

ARTICLE 4. RESIDENTIAL NEIGHBORHOOD DISTRICTS

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4.1 PURPOSE STATEMENTS

A. EN Established Residential Neighborhood Zoning District

The EN Established Residential Neighborhood Zoning District is intended to accommodate Knoxville's older low density neighborhoods, exhibiting a predominant development pattern of large lots with generous yards and complex, intricately designed homes on a highly connected street network. The EN District provides for the stability of these established neighborhoods, while allowing for continued development that is compatible with the existing development pattern. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

B. RN-1 Single-Family Residential Neighborhood Zoning District

The RN-1 Single-Family Residential Neighborhood Zoning District is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots and with generous setbacks. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

C. RN-2 Single-Family Residential Neighborhood Zoning District

The RN-2 Single-Family Residential Neighborhood Zoning District is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

E. RN-3 General Residential Neighborhood Zoning District

The RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

D. RN-4 General Residential Neighborhood Zoning District

The RN-4 General Residential Neighborhood Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

F. RN-5 General Residential Neighborhood Zoning District

The RN-5 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

G. RN-6 Multi-Family Residential Neighborhood Zoning District

The RN-6 Multi-Family Residential Neighborhood Zoning District is intended to accommodate high density neighborhoods in the City of Knoxville characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

H. RN-7 Multi-Family Residential Neighborhood Zoning District

The RN-7 Multi-Family Residential Neighborhood Zoning District is intended to accommodate the most intense high density residential development in the City of Knoxville in townhouse and multi-family development forms. Limited nonresidential uses that are compatible with the character of the districts may also be permitted.

4.2 USES

- A. Article 9 lists permitted and special principal uses and temporary uses for the residential districts.
- B. In the RN-4 District, townhouse and multi-family dwellings may be permitted or may require a special use approval based upon the development form and number of dwelling units:
 - 1. Permitted uses, which require review by Knoxville-Knox County Planning staff:
 - a. One or more townhouse buildings on a lot that total no more than eight dwelling units..
 - b. Multi-family developments of no more than four dwelling units within one multi-family structure and no more than a total of eight dwelling units on the lot.
 - 2. Special uses, which require review by the Knoxville-Knox County Planning Commission:
 - a. Nine or more dwelling units in one or more townhouse buildings on a lot.
 - b. A single multi-family building on a lot of five or more dwelling units or a development with multiple multi-family buildings, with nine or more total dwelling units on the lot.

Development Type	Permitted Use + Knoxville-Knox County Planning Staff Review	Special Use
Townhouse Building - No more than 8 units	X	
Townhouse Development - 9 or more units		X
Multi-Family Building (One Lot) - No more than 4 units	X	
Multi-Family Building (One Lot) - 5 or more units		X
Multi-Family Development of Multiple Structures - No more than 8 units total on lot and no more than 4 units per building	X	
Multi-Family Development of Multiple Structures - 9 or more units total on lot (no limit on units per building)		X

C. Residential Occupancy Standards

Minimum Space Requirement. It shall be unlawful for any person to occupy or let to another for occupancy any dwelling unit which does not contain at least 150 square feet of floor space for each occupant thereof, including at least fifty (50) square feet of bedroom floor space for each occupant thereof. The floor space shall be calculated on the basis of total enclosed habitable space within the dwelling. No attached garage, basement, or cellar space shall be used for floor space under this section unless such space was lawfully improved and finished for occupancy in compliance with all applicable requirements of the city code as it existed at the time of the improvement. Accessory Structures, except those that are Accessory Dwelling Units (ADUs), shall not be used for occupancy.

4.3 DIMENSIONAL STANDARDS

A. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. All residential lots that are not served by a sanitary sewer system must be a minimum of 20,000 square feet in lot area. If the minimum lot area requirement is greater than 20,000 square feet, such requirement controls.

C. A pocket neighborhood design is permitted in the RN-4 District per the standards of Section 4.5.

Table 4-1: Residential Districts Dimensional Standards

	EN	RN-1	RN-2	RN-3	RN-4
Bulk					
Minimum Lot Area	22,000sf	SF: 10,000sf 2F: 15,000sf Nonresidential: 20,000sf	SF: 5,000sf 2F: 10,000 sf Nonresidential: 10,000sf	SF: 5,000sf 2F: 7,500 sf TH: 12,000sf for 3 du, 3,000sf each additional du Nonresidential: 10,000sf	SF: 5,000sf 2F: 7,000sf TH: 3,000sf/du MF: 2,000sf/du Nonresidential: 10,000sf
Maximum Lot Area	N/A	N/A	N/A	N/A	MF: 40,000sf
Minimum Lot Width	SF: 100' Nonresidential: 100'	75'	50' Nonresidential: 75'	SF, 2F: 50' TH: 20'/du Nonresidential: 75'	SF, 2F: 50' TH: 20'/du MF: 60' Nonresidential: 75'
Maximum Building Height	35'	35'	35'	35'	SF, 2F, TH: 35' MF: 45', unless adjacent to a single-family dwelling, then 35'
Maximum Building Coverage	25%	30%	30%	35% TH & Nonresidential: 50%	35% TH, MF, Nonresidential: 50%
Maximum Impervious Surface	35%	40%	40% Nonresidential: 50%	45% TH & Nonresidential: 60%	45% TH, MF, Nonresidential: 60%
Setbacks					
Minimum Front Setback	+/- 10' of the average of blockface; in no case less than 40'	+/- 10' of the average of blockface; in no case less than 25'	20', or the average of blockface, whichever is less; in no case less than 10'	10' or the average of blockface, whichever is less	10' or the average of blockface, whichever is less
Minimum Interior Side Setback	10% of lot width Nonresidential: 20% of lot width	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	SF, 2F, TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined MF: 12' or 15% of lot width, whichever is greater Nonresidential: 20% of lot width
Minimum Corner Side Setback	15% of lot width Nonresidential: 20% of lot width	15' Nonresidential: 25'	12' Nonresidential: 20'	12' Nonresidential: 15'	12' Nonresidential: 15'
Minimum Rear Setback	25'	25'	25'	25'	25'

Table 4-1: Residential Districts Dimensional Standards

	RN-5	RN-6	RN-7
Bulk			
Minimum Lot Area	SF & 2F: 5,000sf TH: 2,000sf/du MF: 5,000sf for 2du + 1,450sf per additional du Nonresidential: 10,000sf	SF & 2F: 5,000sf TH: 2,000sf/du MF: 5,000sf + 950sf per additional du Nonresidential: 10,000sf	TH: 2,000sf/du MF: 700sf/du Nonresidential: 10,000sf
Minimum Lot Width	SF & 2F: 50' TH: 20'/du MF: 60'	SF & 2F: 50' TH: 20'/du MF: 60'	TH: 15'/du MF: 80'
Maximum Building Height	35'	SF, 2F, & TH: 35' MF: 65'	TH: 35' MF: 65'
Maximum Building Footprint	N/A	N/A	MF: 30,000sf for individual structures Where multiple structures are built on a lot, there must be a 35' minimum separation between structures
Maximum Building Length	N/A	N/A	200'
Maximum Building Coverage	35% TH, MF, Nonresidential: 50%	40% TH, MF, Nonresidential: 50%	50%
Maximum Impervious Surface	45% TH, MF, Nonresidential: 60%	50% TH, MF, Nonresidential: 70%	70%
Setbacks			
Minimum Front Setback	25' or the average of blockface, whichever is less MF: 25'	Structures 35' or less in height: 25' or the average of blockface, whichever is less Structures over 35' in height: 35' However, when a lot is within 1 mile of the DK District, as measured from the lot line to the closest edge of the DK District, and no parking is located in the front setback, the setback may be reduced to 12 feet	TH: 25' or the average of blockface, whichever is less MF: 35'; if no surface parking is located in the front setback, may be reduced to 25'
Minimum Interior Side Setback	5' or 15% of lot width, whichever is less; in no case less than 15' combined MF & Nonresidential: 10'	Structures 35' or less in height: 5' or 15% of lot width, whichever is less; in no case less than 15' combined Structures over 35' in height: 12', plus 1' additional setback for each 2 feet of building height over 35'	TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined MF: 12', plus 1' additional setback for each 2 feet of building height over 35'
Minimum Corner Side Setback	12' MF & Nonresidential: 15'	12' MF & Nonresidential: 15'	15'
Minimum Rear Setback	25'	Structures 35' or less in height: 25' Structures over 35' in height: 30'	30'

4.4 EN DISTRICT STANDARDS

A. EN District Design Standards

The following design standards apply to the EN District, and are intended to promote the development of new primary structures that reflect the character of existing development within the district.

1. Foundations

- a. All primary structures must be attached to a permanent foundation, such as a slab-on-grade, piles, piers, concrete footing or other form designed to give permanent and un-movable stability to a structure.
- b. The foundation system must be surrounded by a perimeter wall of solid masonry, concrete or other approved material.

2. Orientation of Structure to Street

- a. The front façade of any primary structure must be parallel to the street or tangent to the curve of the street.
- b. The primary entrance to a structure must face the street and provide a hard-surfaced pedestrian connection of driveway and/or sidewalk from the street to the entry. Alternatively, the primary entrance to a structure must open upon a covered porch or courtyard that faces the street and that is at least 60 square feet with a minimum depth of six feet and provides a hard surface pedestrian connection of driveway and/or sidewalk from the street to the porch or courtyard.

3. Garages

- a. Front-loaded attached garages are limited to 40% of the width of the front building line. Garage width is measure between garage doors; in the case of garages designed with multiple garage doors the distance is measure between the edges of the outmost doors.
- b. Attached garages with front facing garage door openings must be set back from the front façade of the structure no less than four feet.
- c. Detached garages may not be located in front of the front building line.

4. Building Mass and Shape

To increase architectural variation within neighborhoods and increase visual interest, yet allow for flexibility in design, primary structures must meet two of the following three requirements.

- a. Roofs must be either:
 - i. Flat, with roof pitch of less than 1/12 and a single plane
 - ii. Steep, with roof pitch of 6/12 or more
 - iii. Articulated, with multiple pitches, planes, ridge line directions or heights, or displaying hips and valleys
- b. Primary structures must contain more than one finished floor level.
- c. The shape of habitable and attached garage space must have no less than eight sides. For the purpose of this requirement, a side is an exterior wall segment, from change of direction to change of direction, no less than four feet in length.

5. Elevations Facing a Street

To increase architectural variation within neighborhoods and increase visual interest, yet allow for flexibility in design, the following requirements apply to all elevations that face a street, except for a rear elevation if a property abuts a street to the rear of the lot.

- a. Street-facing elevations must contain window and door systems for no less than 25% of the surface area of the façade.

- b. The front façade must contain wall articulation so that no more than 24 feet of wall is continuous without one of the following features:
 - i. A wall recess or projection of 18 inches or more
 - ii. A recessed or projected entry feature of 18 inches or more
 - iii. A covered porch with roof integrated into the primary structure
- c. The front façade must contain at least three of the following design elements:
 - i. Dormers
 - ii. Projected wall features that include gabled or hipped roof designs
 - iii. A recessed or projected entry feature of 18 inches or more in depth, and of at least eight feet in width
 - iv. A covered porch of at least six feet in depth, composing a minimum of 25% of the width of the street-facing elevation
 - v. Architectural columns supporting a porch roof
 - vi. A bay window projecting a minimum of 12 inches from the front façade
 - vii. Window and door trim a minimum of four inches in width
 - viii. A balcony, projecting a minimum of 12 inches from the front façade and enclosed by a railing or parapet.
 - ix. Masonry composing no less than 25% of the surface area of the front façade
 - x. Habitable space above the garage equal to no less than 50% of the garage space below

6. Exceptions for Irregular Lots

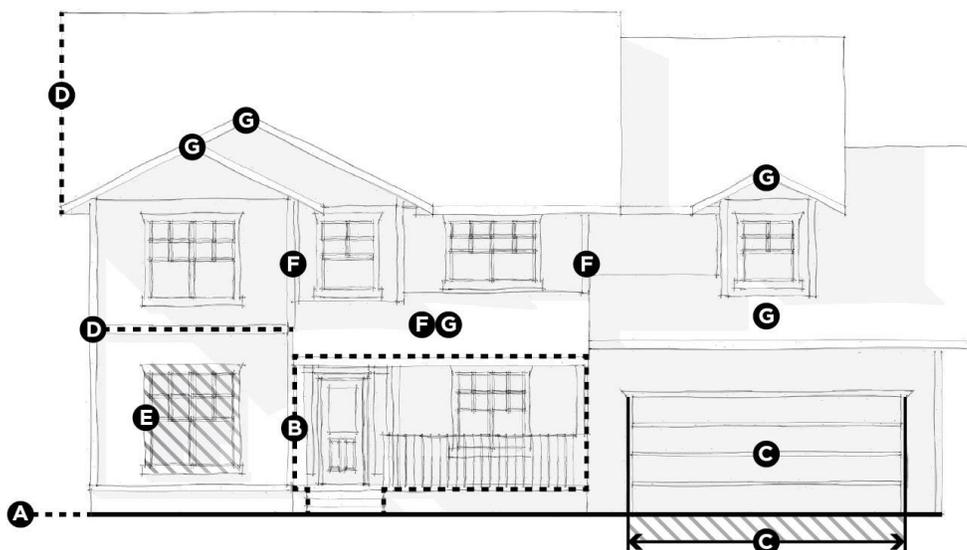
On irregular lots where it is determined by Knoxville-Knox County Planning Commission staff that a proposed building site is not visible from the street, the requirements of this section may be waived.

B. EN District Off-Street Parking

Off-street parking must be provided in accordance with the requirements of Article 11, with the following exceptions:

- 1. Required off-street parking spaces in the EN District must be located behind the front building line.
- 2. Paved vehicle parking and access facilities in the front yard and corner side yard must be limited to a maximum of the greater of the following:
 - a. 25% of total area of the front or corner side yard;
 - b. The hard surface area leading directly to a carport or enclosed garage; or
 - c. 400 square feet.

EN DISTRICT DESIGN STANDARDS



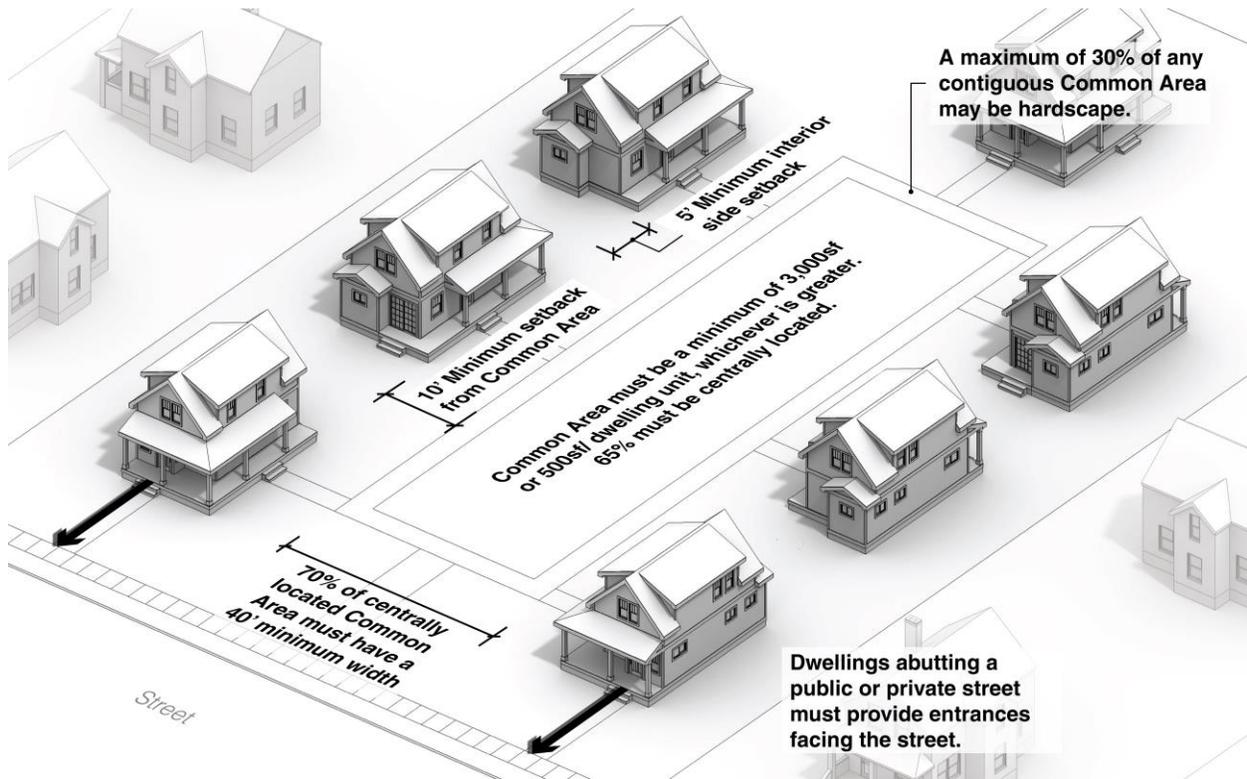
- A** All primary structures must be attached to a permanent foundation, such as a slab-on-grade, piles, piers, concrete footing or other form designed to give permanent and un-movable stability to a structure. The foundation system must be surrounded by a perimeter wall of solid masonry, concrete or other approved material.
- B** The primary entrance to a structure must face the street and provide a hard-surfaced pedestrian connection of driveway and/or sidewalk from the street to the entry. Alternatively, the primary entrance to a structure must open upon a covered porch or courtyard that faces the street and that is at least 60 square feet with a minimum depth of six feet and provides a hard surface pedestrian connection of driveway and/or sidewalk from the street to the porch or courtyard.
- C** Front-loaded attached garages are limited to 40% of the width of the front building line. Garage width is measured as the width of the garage door; in the case of garages designed with multiple garage doors the distance is measured between the edges of the outmost doors. Attached garages with front facing garage door openings must be set back from the front façade of the structure no less than four feet.
- D** Primary structures must meet two of the following three requirements: 1) Roofs must be either flat, with roof pitch of less than 1/12 and a single plane; steep, with roof pitch of 6/12 or more; or articulated, with multiple pitches, planes, ridge line directions or heights, or displaying hips and valleys. 2) Primary structures must contain more than one finished floor level. 3) The shape of habitable and attached garage space must have no less than eight sides. For the purpose of this requirement, a side is an exterior wall segment, from change of direction to change of direction, no less than four feet in length.
- E** Street-facing elevations must contain window and door systems for no less than 25% of the surface area of the façade.
- F** The front façade must contain wall articulation so that no more than 24 feet of wall is continuous without one of the following features: a wall recess or projection of 18 inches or more; a recessed or projected entry feature of 18 inches or more; a covered porch with roof integrated into the primary structure
- G** The front façade must contain at least three of the following design elements: , dormers, projected wall features that include gabled or hipped roof designs, recessed or projected entry features, a covered porch of at least six feet in depth, architectural columns supporting a porch roof, a bay window projecting a minimum of 12 inches from the front façade, window and door trim a minimum of four inches in width, a balcony, projecting a minimum of 12 inches from the front façade, masonry composing no less than 25% of the surface area of the front façade, habitable space above the garage equal to no less than 50% of the garage space below

4.5 POCKET NEIGHBORHOOD DESIGN STANDARDS

A pocket neighborhood is a clustered group of dwellings gathered around a common courtyard or open space which are maintained in a shared stewardship by residents. Pocket neighborhoods must meet the following standards and which may be permitted in RN-4, RN-5, RN-6, and RN-7. Site plan review by the Knoxville-Knox County Planning staff is required.

- A.** The minimum total lot area required for a pocket neighborhood is the cumulative area required for each dwelling type in the pocket neighborhood.
- B.** Where a dwelling fronts on the common area, it is considered to meet the requirement for frontage on a public or private street.
- C.** The zoning district standards apply to each individual dwelling within the pocket neighborhood with the following exceptions:
 - 1. The maximum building height is limited to 35 feet for all dwellings.
 - 2. For single-family, two-family, and townhouse dwellings that front on the common open space, the minimum front setback required is ten feet.
 - 3. For single-family, two-family, and townhouse dwellings that front on the common open space, the minimum interior side setback required is five feet.
- D.** The design standards for each dwelling type apply with the following exceptions:
 - 1. For any dwelling abutting a public or private street, an entrance to the dwelling must face the street. Front facades of other dwellings and entrances must be oriented to the common area.
- E.** Common areas must meet the following standards:
 - 1. The minimum area of the common area is 3,000 square feet or 500 square feet per dwelling unit, whichever is greater.
 - 2. 70% of the centrally located common area must have a minimum width of 40 feet.
 - 3. Of the required amount of common area space, 65% must be centrally located.
 - 4. All common area space must be accessible to all residents.
 - 5. A maximum of 30% of any contiguous common area may be hardscape.
 - 6. Yards for dwellings are not counted toward the required amount of common area. However, such yards may be in addition to the required amount of common area.

POCKET NEIGHBORHOOD



4.6 GENERAL STANDARDS OF APPLICABILITY

A. Site Development Standards

See Article 10 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

See Article 11 for off-street parking and loading standards and requirements.

C. Landscape

See Article 12 for landscape, buffering, and screening standards and requirements.

D. Signs

See Article 13 for sign regulations.