

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

1. The parking requirements below apply to Middle Housing types. Where applicable, the below parking requirements supersede the off-street parking requirements in Table 11-2.
2. Off-street vehicle parking: each dwelling unit requires one space.
3. Specific to triplex, fourplex, townhouse, and multiplex developments: parking areas must be set a minimum of five feet from the interior side and rear lot lines, and may be grouped in shared parking areas per Article 11.8.
  - a. Where applicable, landscape buffers required by Section 12.8 may be reduced to five feet with the use of a wall or solid fence.
4. Location:
  - a. Parking must be located in the interior side or rear yards.
  - b. Where operable alleys are present, the alley must serve as the primary means of vehicular ingress and egress unless Planning determines that special site circumstances or conditions prohibit alley access.
  - c. Middle Housing types may be designed to back into an alley. Egress directly from parking spaces to alleys may be allowed when the aisle width, including the alley width, meets the minimum aisle width specified in Table 11-4.
  - d. Where parking is located in a side yard, the spaces must be located behind the front building façade line of the principal building. When a driveway extends through a front yard, the driveway must extend at least 20 feet behind the building façade line, to provide parking behind the street-facing elevation of the structure.
  - e. Front-facing garages are not permitted as part of the primary structure on Middle Housing types.
  - f. Circular driveways located in a front yard are not permitted.
  - g. Driveway access: the driveway shall be at least 10 feet wide and not more than 14 feet wide.