

East Tennessee Development Symposium

March 13, 2019



RECODE KNOXVILLE
✓ INVEST ✓ PROTECT ✓ CONNECT



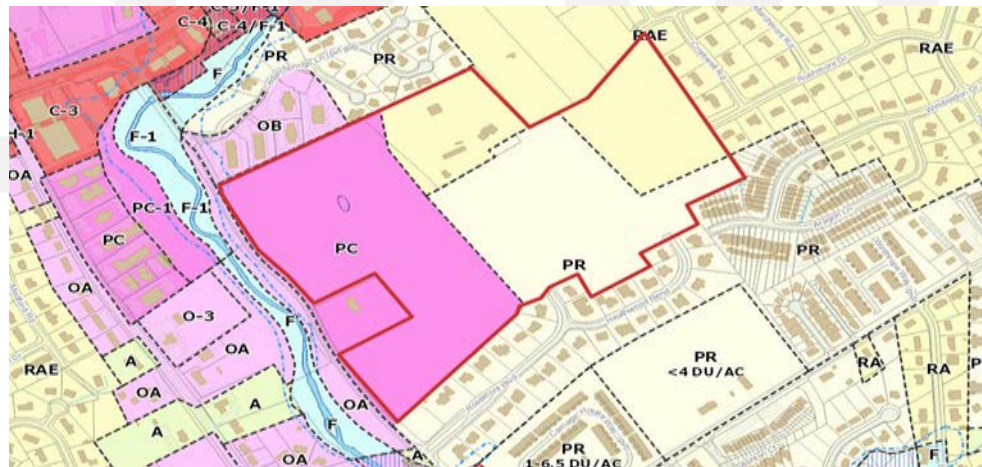
Presentation Overview

- ✓ What is Zoning
- ✓ What is Knoxville – Knox County Planning
- ✓ What is Recode
- ✓ Guiding Principles
- ✓ Community Outreach
- ✓ Major Issues Identified
- ✓ Addressing City Goals and Objectives
- ✓ Schedule & Next Steps
- ✓ Questions

What is Zoning?

Zoning is the law that determines how land or property can be used in a city.

- Regulates the activities or uses that can take place on a property
- Regulates the size of buildings that can be built on a property
- Promotes orderly patterns to support the public good
- Divides a jurisdiction into use districts
- Attempts to establish predictability
- Aims to balance competing rights of property owners.



What is Knoxville-Knox County Planning?

Established in 1956 by Knoxville and Knox County as the agency responsible for comprehensive county-wide planning and administration of zoning and land subdivision regulations.

Knoxville-Knox County Planning --

- Prepares and adopts a general plan
- Reviews subdivision plats and site plans
- Prepares and recommends development ordinances and zoning maps to the Knox County Commission and Knoxville City Council
- Prepares and/or reviews proposed zoning amendments
- Works with citizens and partner agencies to build stronger, more sustainable communities

Who is Knoxville-Knox County Planning?

Planning Commission

15 members, serve 4-year terms, no compensation

8 members appointed by Knox County Mayor, 7 by City of Knoxville Mayor
Appointees limited to 2 consecutive terms



Planning Staff

Planning Services

- General Plan, Sector Plans, Community Facility Plans, Urban Design, Special Reports, Customer Assistance, Rezoning, Subdivisions, Site Plan Review, Zoning Code Amendment, One-Year Plan Update, Capital Improvement Plan

Research and Information

- Library, Public Information, Demographic and Economic Data, Development Market Reports, Graphic Design, Website, Address Assignment, Computerized Mapping (GIS)

Transportation Planning (TPO)

- Transportation, Traffic Engineering, Title VI, Traffic Control Studies, Intermodal, Public Involvement

What is Recode

- ✓ Comprehensive update of the City of Knoxville Zoning Ordinance
 - ✓ Ordinance not updated in almost 60 years
 - ✓ Current code does not adequately guide development
- ✓ Text (Ordinance) and zoning map being updated
- ✓ Assistance provided by Camiros, national planning consultancy
- ✓ Approximately 27 month project
- ✓ Extensive public involvement process
- ✓ To be effective, draft ordinance and map must be adopted by City Council

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
- ✓ Protect our natural and built resources

Guiding Principles

CONNECT OUR COMMUNITY

Create standards that will:

- ✓ Connect our corridors to downtown and with 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)
- ✓ 20 newsletters
- ✓ 63 articles/media coverage
- ✓ 2 community surveys (1 in Spanish)
- ✓ 12 Public Stakeholder Committee meetings/workshops
- ✓ 4 City Council Workshops
- ✓ 3 Planning Commission Workshops
- ✓ Stakeholder interviews
- ✓ Over 80 community/public meetings
- ✓ 66,659 website views
- ✓ Letter to owners of all properties in City

3 Rounds of Public Outreach

Technical Report: 756

Draft 1: 1,284

Draft 2 & Map 1: 1,421

Draft 3 & Map 3: 552

Draft 4 & Map3: 371

Written Comments Submitted

MAP COMMENTS – 801

GENERAL COMMENTS – 644

Major Issues

- ✓ Accessory Dwelling Units (ADUs)
- ✓ Non-Conformities
- ✓ Sidewalks
- ✓ Height Along Corridors
- ✓ In-fill Housing
- ✓ Maintaining Neighborhood Character
- ✓ Landscape Standards
- ✓ Density
- ✓ Design Standards

Residential Density

- ✓ Existing R-2
- ✓ Duplexes as a Special Use
- ✓ RN-3
- ✓ Revised RN-4
- ✓ Corridors and Nodes – Mixed Use
- ✓ Existing Uses

Non-conformities

- ✓ Enhanced definition of abandoned and discontinued
- ✓ Actively marketing
- ✓ Expansion of a non-conforming building
- ✓ Existing non-conforming residential lots
- ✓ Threshold for complying with new standards

Major Revisions

- ✓ Downtown Edge Subdistrict
- ✓ In-fill Housing Provisions Maintained
- ✓ General Single Family Residential Design Standards Deleted
- ✓ Rules for Non-Conformities
- ✓ Use Standards
- ✓ Hillside Protection Overlay
- ✓ RN-4 (Small scale multi-family development)
- ✓ Administration and Enforcement Clarifications

Respectful Development – Mixed-use



Respectful Development – Courtyard Apartments & Townhouse



Respectful Development – Duplex



Respectful Development – Fourplex



Addressing City Goals and Objectives

- ✓ Encourage new development and redevelopment
- ✓ Promote and protect investment
- ✓ Provide consistency
- ✓ Enhance transportation options

Schedule and Next Steps

- ✓ Draft 4 code and draft 3 map currently available
- ✓ March 15 – deadline for comments (to be addressed in final draft)
- ✓ April 4 – City Council workshop # 3
- ✓ Late April – Final draft of ordinance and map available
- ✓ May to June – City Council consideration
- ✓ Adoption

Q & A

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