

Established Neighborhood District (R-1EN)

This district is intended to protect and preserve older low density neighborhoods. These established neighborhoods are mostly comprised of large lots dominated by expansive lawns and prominent residences on a highly connected street pattern. The district establishes residential design requirements that reflect the character of the neighborhoods. The district provides for neighborhood stability while allowing continued development that is in harmony with the existing development pattern.

Uses

This district may be used for houses (not including house trailers and mobile homes) and utilities along with some accessory buildings. Uses that may be permitted on review include duplexes, accessory dwelling units, infill development and bed and breakfast inns

Building in an R-1EN District

Once an area is designated R-1EN, homeowners must have their plans for any new construction of primary buildings reviewed by MPC staff before applying for a building permit.

Existing Houses and Lots

Existing houses are exempt from the design requirements. Requirements apply to new primary buildings only. Existing lots are legal even if unconforming. New construction on vacant lots must meet new setbacks and other standards.

Creating an R-1EN District

An area must be rezoned to become a R-1EN district. Neighborhood organizations that are interested in becoming R-1EN are encouraged to invite their city council representative to a neighborhood meeting to discuss the R-1EN zoning. A city council representative can initiate the rezoning.

Before an area is rezoned, MPC will publish a map of the proposed rezoning in the newspaper.

They also will mail flyers to all those living in the neighborhood or district and hold a public meeting. If MPC recommends approval of the R-1EN rezoning, the measure will go before the city council for final approval.

Regulations for Primary Houses

(Duplexes have different regulations)

Lot Area: On previously platted property new lots must meet the average lot area of surrounding lots. On previously unplatted property, new lots must be at least 22,000 square feet. To qualify for an accessory dwelling unit a lot must be 50% greater than the minimum lot area.

Lot Width: The minimum lot width is 100 feet at the building line and 50 feet at a street.

Yard: Front yard setbacks are determined by averaging nearby setbacks on the same street. Side yards must be 10 percent of the lot width or 15 percent if the side yard is adjacent to a street. The rear yard must be at least 25 feet deep.

Pervious Surface: Each yard must have at least 75 percent of its area as pervious surface.

Lot Coverage: The total area of all buildings can not cover more than 25 percent of the lot.

Height: The maximum height for primary buildings is 35 feet.

Parking: Off-street parking is required and must be located behind the front building line.

For a building site on an irregular lot where the property lines are not clear, setbacks will be determined by the director to be compatible with the usage of surrounding buildings.

New structures must follow the design requirements to ensure they reflect the character of the existing development within the district. Design requirements must be considered for the foundation, the structure's orientation to the street, garage door openings, the shape and size of the building and the street facing elevation.

This brochure is meant for informational purposes only and does not replace or supersede the zoning ordinance

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Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Important Definitions

Accessory Dwelling Unit – A separate and complete dwelling unit that is contained on the same lot as a house.

Façade, front – The exterior walls of a structure that face a public right-of-way.

Infill Parcel - A tract of land that is at least 250 wide at the street boundary and at least 2 acres in area.

Irregular Lot – A lot or tract that one or more of the following apply:

a. The lot or tract has 6 or more sides; or

b. The natural slope within the required front yard is 25% or greater from the front property line to the setback line; or

c. The proposed first floor finished elevation is greater than 20 feet above or below the average adjacent street elevation; or

d. The proposed building site is not visible from the street.

Pervious Surface – A surface that presents an opportunity for precipitation to infiltrate into the ground.

Building in a R-1EN District

For new construction of a primary building

SUBMIT A SITE PLAN AND STREET FACING ELEVATION TO MPC DEVELOPMENT SERVICES

THE SITE PLAN SHALL BE DRAWN TO SCALE AND MUST INCLUDE THE FOLLOWING:

- Lot boundaries, dimensions and calculation of area;
- Topography, if the applicant wishes to demonstrate status as an irregular lot;
- Street boundaries and names;
- Building locations, dimensions and calculations of area, including details of wall articulation of the street facing elevations if applicable;
- Roof plan showing roof pitches and location of dormers, hips, valleys, and ridge lines; and roof area for purposes of calculation lot coverage.
- Driveway and sidewalk locations, dimensions, materials and calculation of area;

g. Any other hard surfaced areas, including dimensions, materials and area calculations

THE DRAWINGS OF STREET FACING ELEVATIONS SHALL BE DRAWN TO SCALE AND MUST INCLUDE THE FOLLOWING:

- Location and dimensions of window and door openings;
- Dimension and details on window and door trim;
- Covered porch and courtyard dimensions and area calculations;
- Identification of exterior materials and area calculations of each type;
- Identification of habitable space above a garage, if proposed, and calculations of area.

Staff reviews plans for conformance with the intent, regulations and requirements of zoning code

Plan Approval/ Plans Certified

Apply for Building Permit

Plan Denial

Appeal to City Board of Zoning Appeals

Revise and Resubmit as a New Plan

Please refer to the zoning ordinance for specific requirements and the review process for infill parcels, accessory dwellings or bed and breakfast inns