

City of Knoxville

Proposed Middle Housing Design Standards (Code 4.6.E)

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 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. Design standards: to ensure compatibility with the existing neighborhood and increase visual interest, yet allow for flexibility in design, the following requirements apply to all Middle Housing types:
 - a. Front elevations must be oriented to face the primary street.
 - i. At least one ground-level entrance must be oriented towards the street;
 - b. Rooflines must be either:
 - i. Flat, featuring a cornice, parapet, or decorative band to serve as a building cap for the entire roof;
 - 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.
 - c. Breaks (recesses or projections in the building plane) measuring a minimum of two feet are required in the horizontal plane of any front or side elevation that extends a length of 50 feet.
 - d. The front façade must contain 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 six feet in depth, composing a minimum of 25% of the width of the street facing elevations;
 - v. A recessed or projecting entry feature of 18 inches or more in depth, and of at least six feet in width
 - vi. Architectural columns supporting a porch roof;
 - vii. A bay window projecting a minimum of 12 inches from the front façade;
 - viii. Articulated window and door trim, a minimum of four inches in width, to include projecting window sills;
 - ix. Brick masonry composing no less than 25% of any street-facing elevation.
5. Townhouses must be oriented parallel to the primary street. Townhouses should not be oriented so the fronts of units face the rear elevations of units.