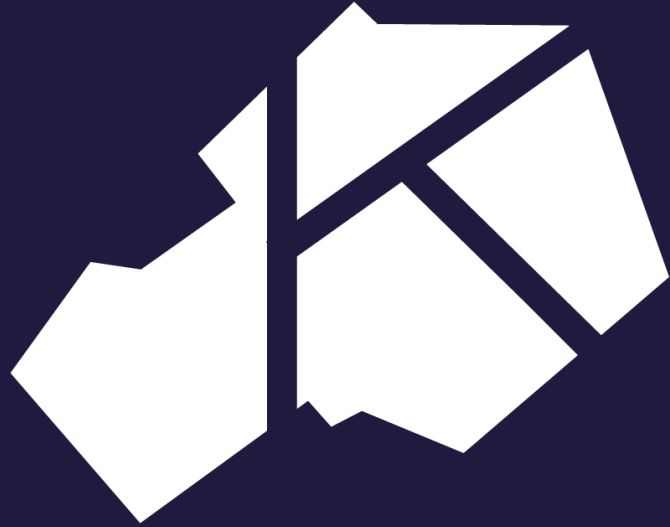


2025 One Year Plan

PUBLIC OUTREACH MEETINGS – JAN 30 & 31, 2025

Agenda



- Overview of the One Year Plan and Relationship to Other Plans
- 2025 Proposed Plan Updates
- One Year Plan Webpage & Maps
- Timeline for Review and Adoption
- Discussion

ONE YEAR PLAN PURPOSE

- Strengthen the relationship between the City's Comprehensive Plans and Zoning
- Provide the basis for zoning of all properties within City limits
 - Land Use Classifications inform all rezonings



LDR **Low Density Residential**

This land use is primarily residential in character at a density of less than 6 dwelling units per acre. This type of development includes detached single-family dwellings and duplexes. The primary residential pattern should be neighborhoods. The main neighborhood form should be detached residential development that is of sufficient size and design to promote neighborhood formation and land use

Protected from through traffic by avoiding direct access to major collectors or arterial streets

Buffered from incompatible land uses

AG, EN, RN-1, RN-2

Relationship of Plans



ONE YEAR PLAN UPDATE OBJECTIVE

- Reconsider the location criteria for duplexes, per instruction by the Planning Commission



Duplex Location Criteria

- The proposed site is located on a collector street.
- Development of the duplex would provide a desirable buffer between residential and non-residential areas.
- The site is in an area having a gross density exceeding 5 dwelling units per acre.
- The site is in an area which has experienced a significant loss of housing but is still desirable for residential use.
- The site is a part of a planned residential development.
- Conversion of a detached house into a duplex should be permitted where the structure meets the location criteria listed above and does not require significant variances from the provisions of the zoning ordinance.
- Duplexes should be encouraged in areas designated as appropriate for medium density housing.
- Duplexes may be used in some instances as buffers between detached housing areas and more intense non-residential uses.

Basis for Removing Duplex Location Criteria

- It conflicts with the One Year Plan's purpose to align zoning with the City's comprehensive plans
 - Such location criteria doesn't exist in the policies/principles of the General Plan and Sector Plans
 - The criterion that a duplex be on a collector street contradicts the Sector Plan's LDR (Low Density Residential) land use classification.



LDR Low Density Residential

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Basis for Removing Duplex Location Criteria

- **Article 9.3.J Principal Use Standards for Two-Family Dwellings**
 - Design criteria require the incorporation of porches/stoops, provide guidelines for front loaded garages, set a minimum amount of fenestration and transparency
- Help ensure that duplexes align with the surrounding neighborhood character.



Basis for Removing Duplex Location Criteria

- Policy change in the past year
 - City's Housing Strategy Update, published in 2024, identifies **land use policy change** as an important avenue to meet housing needs and drive down the cost of development.

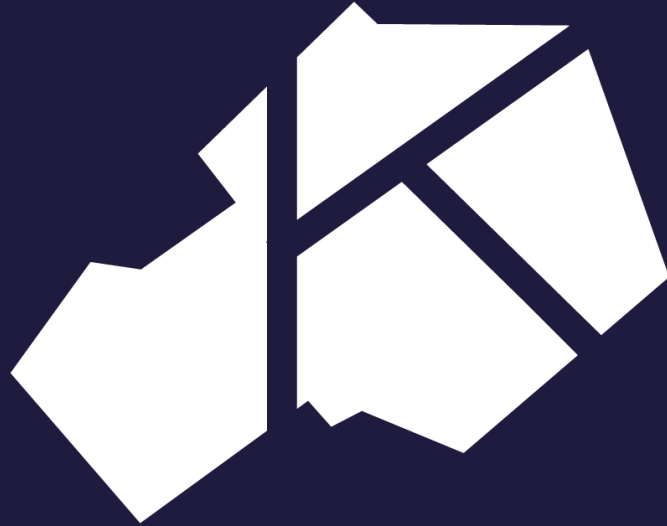
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KNOXVILLE



CITY OF KNOXVILLE
FEBRUARY 2024

HOUSING STRATEGY
UPDATE

2025 Draft Plan



<https://knoxplanning.org/plans/one-year-plan>

- 2025 Draft Plan
- Proposed Plan Update Summary
- 2024 Plan
- Maps
- Public Comment Feature
- Meeting Information
- Contact Information

2025 One Year Plan Update

Annual update to the One Year Plan for the City of Knoxville



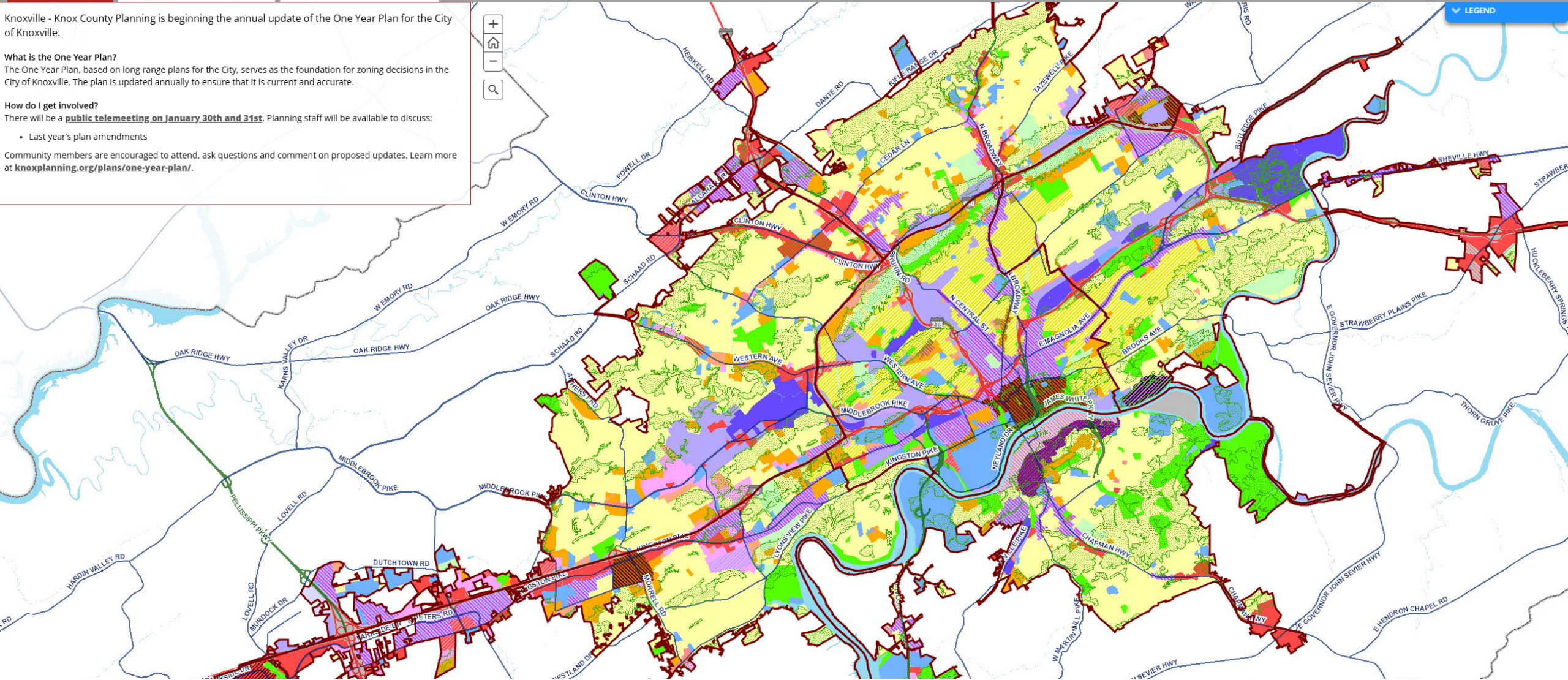
- [Current One Year Plan](#)
- [One Year Plan/Sector Plan Conflicts](#)
- [Recent One Year Plan Amendments](#)

Knoxville - Knox County Planning is beginning the annual update of the One Year Plan for the City of Knoxville.

What is the One Year Plan?
The One Year Plan, based on long range plans for the City, serves as the foundation for zoning decisions in the City of Knoxville. The plan is updated annually to ensure that it is current and accurate.

How do I get involved?
There will be a **public telemeeting on January 30th and 31st**. Planning staff will be available to discuss:
• Last year's plan amendments

Community members are encouraged to attend, ask questions and comment on proposed updates. Learn more at knoxplanning.org/plans/one-year-plan/.



TIMELINE

Community Meetings

- January 30 at 6pm & January 31 at 12pm
- Public Comments received by **Friday, February 14** will be taken into consideration for the final draft.

Planning Commission

- **March 13 at 1:30 PM**
 - City/County Building – Main Assembly Room, 400 Main Street
- Final draft will be shared two weeks before the meeting

City Council Meetings

- **April 1 & 15 at 6 PM**
 - City/County Building – Main Assembly Room, 400 Main Street

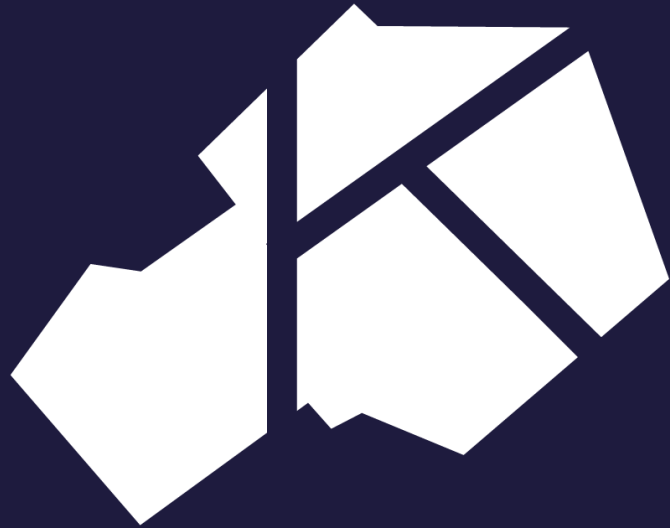
Additional Information

To learn more visit:

<https://knoxplanning.org/plans/one-year-plan>

To discuss the plan or submit comments:

- Submit and view comments on the webpage
- Contact
Jessie Hillman, AICP
Principal Planner
865-215-3082
jessie.hillman@knoxplanning.org



Questions or Comments?