

Infill Housing Overlay District (IH-1)

What is an Overlay District?

An overlay district does *not* change the base zoning for any area it covers. Rather, it is an extra layer of protection superimposed over the existing land use of an area in order to maintain its design character. This protection comes from a set of design guidelines established by ordinance. Applications for building permits in the overlay area must be accompanied by Certificates of Appropriateness certifying a project has been approved through staff review or by the review board appointed to oversee the overlay.

Infill Housing Districts (IH-1)

This type of overlay district regulates new housing built on vacant properties and some home additions that are visible from the street including porches, driveways, parking pads and garages. It encourages development that is compatible with the design of the original houses in older Knoxville neighborhoods. The purpose of the district is to strengthen a neighborhood's identity, charm and flavor by regulating desirable physical features and design characteristics while preventing blight.

An Infill Overlay District is a geographically definable area with the following characteristics:

- The district is located in a neighborhood where the houses and streets were generally established prior to 1950.
- The neighborhood has similar lot sizes, housing patterns and related physical features.
- The area is 10 or more acres in size. Areas of less than 10 acres may be designated if they border and existing Infill Housing Overlay District.

Creating an Infill Housing District

- Overlay districts are created in two ways:
- An agreement by at least 51 percent of property owners in a defined area
 - A vote by the Knoxville City Council or Knox County Commission.

Public meetings are held to discuss the potential overlay boundaries and design principles. That discussion helps planners in drafting the zoning overlay map and the guidelines, which are submit-

ted for approval to MPC and forwarded to the City Council or County Commission for a final vote. The guidelines may vary from one district to another based on the unique historic and architectural character of the area.

Infill Housing Review Committee

This committee administers the regulations and guidelines of the overlay district and is overseen by the MPC. The nine committee members include MPC staff, City Plans Review and Inspections, City Engineering, City Community Development and the East Tennessee Community Design Center.

They review applications for conformance to the Heart of Knoxville Infill Housing Design Guidelines. The committee examines the setbacks and lot dimensions of proposed developments as well as aesthetic features such as roof pitch, porches, windows and doors characteristic of the district's original pattern of development.

When does the Committee meet?

The Infill Housing Review Committee meets on the fourth Wednesday of each month in room 404 of the City/County Building.

Heart of Knoxville Infill Housing Design Guidelines

These guidelines ensure that new housing is architecturally compatible with the neighborhood, fosters neighborhood stability, creates pedestrian-oriented streets and meets a wide range of housing needs. The Heart of Knoxville Infill Housing Design Guidelines and the Infill Housing Overlay District can be reviewed online at www.knoxmpc.org or at the Lawson McGhee or MPC Libraries.

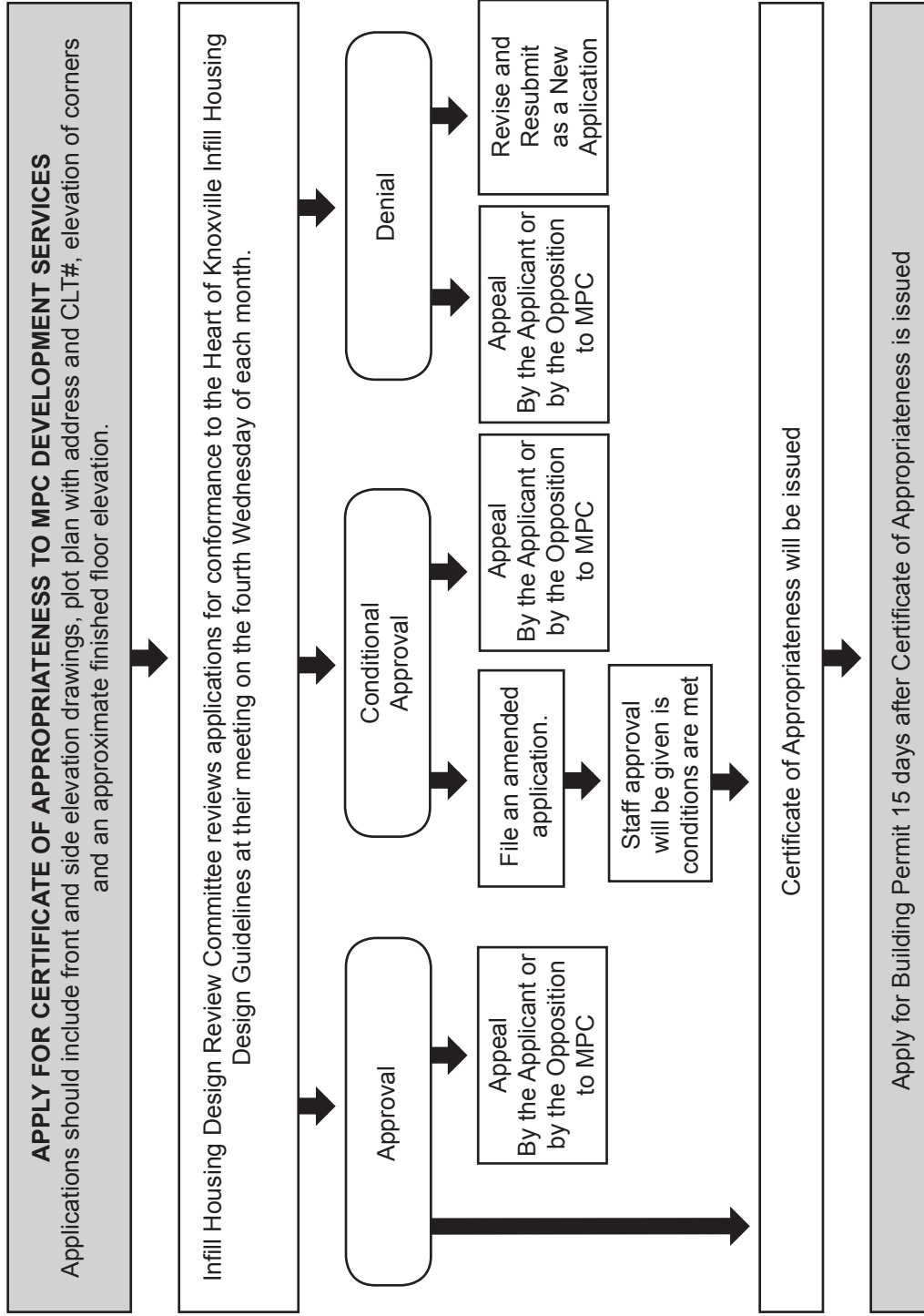
How does the application process work?

Once a district is established, property owners must apply for a Certificate of Appropriateness. After a completed Certificate of Appropriateness application is filed with MPC, the Infill Housing Design Review Committee will review proposals within 30 days and notify the applicant of their decision. When a Certificate of Appropriateness is issued then the applicant can obtain a building permit.



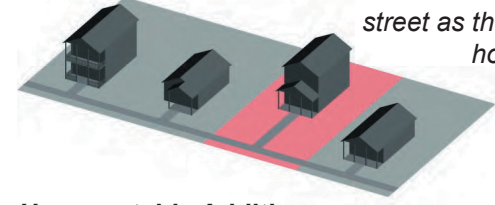
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The Process to Build in an Infill Housing Overlay District

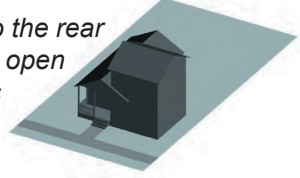


From the Knoxville Infill Housing Design Guidelines

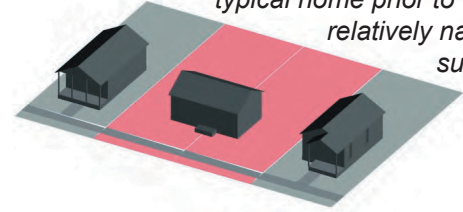
Inappropriate Building Location
Consistent front yard space should be created along the street. Porches and the habitable portion of each house should be about the same distance from the street as the original houses.



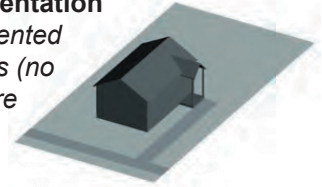
Unacceptable Addition
Additions should be made to the rear or side of the house and the open appearance of front porches should be maintained;



Inappropriate Lot Allocation
Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent. The typical home prior to 1930 was relatively narrow and had substantial depth.



Inappropriate House Orientation
New homes should be oriented to the street so blank walls (no front doors or windows) are not facing the street



Inappropriate scale
The front elevation should be designed to be similar in scale to other houses along the street and the front façade of new houses should be about the same width as original houses on the block.

