

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT



File Number: 7-B-25-OA Related File Number:
Application Filed: 6/4/2025 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction: City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector:

Plan Designation:

Growth Policy Plan:

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to create a new use, Single Family - Attached Dwellings.

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.: Consideration of amendments to the Knoxville City Code, Appendix B, Zoning Code, Article 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking to create a new use, Single Family - Attached Dwellings.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the amendments to add a new dwelling type, Single-Family Attached, to the Knoxville City Code, Appendix B, Zoning Code, Articles 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking, because it diversifies housing options and increases home ownership opportunity.

Staff Recomm. (Full):

Comments:

Action: Approved as Modified

Meeting Date: 10/2/2025

Details of Action: Approve the amendments to add a new dwelling type, Single-Family Attached, to the Knoxville City Code, Appendix B, Zoning Code, Articles 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking, because it diversifies housing options and increases home ownership opportunity, with the edit to the definition of Single-Family Attached Dwelling to state: "A structure containing one dwelling unit attached at an interior side lot line by a vertical party wall to one other dwelling unit, for a maximum of two units. Each dwelling is located on a separate lot. A single-family attached dwelling is not a townhouse."

Summary of Action: Approve the amendments to add a new dwelling type, Single-Family Attached, to the Knoxville City Code, Appendix B, Zoning Code, Articles 2, General Definitions and Measurement Methodologies; Article 4, Residential Neighborhood Districts; Article 9, Uses; Article 10, Site Development Standards; and Article 11, Off-Street Parking, because it diversifies housing options and increases home ownership opportunity, with the edit to the definition of Single-Family Attached Dwelling to state: "A structure containing one dwelling unit attached at an interior side lot line by a vertical party wall to one other dwelling unit, for a maximum of two units. Each dwelling is located on a separate lot. A single-family attached dwelling is not a townhouse."

Date of Approval: 10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/11/2025

Date of Legislative Action, Second Reading: 11/25/2025

Ordinance Number:

Other Ordinance Number References: O-143-2025

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Approve amendments, removing "single-family attached" as a use in RN-1 and RN-2.

Date of Legislative Appeal:

Effective Date of Ordinance: