

## City of Knoxville–Proposed Middle Housing Design Standards (Code 4.6.E) (REVISED 11/22/23)

1. The following standards apply only to new construction of Middle Housing types and are intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area.
2. New construction and certain expansion and exterior alteration actions within the IH, NC, and H overlays, as described in Sections 16.6 and 16.8, are subject to review and approval by the Design Review Board or Historic Zoning Commission, per Sections 16.6 and 16.8.
3. The principal use standards for two-family, multi-family, and townhouse dwellings, as described in Sections 9.3.I and 9.3.J, apply alongside the below design standards.
4. In order to generate new Middle Housing buildings that are similar in footprint, height, and setbacks with the existing neighborhood and increase visual interest, yet allow for flexibility in design, the following requirements apply to all Middle Housing types:
  - a. Rooflines must be either:
    - i. Flat, featuring a cornice, parapet, or decorative band to serve as a building cap for portions of the roof visible from the street;
    - ii. Steep, with a roof pitch of 6/12 or more;
    - iii. Articulated, with at least two pitches, planes, or ridge line directions, or displaying hips and valleys.
  - b. Recesses or projections in the building wall are required in the horizontal plane of any front or side elevation that exceeds a length of 50 feet. Each recess or projection shall be at least two feet.
  - c. The front façade must contain (1) a porch or stoop, and (2) at least three of the following design elements:
    - i. Dormer(s);
    - ii. Eave overhangs, a minimum of 12 inches;
    - iii. Decorative cornice;
    - iv. Covered porches at least eight feet in depth, composing a minimum of 25% of the width of the street facing elevations (this item may satisfy the requirement for a porch or stoop, and one design element);
    - v. A recessed or projecting entry feature of 18 inches or more in depth, and of at least six feet in width;
    - vi. A bay window projecting a minimum of 12 inches from the front façade;
    - vii. Articulated window and door trim, a minimum of 3.5 inches in width, to include projecting window sills;
    - viii. Brick masonry composing at least 25% of any street-facing elevation.
5. Building Orientation to Street
  - a. Middle Housing types shall be oriented with their front elevations facing the street. At least one ground-level entrance must be oriented towards the street.
  - b. Townhouses shall not be oriented so the fronts of units face the rear elevations of units.
  - c. Townhouses shall not be oriented perpendicular to the street. The narrow side of townhouse units must face the street.