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MEMORANDUM

TO: TTCDA Board
FROM: Buz Johnson *Buz Johnson*
DATE: August 1, 2011
SUBJECT: Amendments to the TTCDA Design Guidelines

STAFF RECOMMENDATION:

APPROVE the amendments as recommended by staff.

BACKGROUND:

Earlier this year, the Tennessee General Assembly approved revisions to the TTCDA enabling legislation allowing the board's consideration of medium and high density residential developments in the Technology Overlay Zone. Pursuant to these changes, the Knox County Commission has made corresponding changes to the Knox County Code, and changes to the city and county zoning ordinances are now working their way through the review process. The attached revisions to the TTCDA Design Guidelines will complete this process by adding standards, primarily for on-site parking and signage, which are not now included. Definitions related to signage are also being clarified. The Planning Commission will consider these same changes on August 11, 2011, at their regular monthly public hearing.

ATTACHMENTS:

See Exhibit A for the specific changes as recommended by staff

PROPOSED CHANGES TO THE TTCDA DESIGN GUIDELINES PERTAINING TO MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENTS**Revise Table 1, footnote 2, under Guideline 1.2.4 as follows:**

The TTCDA Comprehensive Development Plan (adopted January 2009) includes a category for office/medium density residential development. **At some point in the future, high density residential development may also be depicted in the plan. At that point, high density residential uses will be reflected in this table and elsewhere in the Design Guidelines.**

Revise Table 3 under Guideline 1.7.5 to including the following new parking standard:**Medium Density Residential Uses**

Minimum Number of Spaces Required

- **1.5 parking spaces per dwelling unit for the first 20 units, plus**
- **1.5 additional parking spaces per dwelling unit for each two (or more) bedroom unit in excess of 20, plus**
- **1 additional parking space per dwelling unit for each one bedroom unit in excess of 20.**

Maximum Number of Spaces Allowed

175% of the minimum number of spaces required.

Add Guideline 1.7.10 as follows:

Parking above the maximum number of spaces allowed (see Table 3) may be permitted if the parking surface is pervious, or structured parking is used.

Revise Guideline 1.12.4 (A) as follows:

The criteria for the conservation of hillside and ridgetop protection areas focus on the prevention of erosion and the preservation of vegetation and scenic views. As such, new development, **other than low density residential uses, as defined by the Knoxville-Knox County General Plan**, including non-residential buildings, parking areas, artificial berms and detention/retention ponds should not be permitted on slopes in excess of 25%. Map 3 shows the Hillside and Ridgetop Protection Areas in the Technology Corridor.

Revise Guideline 4.1.8 as follows:

Signs should be illuminated either through the use of properly screened ground-mounted lights or by using back lit letters (reverse channel type) with a concealed neon tubes **light source**. Signs, however, may be directly illuminated by means of LED (light emitting diodes) technology, if illumination does not distract from the overall design and appearance of the structure or building. **Signs for medium density residential buildings and developments should be illuminated only by means of ground-mounted lights, or back lit letters, creating a halo effect.**

Revise Guideline 4.3.1 as follows:

~~Only one yard or free-standing sign shall be permitted per building. For non-residential buildings, only one (1) monument (or yard) sign shall be permitted per building.~~

Add new Guideline 4.3.2 as follows

For medium density residential developments, only one (1) monument (or yard) sign shall be permitted. In situations where such developments have frontage on two streets, a second monument sign may be permitted if either street frontage measures at least 150 linear feet. In all cases, there shall be no more than one sign per frontage.

(Note: Renumber subsequent Guidelines under 4.3 as necessary.)

Revise Guideline 4.3.2 as follows:

~~No yard monument (or yard) sign shall be placed closer to the public right-of-way than twenty (20) feet.~~

Revise Guideline 4.3.3 as follows:

~~Yard-Monument (or yard) signs shall be no taller than 6 feet, measured from the finished grade, and have fully enclosed bases.~~

Revise Guideline 4.3.4 as follows:

~~Sign size, or message area, is limited to one (1) square foot of sign area for every linear foot of building frontage up to a maximum of 100 sq. ft. The~~

maximum allowable square footage shall be measured using all sides of the proposed sign. (Example: A two-sided sign with 50 sq. ft. on each side would equal 100 allowable square feet.) **For medium density residential developments with two signs, the maximum total square footage allowed for both signs shall not exceed 150 sq. ft. The total square footage for one (1) sign shall not exceed 100 sq. ft., or 50 total sq. ft. per side.**

Revise Guideline 4.4.1 as follows:

All building, wall-mounted, (or wall) signs should be sensitive to the design of the businesses, or medium density housing developments, they identify, and discrete using colors and materials which accent complement the building colors and materials.

Add Guideline 4.4.4 as follows:

Wall signs shall not be permitted for residential structures, except for the purpose of building identification. (Examples: Building A, Building 201, Building 4 East, etc.)

Replace Section 5.1 with the following:

SECTION 5.1 MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT IN THE TECHNOLOGY OVERLAY

Changes to the TTCDA state enabling legislation allowing the review of medium and high density residential developments were adopted in the spring of 2011. As such, standards for site design, building design, landscaping, and signage for medium and high density residential developments are found in those respective sections of the Design Guidelines.

Revise/add the following definitions in Appendix A: Glossary of Terms:

SIGN, BUILDING (or Wall) – A sign that is affixed to a building, or individual business, that identifies the business, or building. The sign may be comprised of letters and logo on a panel, or individual letters and logo directly attached to the building. **Also referred to as a wall sign.**

SIGN, GROUND – A sign supported by a pole, uprights, or braces on the ground. A monument sign is a type of ground sign.

SIGN, MONUMENT – A ~~ground-mounted~~ **ground** sign with a fully enclosed base, that identifies a single business, **residential development** or building. **Also referred to as a yard sign.**

SIGN, YARD – See monument sign.