

**AMENDMENTS TO THE KNOXVILLE ZONING ORDINANCE
CREATING A NEW RESIDENTIAL/OFFICE DISTRICT**

**ARTICLE IV, SECTION 2.1.8: R-4 RESIDENTIAL / OFFICE DISTRICT
[REPLACING THE EXISTING R-4 DISTRICT IN ITS ENTIRETY]**

A. GENERAL DESCRIPTION.

This district is intended to create a flexible, mixed-use district for residences and low intensity office and professional uses within mixed-use land use plan classifications as provided in the *Knoxville-Knox County General Plan*. The district can be used as a transition between more intense development and low density residential uses, within a neighborhood center, or at the edge of established neighborhoods along arterial and major collector streets. ~~Permitted uses are made compatible with adjacent residential uses by limiting heights, regulating the scale of development, and providing other requirements.~~

B. PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES.

The following uses shall be permitted:

1. Houses, but not including house trailers and mobile homes.
2. Duplexes converted from a house without altering the exterior of the existing structure (house).
3. Professional offices, business offices, medical offices and clinics, and dental offices and clinics converted from a house without altering the exterior of the existing structure (house).
4. Home Occupations, subject to the requirements of Article V, Section 12.
5. Signs for single-tenant offices and clinics converted from existing houses
6. Uses, buildings and structures accessory to permitted uses, subject to the provisions of Article V, Section 4.

C. USES AND STRUCTURES PERMITTED ON REVIEW.

The following uses may be permitted on review, individually, or in combination with any other permitted uses, by the Planning Commission in accordance with provisions contained in Article VII, Section 5:

1. Attached houses, subject to the provisions of Article V, Section 3.C.
2. Duplexes not allowed as a permitted principal use.
3. Multi-dwelling structures at an intensity of more than 3,600 square feet of lot area per dwelling unit.
4. Professional offices, business offices, medical offices and clinics and dental offices and clinics not allowed as a permitted principal use.
5. Facilities and space for the following: artists, sculptors, and authors; barber and beauty shops; dressmakers, milliners, seamstresses, tailors or interior decorators; teaching, including tutoring, musical and dancing instruction; computer programming and word processing; telephone

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- answering; cooking and preserving; and any other use which the Planning Commission deems to be similar with respect to performance and impact.
6. Private day nurseries and kindergartens, as regulated in Article 5, Section 3.G.4; and adult day care facilities.
 7. Churches.
 8. Commercial telecommunication towers.
 9. Halfway houses, subject to the following standards:
 - a. No other halfway house located within one mile of this site.
 - b. The site cannot be located within 300' of a park, school, or day care center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.
 - d. The site shall be within 1,000 feet of an established transit route.
 - e. Signs identifying a use as a halfway house are not permitted.
 - f. The Knoxville Police Department must be provided with a written notification of the use prior to its occupancy.
 10. Signs for structures with more than one nonresidential tenant.
 - 11. Parking in front of a principal building when the lot frontage is on a minor arterial road.**
 12. Uses, buildings and structures accessory to uses permitted on review, subject to the use-on-review provisions of Article V, Section 4.C.

D. DIMENSIONAL REGULATIONS.

1. Lot Area.

- a. Minimum lot area for principal ~~permitted~~ uses and structures:
 - i. For a house – 6,000 square feet
 - ii. For a duplex – 9,000 square feet
 - iii. For a multi-dwelling structure – 12,000 square feet
 - ~~iv. For all other permitted uses – 7,500 square feet.~~
- b. For **other** uses and structures permitted on review, the planning commission shall determine the minimum lot area with development plan approval.

2. Lot Width.

- a. Minimum lot width for principal ~~permitted~~ uses and structures:
 - i. For a house: 50 feet
 - ii. For a duplex: 75 feet
 - iii. For a multi-dwelling structure: 100 feet
 - ~~iv. For all other permitted uses – 50 feet~~
- b. For **other** uses and structures permitted on review, the planning commission shall determine the minimum lot width with development plan approval.

3. Front Yard.

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- a. For **a house** ~~principal permitted uses and structures~~, the required depth of a front yard shall be equal to the average [plus or minus 10 feet] of developed lots on the same side of the street within 300 feet of the subject property, but not less than 25 feet, and in no case shall an accessory building or structure be located in or extend into the front yard (they shall be required to be located behind the front of the principal building).
 - b. For uses permitted on review, the Planning Commission shall determine the depth of a front yard with development plan approval, using any existing structures on the same street as guidance.
4. **Side Yard, Interior.** The minimum side yard that is adjacent to another lot shall be as follows:
- a. For principal buildings or structures, the minimum width of an interior side yard shall be 10 percent of the lot width, but no less than 5 feet.
 - b. For accessory buildings or structures, the minimum width of an interior side yard shall be 5 percent of the lot width, but no less than 5 feet.
5. **Side Yard, Street.** The minimum side yard that is adjacent to a street shall be as follows:
- a. For principal buildings or structures, the minimum width of a street side yard shall be 15 percent of the lot width, but no less than 5 feet; except a side yard that is adjacent to a street that is also adjacent to a front yard of an abutting property must match the minimum required front yard of the abutting property.
 - b. For accessory buildings or structures, the minimum width of a street side yard shall be 25 feet.
6. **Rear Yard.**
- a. No principal buildings or structures shall be located closer than 30 feet to the rear property line.
 - b. No accessory buildings or structures shall be located closer than 15 feet to the rear property line.
7. **Maximum Building Coverage.**
- a. For permitted principal uses and structures, the maximum building coverage shall be 35 percent.
 - b. For uses and structures permitted on review, the planning commission shall determine the maximum building coverage with development plan approval.
- E. **HEIGHT REGULATIONS.**
- a. Principal buildings or structures shall not exceed 35 feet in height.
 - b. Accessory buildings or structures shall not exceed 15 feet in height.

F. OFF-STREET PARKING.

Off-street parking shall be in accordance with the requirements of Article V, Section 7. In addition:

1. Parking within this district shall be located behind the front of the principal building, unless the lot frontage is on ~~an~~ **a major** arterial road, **or upon use on review approval if on a minor arterial**, where a maximum of one (1) row of parking spaces and associated access ways is permissible in the front yard, with a minimum of fifteen (15) feet of landscaping between the parking lot and the front property line.

Drawing This is what one row of parking looks like	Drawing This is what one row of parking looks like
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2. Parking in the front yard of the principal building for uses other than a house, attached house or duplex shall be buffered from the street view by an eight (8) foot wide landscape area planted with a continuous row of evergreen shrubs on three (3) foot centers (maximum) and maintained at a height of no more than 42 inches. In place of the landscaped area, the property owner may choose to install a masonry wall of no more than 42 inches in height. In addition, one (1) large maturing deciduous tree, as included on the Knoxville City Tree Board species list (as provided at Chapter 14, Article 3, Section 14-55 of the Code of Ordinance) shall be provided within the front yard for every 30 lineal feet of street frontage.
3. Parking behind the front of the principal building for uses other than a house, attached house, or duplex shall be buffered from adjacent residential uses by a twelve (12) foot wide landscape area planted with medium or large maturing evergreen trees, as included on the Knoxville City Tree Board species list (as provided at Chapter 14, Article 3, Section 14-55 of the Code of Ordinances). These trees should be placed on average thirty (30) feet apart. In place of the landscape area, the property owner may choose to install a six (6) foot high opaque (or other suitable) wall as a means to buffer the parking area.

4. On-street parking provided adjacent to the site may be used to meet up to fifty (50) percent of the off-street parking requirements for nonresidential uses, subject to approval by the City of Knoxville Engineering Department.

G. OTHER DEVELOPMENT CONSIDERATIONS:

For uses on review, MPC may impose development conditions to assure compatibility with adjacent residential character. Compatible does not mean “the same as.” Rather, compatible refers to the sensitivity of the proposed building in maintaining the character of any nearby residential buildings. Considerations to assure compatibility with adjacent residential character may be given with respect to:

- a. Scale
- b. Proportions of facades
- c. Massing
- d. Height
- e. Exterior materials
- f. Roof shapes
- g. Fenestration and ornamentation
- h. Placement of parking
- i. Placement and screening of mechanical, utility, or waste storage equipment and accessory uses and structures.
- j. Landscaping, screening and buffers
- k. Lighting
- l. Sidewalks

PROPOSED NEW SIGN STANDARDS FOR THE R-4 DISTRICT

ARTICLE V, SECTION 10. C.: Signs, Billboards and Other Advertising Structures

C. RESIDENTIAL DISTRICTS

11. For nonresidential uses in the R-4 office district, business signs shall be permitted as follows, in lieu of the provisions of C.3 and C.4 above:

a. For a single-tenant nonresidential use, one monument or column sign, or one wall-mounted sign shall be permitted per lot. Signs may be illuminated in accordance with Article V, Section 10. C.10 (Signs in Residential Districts).

i. Monument or column signs shall be permitted as follows:

Maximum Base Height	Maximum Height of Sign	Maximum Width of Sign	Maximum Area of Sign
12 inches above ground	3 feet	4 feet	12 sq. feet plus base

ii. One wall sign may be permitted in lieu of a monument or column sign. The total sign area shall not exceed ten (10) square feet in area and two (2) feet in height. No wall signs shall project above the top of a wall of a structure.

b. For multi-tenant nonresidential uses, one monument or column sign, and one or more ~~tenant~~ **wall** signs, shall be permitted per lot upon approval of the planning commission. Signs may be illuminated in accordance with Article V, Section 10. C.10 (Signs in Residential Districts).

i. Monument or column signs may be permitted as follows:

Maximum Base Height	Maximum Height of Sign	Maximum Width of Sign	Maximum Area of Sign
12 inches above ground	3 feet	4 feet	12 sq. feet plus base

ii. One wall sign may be permitted for each tenant of a building. The total sign area shall not exceed one-half (0.5) square foot per one linear foot of the front face of the building. Any one sign shall not exceed six (6) square feet. The height of any sign shall not exceed two (2) feet, and the sign shall not extend above the top of a wall of the structure.

PROPOSED NEW DEFINITIONS

ARTICLE 2 Definitions

Business Office – Administrative, executive, professional, research or similar organizations, and laboratories having only limited contact with public, provided that no merchandise or merchandising services are sold the premises, except such as are incidental or accessory to the principal use.

Day Care Facility, Adult – A facility that provides non-medical care to three (3) or more persons eighteen (18) years of age and older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour a day basis. Any persons who are related to the provided by blood, marriage, or adoption shall not be included in the total number of persons for which care is provided. *(Source: Knox County Zoning Ordinance)*

OTHER RELATED AMENDMENTS REQUIRED

Article 5, Section 3, C. Attached Houses. Attached houses are permitted in the R-1A, R-2, R-3 and **R-4** Residential districts, provided

Article 5, Section 7, A, i. In the R-1, R-1A, R-1E, R-2, R-3 and **R-4** zoning districts, parking