

2025 One Year Plan Proposed Updates 1-17-2025

Comment: Carlene Malone, 1-30-25

The last paragraph of the “2025 One Year Plan Proposed Updates” cites the Knoxville Zoning Ordinance, **Article 9.3.J**, and states that “*These design criteria help to ensure duplexes fit into surrounding neighborhoods.*”

Clearly, however, **Article 9.3.J**, only applies to new construction. The Knoxville Zoning Ordinance does not provide principal use design standards for converting single-family homes into duplexes.

Design standards for such conversions are essential to the Proposed Update’s goal of ensuring that duplexes fit into surrounding neighborhoods and, one would assume, that single-family conversions to duplexes fit existing housing stock within a neighborhood.

It is therefore essential to adopt an amendment to the Knoxville Zoning Ordinance addressing the conversion of a single-family home into a duplex concurrent with the adoption of the 2025 One Year Plan.

I suggest the following amendment to the Knoxville Zoning Ordinance:

Article 9.3.J: Dwelling-Two Family: ADD: “The following standards apply to the conversion of a single-family dwelling into a two-family dwelling. If the dwelling is located within a NC, H or IH Overlay district, additional design review will apply.

- a. Conversion of a single-family dwelling into a two-family dwelling is permitted when the proposed conversion does not require variances from the zoning ordinance.
- b. Additions to the front façade shall not be permitted
- c. Additions may be made to the roofline via an additional half story (the addition of dormers.) Roofline additions shall be proportionally consistent with the existing house and shall not be so large as to dramatically alter scale of the original building mass.
- d. Additions to rear and side elevations must not be taller in height than the existing building.