



Agenda Item #31

Date: March 2, 2022
To: Knoxville-Knox County Planning Commission
From: Amy Brooks, AICP, Executive Director
Subject: 3-A-22-OB: FY 2022 Budget Amendment Request

RECOMMENDATION

The Knoxville-Knox County Planning Commission Executive Committee recommends approval of a FY 2022 budget amendment in the amount of \$45,000 to undertake a Missing Middle Housing Scan.

BACKGROUND

In an effort to develop a broader understanding on how to best foster Missing Middle Housing (MMH), the City of Knoxville has requested Planning to work with the firm [Opticos](#) to develop a Missing Middle Scan. MMH is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. The MMH scan will identify barriers to expanding the range of housing types and provide recommendations on how to best enable more housing options. The project is anticipated to begin in May and take three to four months to complete.

This work will be completed in partnership with the Knoxville Area Realtor Association. They will be providing financial resources in the amount of \$10,000. The City of Knoxville is expected to cover the remaining \$35,000.

Attachment

Enable Missing Middle in Your Town

Public Sector Services for Missing Middle Housing (MMH)



1 MMH Presentation + Strategic Advising

Plant the seeds for discussion about housing choice and MMH in your community through a 1.5-day visit or interactive webinar to engage decision makers, the development community, and community members. Opticos Design will deliver a formal presentation, lead a tour, and participate in targeted small group meetings.

2 MMH Scan™: Analysis + Definition of Barriers

Opticos Design will broaden understanding of the need for change to foster MMH by analyzing where MMH could apply and reviewing your Comprehensive Plan and existing zoning standards to identify barriers. Opticos Design will present this information in a Memo that is graphically rich and visual in nature for a variety of audiences.

3 MMH Deep Dive™: Testing + Solutions

Ready for more? Once the MMH Scan™ is complete, dive deeper with an analysis of what physical form your zoning is allowing on selected sites. The team will propose solutions and identify next steps. Opticos Design will deliver a 15-20 page, graphically-rich, user-friendly document to give you a roadmap to success.

More Options:

Zoning Fixes

Expertise for quick zoning fixes or new custom content

Local Pilot Projects

Site selection, design, entitlement and advising for cities to be proactive and develop a local pilot project

Small Area Planning

Planning services for neighborhoods, corridors, or opportunity sites, such as abandoned malls or brownfield sites

Planning, Zoning, and Policy Analysis

Strategic analysis and advising to inform General/Comprehensive Plan, code update, or policies to deliver housing choice and effective integration



Want more information? Give us a call!

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