

- 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 1<sup>ST</sup> READING: \_\_\_\_\_

APPROVED ON 2<sup>ND</sup> 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.

---

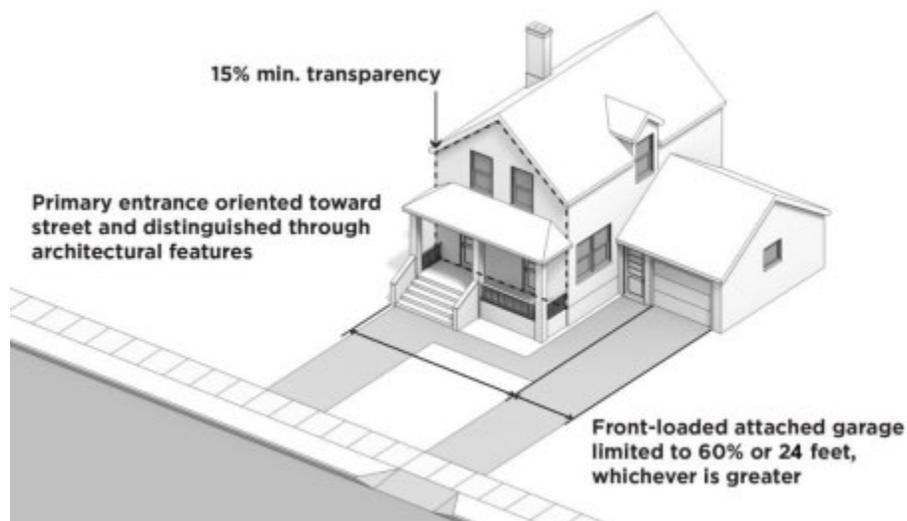
## 9.3 PRINCIPAL USE STANDARDS

### 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



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.*

- 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
<b>Order Number:</b> LOKR0296231
<b>Order Status:</b> Submitted
<b>Classification:</b> Public Notices
<b>Package:</b> General Package
<b>Total payment:</b> 190.20
<b>Payment Type:</b> Account Billed
<b>User ID:</b> L0013876
<b>External User ID:</b> 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
<b>Date</b> May 12, 2025 9:48:20 AM EDT
<b>Amount:</b> 190.20

ADDITIONAL OPTIONS
1 Affidavit

SCHEDULE FOR AD NUMBER LOKR02962310
May 16, 2025 Knoxville News Sentinel

PREVIEW FOR AD NUMBER LOKR02962310
<p style="text-align: center;"><b>PUBLIC NOTICE</b></p> <p>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 <a href="http://KnoxPlanning.org/agenda">KnoxPlanning.org/agenda</a>. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at (865) 215-2104.</p> <p style="text-align: center;"><b>REZONINGS/PLAN AMENDMENTS</b></p> <p><u>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).</u></p> <p><u>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).</u></p> <p><u>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).</u></p> <p><u>5-O-25-RZ - SAVANNAH REYES-DIXON- 1203 MURRAY DR. Proposed rezoning. Planning Commission Recommendation: Approve RN-5 (General Residential Neighborhood).</u></p> <p><u>5-S-25-RZ - BHAJAN SINGH- 1501 N CHERRY ST. Proposed rezoning. Planning Commission Recommendation: Approve C-H-1 (Highway Commercial).</u></p> <p style="text-align: center;"><b>ORDINANCE AMENDMENTS</b></p> <p><u>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.</u> May 16 2025 LOKR0296231</p>

[<< Click here to print a printer friendly version >>](#)