

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 5-A-25-OA Related File Number:
Application Filed: 4/1/2025 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: Plan Designation:
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of an existing building to a two-family dwelling in the Principal Use Standards for a two-family dwelling.

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
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 an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of an existing building to a two-family dwelling in the Principal Use Standards for a two-family dwelling.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the proposed ordinance amendment to the Principal Use Standards for a two-family dwelling in Article 9.3.J because it ensures equitable design review of new construction and conversion duplexes.

Staff Recomm. (Full):

Comments: Background: In the 2025 One Year Plan annual update, Planning Staff recommended the removal of duplex location criteria from the plan (case# 5-A-25-OYP). In response to this recommendation, members of the general public raised concerns about design standards being applied when existing buildings, most likely single-family dwellings, are converted to duplexes.

Staff Analysis: The conversion of single-family dwellings or other buildings to duplexes is generally a rare occurrence. Of the 55 Special Use cases that reviewed duplex requests in the RN-1 (Single-Family Residential Neighborhood) and RN-2 (Single-Family Residential Neighborhood) zoning districts over the past 5 years, only 2 were for conversions. Plans Review and Inspections staff shared that it is rare to see duplex conversions come through when permitted by right as well, and the theory is that fire code separation requirements can make such conversions challenging and costly. Regardless of the frequency of this type of development, the Principal Use Standards for a two-family dwelling currently specify that these design criteria are only to be applied to new construction duplexes. The proposed ordinance amendment expands the design review to include duplex conversions, which ensures a more equitable evaluation of all duplex housing forms. Upon approval of this amendment, conversion to duplexes would be held to the same standards as new construction duplexes.

Action: Approved

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the proposed ordinance amendment to the Principal Use Standards for a two-family dwelling in Article 9.3.J because it ensures equitable design review of new construction and conversion duplexes.

Date of Approval: 5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?: ☐

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case. Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: