

East Tennessee REALTORS® Comments:
Knoxville-Knox County Planning Ordinance Amendments
July 10, 2025

7-B-25-OA Adds the "Single Family Attached" housing type: ETNR supports

We support this mechanism to allow the sale of individual subdivided homes in a duplex. It will help increase the diversity of housing types available in the city, make duplexes more affordable to build and to buy, and increase opportunities for homeownership.

We also feel it's important to clarify for public understanding that this amendment does not expand the areas where duplexes can be permitted. Just like the current code for standard duplexes, single family attached would only be allowed in RN-1 and RN-2 with a special use designation from the commission.

Bravo to the planning staff and to the City for taking this step to make housing more accessible!

One clarification in practice: We have heard from members that under International Building Code "townhouse" is defined by interior features like the firewall, which is separate from the dwelling type classification of townhouse. This is leading some applications to be classified as a townhouse under city engineering review and causing confusion with middle housing standards. Need to confirm that builders will not be punished for upgrading internal features – a duplex built with a townhouse firewall should qualify as a duplex under code and be treated as SF-A.