

I fully support the intent of this application, though the best technical method of implementation may need further study. As staff points out in their report, multiple structures can be constructed on a lot with the current standards, but not expressed is the fact that the dimensional requirements are entirely unreasonable and unproductive to any sort of "missing middle" or simply middle class housing. The most common city lot size is a 50 x 150 (7500 sf). One must have RN-3 or above to have a real chance of being able to build a duplex. The majority of the city is zoned RN-2, including most of Knoxville's "Streetcar Suburbs", which have traditionally hosted duplexes. These restrictions are out of character with these neighborhoods, which have traditionally been home to families and people of all income levels and have now become too expensive for folks wanting to move to a different house and renters, save only the upper end of the middle class. Creating a "Detached Multi-Family" typology would be one potential remedy to this conundrum. Further, I support duplexes and ADUs being allowed by right in RN-1 and RN-2 districts and the reduction of interior side setbacks to 5'. These policy changes are in line with Knoxville's cultural character of neighborliness. The missing middle housing report sites minimum lot area restrictions as a barrier to missing middle housing. I strongly encourage the City, Planning, and outside interest groups to work together to reduce arbitrary restrictions to duplexes throughout Knoxville, most prominently, minimum lot areas. An impervious surface limitation indirectly prevents oversized buildings and is enough regulation to produce desirable outcomes.