

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 neighborhoods, which exhibit a uniform character and have a development pattern of 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.

D. 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.

E. 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.

(Ord. No. O-38-2020, § 1, 2-25-20)

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

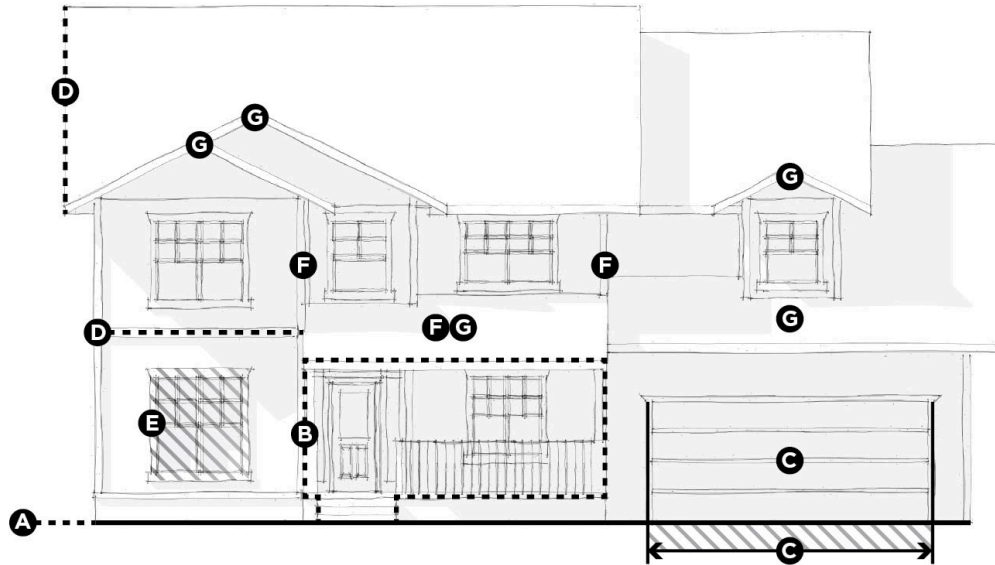
On irregular lots where it is determined by Knoxville-Knox County Planning Commission staff that a proposed building site is not visible from the street, the requirements of this section may be waived.

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