </ul> <p><b>Special Use</b></p> <ul style="list-style-type: none"> <li>Two-Family</li> </ul>	<p><b>R-1</b> <b>R-1E</b></p>	<p><b>R-1</b></p> <p><b>2.1.1.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> </ul> <p><b>2.1.1.C Uses and Structures Permitted on Review</b></p> <ul style="list-style-type: none"> <li>Duplexes</li> </ul> <p>-----</p> <p><b>R-1E</b></p> <p><b>2.1.3.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> </ul>	<p>The current R-1 District allows for two-family homes as use on review. To be noted, the R-1E does not allow them.</p> <p>In the Draft, these two districts were used as a base for the RN-1 as they were substantially similar in regulations, with the exception of two-family permissions.</p>
<p><b>RN-2</b></p> <p>Single-Family: 5,000sf Min.</p> <p>Two-Family: 7,500sf Min.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> </ul> <p><b>Special Use</b></p> <ul style="list-style-type: none"> <li>Two-Family</li> </ul>	<p><b>R-1</b> <b>R-1A</b></p>	<p><b>2.1.2.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> <li>Duplexes</li> </ul> <p><b>2.1.2.C Uses and Structures Permitted on Review</b></p> <ul style="list-style-type: none"> <li>Multi-dwelling structure or development</li> </ul>	<p>The proposed district is actually more restrictive than the current R-1A:</p> <ul style="list-style-type: none"> <li>- Two-family homes have become a special use, rather than permitted-by-right.</li> <li>- Multi-family homes have been prohibited.</li> </ul>
<p><b>RN-3</b></p> <p>Single-Family: 5,000sf Min.</p> <p>Two-Family: 10,000sf Min.</p> <p>Townhouse: 12,000sf for 3 units. 3,000sf for each additional unit.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> <li>Two-Family</li> </ul> <p><b>Special Use</b></p> <ul style="list-style-type: none"> <li>Townhouse</li> </ul>	<p><b>New</b></p>	<p>--</p>	<p>This new district is proposed for existing neighborhoods that have a mix of single-family and two-family dwellings. Townhouse dwellings have been allowed by special use.</p>

Proposed Residential Neighborhood (RN) District	Proposed Allowed Dwelling Types	District of Origin (Current Zoning)	District of Origin Allowed Dwelling Types (Current Zoning)	Notes
<p><b>RN-4</b></p> <p>Single-Family: 5,000sf Min.</p> <p>Two-Family: 10,000sf Min.</p> <p>Townhouse: 3,000sf per unit.</p> <p>Multi-Family: 2,000sf per unit, Maximum 40,000sf lot area</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> <li>Two-Family</li> </ul> <p><b>Permitted or Special (based upon number of units)</b></p> <ul style="list-style-type: none"> <li>Townhouse</li> <li>Multi-Family</li> </ul>	<p><b>New</b></p>	<p>--</p>	<p>This new district has been created to specifically address the issue of the "missing middle." This is intended to broaden the availability of different housing types that fall between single-family neighborhoods and high-density development (e.g., the "middle").</p> <p>Townhouse developments up to 8 units, and multi-family developments with no more than 4 units within one structure, or a total of 8 units on a lot are permitted in the RN-4 District. Townhouse developments of 9 or more units, and multi-family developments with 5 or more units within one structure, or a total of 9 or more units on the lot are allowed in the district through special use approval.</p> <p>The RN-4 District also contains standards for "pocket neighborhoods," or clusters of dwellings arranged around a common courtyard or open space.</p>
<p><b>RN-5</b></p> <p>Single-Family + Two-Family: 5,000sf Min.</p> <p>Townhouse: 2,000sf per unit.</p> <p>Multi-Family: 5,000sf for 2 units, 1,450sf for each additional unit.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> <li>Two-Family</li> <li>Townhouse</li> <li>Multi-Family</li> </ul>	<p><b>R-2 R-4</b></p>	<p><b>R-2</b></p> <p><b>2.1.6.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> <li>Duplexes</li> <li>Multi-dwelling structure</li> </ul> <hr/> <p><b>R-4</b></p> <p><b>2.1.8.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> <li>Duplexes</li> <li>Multi-dwelling structure</li> </ul>	<p>The current R-2 and R-4 Districts are currently identified as medium density areas of the City. This is also the intent of the proposed RN-5 District. They have been consolidated because the intent of both is similar and very little area within Knoxville has been mapped the R-4 District to date.</p>
<p><b>RN-6</b></p> <p>Single-Family + Two-Family: 5,000sf Min.</p> <p>Townhouse: 2,000sf per unit.</p> <p>Multi-Family: 5,000sf for 1 unit, 950sf for each additional unit.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Single-Family</li> <li>Two-Family</li> <li>Townhouse</li> <li>Multi-Family</li> </ul>	<p><b>R-3</b></p>	<p><b>2.1.7.B Permitted Uses</b></p> <ul style="list-style-type: none"> <li>Houses (Single-Family)</li> <li>Duplexes</li> <li>High density multi-dwelling structure</li> </ul>	<p>The proposed RN-6 District is a refinement of the current R-3 District, which is intended for high density neighborhoods that can contain a mix of housing types.</p>
<p><b>RN-7</b></p> <p>Townhouse: 2,000sf per unit.</p> <p>Multi-Family: 700sf per unit.</p>	<p><b>Permitted Use</b></p> <ul style="list-style-type: none"> <li>Townhouse</li> <li>Multi-Family</li> </ul>	<p><b>New</b></p>	<p>--</p>	<p>This new district was created to reserve areas for the highest density of residential development. Therefore, less dense housing types are not permitted.</p>