

- y. An Ordinance to amend 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, Knoxville-Knox County Planning, Applicant. (Planning Commission Approved 13-0 Consent) (File No. 5-A-25-OA) (All districts)



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: June 10, 2025

DEPARTMENT: Knoxville-Knox County Planning

DIRECTOR or DESIGNEE: Amy Brooks

AGENDA SUMMARY 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, Knoxville-Knox County Planning, Applicant. (Planning Commission Approved 13-0 Consent) (File No. 5-A-25-OA) (All districts)

COUNCIL DISTRICT(S) AFFECTED All Districts

BACKGROUND The proposed ordinance amendment is the result of a request from City Council to include the conversion of an existing building to a two-family dwelling in the Principal Use Standards for a two-family dwelling. City Council adopted the City's One Year Plan on April 29, 2025, with the amendment to remove the location criteria for duplexes going into effect only after design standards for conversions of duplexes were approved by the Planning Commission.

RECOMMENDATION

The Planning Commission recommended approval of 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, by a vote of 13-0 Consent.

ESTIMATED PROJECT SCHEDULE N/A

PRIOR ACTION/REVIEW

Planning Commission Meeting	5/8/2025	Published ad on 4/4/2025
Knoxville City Council	6/10/2025	Published ad on 5/16/2025

FISCAL INFORMATION N/A

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND 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, KNOXVILLE-KNOX COUNTY PLANNING, APPLICANT (FILE NO. 5-A-25-OA)

ORDINANCE NO: _____

REQUESTED BY: Planning Commission

PREPARED BY: Law Department

APPROVED ON 1ST

READING: _____

APPROVED ON 2ND

READING: _____

APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, Appendix B, Article 9.3 of the Knoxville City Zoning Code identifies principal use standards; and

WHEREAS, the Knoxville-Knox County Planning Commission (“Planning Commission”) staff evaluated the request from City Council to include the conversion of an existing building to a two-family dwelling in the Principal Use Standards for a two-family dwelling; and

WHEREAS, City Council adopted the City’s One Year Plan on April 29, 2025, with the amendment to remove the location criteria for duplexes going into effect only after design standards for conversions of duplexes were approved by the Planning Commission; and

WHEREAS, Planning Commission staff recommended approval of 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; and

WHEREAS, at its May 8, 2025 meeting, the Planning Commission recommended to the Council of the City of Knoxville that the amendment be adopted; and

WHEREAS, notice of the Planning Commission hearing of the proposed revised amendment was published in the *Knoxville News Sentinel* on April 4, 2025 and notice of the City Council meeting on June 10, 2025 was published in the *Knoxville News Sentinel* on May 16, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J is hereby amended to add language to include the conversion of an existing building to a two-family dwelling in the Principal Use Standards for a two-family dwelling, as more specifically provided in Collective Exhibit 1 of the Planning Commission file, attached hereto.

SECTION 2: The following Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: the April 30, 2025 Memoranda from Planning staff, the Proposed Amendment to Zoning Code at Article 9.3.J, an excerpt from the Minutes of the Planning Commission meeting of May 8, 2025, and public notice.

SECTION 3: If any part, sentence, phrase, clause, term, word, section, subsection, or provision of this ordinance is declared by a court of competent jurisdiction to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of the ordinance as a whole or any part other than the part so declared to be unconstitutional, illegal, or invalid.

SECTION 4: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

City Recorder

K:\COUNCIL\ORD\MPC\ZONECODE\2025\Amend Appendix B, Article 9.3.J (File No. 5-A-25-OA)-bc.docx



MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Jessie Hillman, Principal Planner

DATE: Wednesday, April 30, 2025

SUBJECT: Agenda Item # 6 / File # 5-A-25-OA
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.

STAFF RECOMMENDATION:

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.

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.

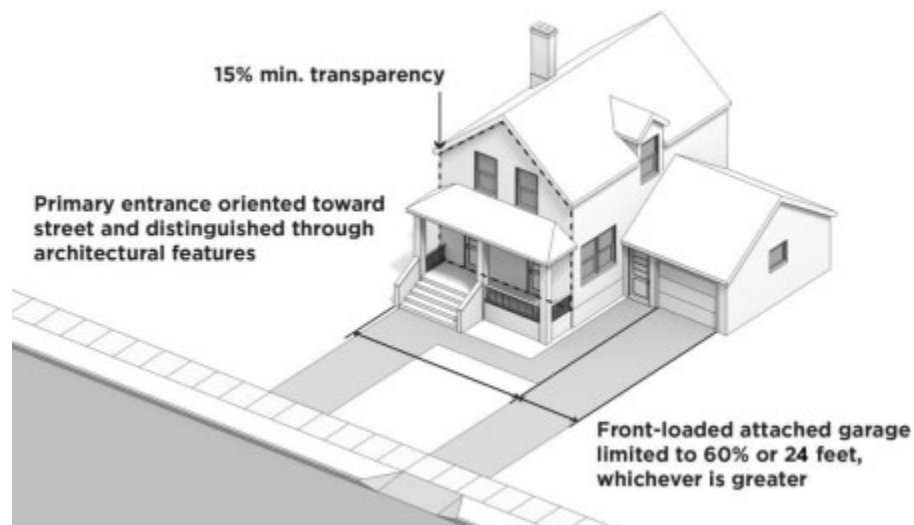
9.3 PRINCIPAL USE STANDARDS

J. Dwelling—Two-Family

The following standards apply ~~only~~ to new construction and conversions of existing structures. If a two-family dwelling is located within a NC, H or IH Overlay District, additional design review will apply.

1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.
2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
4. Front-loaded attached garages are limited to 60% of the width of the front building façade line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This building façade line does not include architectural features, such as bay windows or porches.

DWELLING—TWO-FAMILY



May 8, 2025

1:30 P.M. | Main Assembly Room
City County Building

The Planning Commission met in regular session on May 8, 2025, at 1:30 p.m. in the Small Assembly Room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner	Present	Absent	Arrive late/left early
John Huber, Vice-Chair	✓		
Louis Browning	✓		
Rich Levenson	✓		
Tamara Boyer	✓		
Nancy Barger		✓	
Katie Overton	✓		
Marité Pérez	✓		
Matt Anderson	✓		
Logan Higgins	✓		Left at 5:50 p.m.
Miles Biggs	✓		
Kara Daley	✓		
Nick Gill	✓		Left at 3:15 p.m.
Amy Midis	✓		
Karyn Adams	✓		
Tim Hill, Chair	✓		

CONSENT ITEMS READ

Commissioner Higgins recused himself from voting on the Consent items.

- 1. MOTION (ANDERSON) AND SECOND (ADAMS) WERE MADE TO APPROVE THE CONSENT ITEMS AS READ, WITH THE EXCEPTION OF ITEMS #15 AND #55.**

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED

6. KNOXVILLE-KNOX COUNTY PLANNING**5-A-25-OA**

Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling.

1. STAFF RECOMMENDATION

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.

APPROVED ON CONSENT EARLIER IN THE MEETING

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:

LOKR0296231

Order Status:

Submitted

Classification:

Public Notices

Package:

General Package

Total payment:

190.20

Payment Type:

Account Billed

User ID:

L0013876

External User ID:

676064

ACCOUNT INFORMATION

Knoxville-Knox County Planning
400 W Main ST # 403 DALLAS DEARMOND
Knoxville, TN 37902-2427
865-215-3810
dallas.dearmond@knoxplanning.org
Knoxville-Knox County Planning
Contract ID: GOVT

TRANSACTION REPORT

Date

May 12, 2025 9:48:20 AM EDT

Amount:

190.20

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962310

May 16, 2025
Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962310

PUBLIC NOTICE

The following items will be considered by the Knoxville City Council on June 10, 2025, at 6:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items, visit KnoxPlanning.org/agenda. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.

REZONINGS/PLAN AMENDMENTS

4-C-25-SP/4-B-25-PA/4-K-25-RZ – ALEX BOTEZAT- 4423
Ball Camp Pike. Proposed Sector Plan and One Year Plan Amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and rezoning to RN-3 (General Residential Neighborhood).
4-D-25-SP/4-D-25-PA/4-R-25-RZ – AMY SHERRILL- 4301,
4311 Kingston Pike. Proposed Sector Plan and One Year Plan amendments, proposed rezoning. Planning Commission Recommendation: Approve plan amendments to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
5-A-25-SP AND 5-C-25-RZ - BELVAN PROPERTIES LLC-
700 GERTRUDE AVE. Proposed Sector Plan amendment, proposed rezoning. Planning Commission Recommendation: Approve plan amendment to MDR (Medium Density Residential) and HP (Hillside Protection) and rezoning to RN-3 (General Residential Neighborhood) and HP (Hillside Protection Overlay).
5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY
DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).
5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST. Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).

ORDINANCE AMENDMENTS

5-A-25-OA - KNOXVILLE-KNOX COUNTY PLANNING-
Consideration of an amendment to the Knoxville City Code, Appendix B, Zoning Code, Article 9.3.J to include the conversion of a single-family dwelling to a two-family dwelling in the Principal Use Standards for a two-family dwelling. Planning Commission Recommendation: Approve amendments as requested.
May 16 2025
LOKR0296231

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