

Fact Sheet

IH-1 Infill Housing Overlay District

Why is this zoning overlay district being considered?

Residents in Knoxville's older neighborhoods have been dissatisfied with the city's current zoning that allows new residential development that is sometimes out of character with the older houses. For instance, in some cases, there are blank walls (no front doors or windows) facing the street.



Examples of housing that would not meet the infill guidelines.



Examples in Oakwood-Lincoln Park that residents could use as models for infill housing.

What does it regulate?

The Infill Housing Overlay District regulates new house, duplex and apartment construction, additions visible from the street, changes to front porches, or changes to driveways, parking pads, access points and garages.

Who is affected by the district?

All residential property owners within an adopted district are affected.

Does the adoption of a district change what I can do with my property?

No. The overlay only controls such design concerns as setbacks, foundation height, location of porches, doors and windows, roof pitch and materials. The existing (underlying) zoning regulates land use.

How can the adoption of an IH-1 Infill Housing Overlay District improve my neighborhood?

Such overlays can help the neighborhood in several significant ways by:

- Promoting neighborhood and economic stability
- Strengthening desirable physical features and design characteristics, and a neighborhood's identity, charm and flavor
- Enhancing pedestrian-oriented streets
- Preventing blight, caused by incompatible and insensitive developments
- Promoting and retaining affordable housing
- Encouraging harmonious, orderly, efficient growth and redevelopment.

Where can I review the design guidelines and the Infill Housing (IH-1) Zoning Ordinance ?

The Heart of Knoxville Infill Housing Design Guidelines and the new Infill Housing Overlay District can be reviewed on MPC's website (www.knoxmpc.org) or at the Lawson McGhee, MPC or Branch 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.

Definitions:

Certificate of Appropriateness: a certification that states that a proposal is consistent with the Infill Housing Overlay District and Heart of Knoxville Infill Housing Design Guidelines. The certificate is needed in order to obtain a building permits.

Infill Housing Design Review Committee: an application review committee that consists of staff from MPC, Plans Review and Inspections, Engineering, and the East Tennessee Design Center. Their charge is to review applications based on the Heart of Knoxville Infill Housing Design Guidelines.

Heart of Knoxville Infill Housing Design Guidelines: a tool used to assist the Infill Housing Design Review Committee in reviewing applications. The purpose of the guidelines are to 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.