# **CASE SUMMARY**

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number:	10-B-23-OA	Related File Number:	KNOXVILLE I KNOX COUNTY	
Application Filed:	8/28/2023	Date of Revision:		
Applicant:	CITY OF KNOXVILLE			
4				
PROPERTY INF	ORMATION			
General Location:				
Other Parcel Info.:				
Tax ID Number:	999 999		Jurisdiction: City	
Size of Tract:				
Accessibility:				
GENERAL LAN	D USE INFORMATION	V		
Existing Land Use:				
Surrounding Land	Use:			
Proposed Use:			Density:	
Sector Plan:		Sector Plan Designation:		
Growth Policy Plan	:			
Neighborhood Con	text:			
ADDRESS/RIGI	HT-OF-WAY INFORMA	ATION (where applicable)		
Street:		THOM (Whole applicable)		
Location:				
Proposed Street Na	ame:			
Department-Utility	Report:			
Reason:	General Standard with subsections 4 Dimensional Stand Standards, 4.6.F N Variations, minor I	Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 General Standards of Applicability to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Middle Housing Types, 4.6.B Middle Housing Uses, 4.6.C Middle Housing Dimensional Standards, 4.6.D Middle Housing Parking Standards, 4.6.E Middle Housing Design Standards, 4.6.F Middle Housing Conversion Standards, and 4.6.G Middle Housing Administrative Variations, minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, Article 9.3 Principal Use Standards.		
ZONING INFOR	MATION (where appli	icable)		
Current Zoning:				
Former Zoning:				
Requested Zoning:				
Previous Requests	:			
Extension of Zone:				

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**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

#### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

Consideration of amendments to the Knoxville City Code, Appendix B. Zoning Code, moving Article 4.6 General Standards of Applicability to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Middle Housing Types , 4.6.B Middle Housing Uses, 4.6.C Middle Housing Dimensional Standards, 4.6.D Middle Housing Parking Standards, 4.6.E Middle Housing Design Standards, 4.6.F Middle Housing Conversion Standards, and 4.6.G Middle Housing Administrative Variations, minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, Article 9.3 Principal Use Standards.

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Lindsay Crockett

Staff Recomm. (Abbr.): Recommend approval of amendments to Knoxville City Code, Appendix B, Zoning Code, moving

Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types, 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations, Variances, and Appeals; and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards,

pertaining to Middle Housing standards.

Staff Recomm. (Full): Recommend approval of amendments to Knoxville City Code, Appendix B, Zoning Code, moving

Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types, 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations, Variances, and Appeals; and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards,

pertaining to Middle Housing standards.

**Comments:** 

Action: Approved as Modified Meeting Date: 12/14/2023

**Details of Action:** Approve amendments to Knoxville City Code, Appendix B, Zoning Code, moving Article 4.6 to 4.7 and

inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types, 4.6.B Uses, 4.6.C Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations, Variances, and Appeals; and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle

Housing standards.

Modify subsection 4.6.D Parking Standards by inserting a new line 2, the renumbering of subsequent lines. and the revision of line 3 as follows:

2. No off-street parking is required within one-fourth of a mile of a transit route.

3. Off-street vehicle parking: each dwelling unit requires 0.7 spaces.

Modify subsection 4.6.G 1.a by revising line ii. and the addition of line iv. as follows:

ii. Corner side, side, and rear setbacks: up to 20 percent, provided the reduction receives approval from the Department of Engineering:

iv: Front Setbacks: a decrease in minimum front setbacks, up to 50 percent, provided the setback is

consistent with the neighborhood.

Summary of Action: Approve amendments to Knoxville City Code, Appendix B, Zoning Code, moving Article 4.6 to 4.7 and inserting a new Article 4.6, Middle Housing Standards, with subsections 4.6.A Types, 4.6.B Uses, 4.6.C

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Dimensional Standards, 4.6.D Parking Standards, 4.6.E Design Standards, 4.6.F Conversion Standards, and 4.6.G Administrative Variations, Variances, and Appeals; and minor revisions to Article 2.3 Definitions, Article 4.2 Uses, Article 4.3 Dimensional Standards, Article 4.6 General Standards of Applicability, Article 9.2 Use Matrix, and Article 9.3 Principal Use Standards, pertaining to Middle Housing standards.

Modify subsection 4.6.D Parking Standards by inserting a new line 2, the renumbering of subsequent lines, and the revision of line 3 as follows:

- 2. No off-street parking is required within one-fourth of a mile of a transit route.
- 3. Off-street vehicle parking; each dwelling unit requires 0.7 spaces.

Modify subsection 4.6.G 1.a by revising line ii. and the addition of line iv. as follows:

ii. Corner side, side, and rear setbacks: up to 20 percent, provided the reduction receives approval from the Department of Engineering;

iv: Front Setbacks: a decrease in minimum front setbacks, up to 50 percent, provided the setback is consistent with the neighborhood.

Date of Approval: 12/14/2023 Date of Denial: Postponements: 10/5/2023

Date of Withdrawal: Withdrawn prior to publication?: 
Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/23/2024 Date of Legislative Action, Second Reading: 2/6/2024

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved as

Modified

If "Other":

Amendments: Amendments:

Minor edits to language:In Section 4.6 the addition of "and shall be" and in Section 4.6.G 1.a to replace "neighborhood" with

"blockface"

Date of Legislative Appeal: Effective Date of Ordinance:

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