

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 7-D-25-OA Related File Number:
Application Filed: 6/3/2025 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 amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4 to add a section pertaining to Cottage Courts.

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 amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 4 to add a section pertaining to Cottage Courts.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Lindsay Lanois

Staff Recomm. (Abbr.): Approve amendments to the Knoxville City Code, Appendix B, Zoning Code, creating Article 4.7, Cottage Court Standards; revising Article 4.7, General Standards of Applicability to be Article 4.8; and amending Article 9.2, Use Matrix. The proposed amendments create new housing options in the City and are aligned with the intent of the zoning districts in which they are proposed.

Staff Recomm. (Full):

Comments: Over the last six months, Planning and the City of Knoxville have worked with a consultant (Opticos Design, Inc.) to generate the proposed standards for cottage courts. Cottage courts are a development type that consist of a series of small (typically one- to one-and-a-half-story, small footprint) single-family detached houses arranged around a small shared court that is oriented perpendicular to the street. The rear building may be developed parallel to the street and measure up to two-stories tall, and may feature an additional unit. The shared court functions as a common open space and a community-enhancing element. Cottage courts may be built on smaller lots, typically an individual lot or the combination of two to three smaller lots, and act as a component of a larger neighborhood instead of creating a new neighborhood themselves. Cottage courts differ from pocket neighborhoods, which feature full-size houses on larger lots, typically measure two stories tall, and serve as small, separate neighborhoods.

The proposed standards are proposed for the RN-4, RN-5, and RN-6 zoning districts, as the zoning districts align with the development intensity recommendations in the City's current long-range plans and land use classifications. Cottage courts are permitted by minimum lot width and depth, with an impervious surface maximum to reflect the base zoning. The development pattern is organized by standards for building height, width and depth, and courtyard width and depth. Standards also guide the size of the shared court and the building frontage area required along the shared court. Parking standards aim to avoid the front yard and courtyard areas, placing parking towards the rear of the property and accessed from an alley if possible. The proposed cottage court standards aim to create a new housing development option for well-organized multi-unit lots which contain community-enhancing green spaces and fit within broader neighborhoods.

Action: Approved

Meeting Date: 7/10/2025

Details of Action:

Summary of Action: Approve amendments to the Knoxville City Code, Appendix B, Zoning Code, creating Article 4.7, Cottage Court Standards; revising Article 4.7, General Standards of Applicability to be Article 4.8; and amending Article 9.2, Use Matrix. The proposed amendments create new housing options in the City and are aligned with the intent of the zoning districts in which they are proposed.

Date of Approval: 7/10/2025

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: 8/5/2025

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: