HOUSING CHOICES

We must meet housing needs of an aging Baby Boomer population and a rising generation of Millennials less inclined to want large houses on large lots.
WHY IS IT IMPORTANT?

Single-family homes are the most common housing choice in the Knoxville region. While they will continue to be a major component of housing stock for our growing population, new multi-family and rental units will be needed to serve increasingly diverse consumers.

**ONLY 1,200 SINGLE-FAMILY CONSTRUCTION PERMITS WERE ISSUED IN 2011 (DOWN FROM AN ANNUAL AVERAGE OF 5,175). MULTI-FAMILY PERMITS WENT UP BY 43 PERCENT IN 2009 – 2010.**

WHAT’S AT STAKE?

As Baby Boomers look for retirement housing and childless Millennials begin living on their own, demand for rental and multi-family units is increasing. Both groups are significant consumers with powerful impacts on the housing market. Multi-family projects included in new development and redevelopment areas, provide a choice the region needs without threatening the single-family option that many still prefer. Unless current development and regulatory practices change, less than 10 percent of the region’s housing stock will be multi-family by 2040, an amount that falls short of the inventory necessary to meet projected demand. Multi-family units can be both high-quality and affordable, in part because they can be in walkable or transit-friendly locations, reducing the need for costly automobile travel.

MAINTAIN AND ENHANCE A VARIETY OF HOUSING LOCATIONS

*Provide housing in a variety places such as cities, urban neighborhoods, suburbs and rural settings.*

**HC1 » SUPPORT THE ADOPTION OF DEVELOPMENT STANDARDS THAT ALLOW A VARIETY OF HOUSING CHOICES WHILE MAINTAINING NEIGHBORHOOD CHARACTER**

**WHO?** Neighborhood Organizations | **TIMEFRAME** Short

**HC2 » REDUCE ZONING CONSTRAINTS ON HOUSING TYPES OR CHANGE TO MORE FLEXIBLE ZONING ORDINANCES**

**WHO?** Local Governments | **TIMEFRAME** Medium

**HC3 » SUPPORT PROGRAMS SUCH AS THE TRANSFER OR PURCHASE OF DEVELOPMENT RIGHTS TO PRESERVE RURAL CHARACTER**

**WHO?** Individuals • Families | **TIMEFRAME** Short

**HC4 » IDENTIFY AND MAP COMMUNITY ASSETS**

**WHO?** Neighborhood Organizations • Local Governments | **TIMEFRAME** Short

**HC5 » SUPPORT THE ADOPTION OF COMMUNITY-BASED DEVELOPMENT STANDARDS**

**WHO?** Neighborhood Organizations | **TIMEFRAME** Short | **POTENTIAL PARTNERS** Local Governments

**HC6 » SUPPORT THE PRESERVATION OF HISTORIC BUILDINGS STRUCTURES AND SITES**

**WHO?** Neighborhood & Community Organizations | **TIMEFRAME** Short

**POTENTIAL PARTNERS** Knoxville-Knox County Metropolitan Planning Commission, East TN Preservation Alliance, TN Main Street Program
EMBRACE A MIX OF NEW HOUSING TYPES

Support development that offers choices of housing types, values and settings.

HC9 » SUPPORT METHODS TO CLUSTER FUTURE DEVELOPMENT AND PRESERVE RURAL CHARACTER
WHO? Land Owners in Rural Areas | TIMEFRAME Short | POTENTIAL PARTNERS Local Governments

HC10 » PROMOTE AND SUPPORT ADAPTIVE REUSE OF HISTORIC BUILDINGS FOR NEW HOUSING TYPES AND INFILL PROJECTS THAT BROADEN THE VARIETY OF HOUSING WITHIN CLOSE PROXIMITY TO EXISTING URBAN CORES AND TRANSIT
WHO? Individuals • Families | TIMEFRAME Short | POTENTIAL PARTNERS Local Governments, Businesses, East TN Quality Growth

HC11 » PROVIDE INCENTIVES TO ENCOURAGE A MIX OF HOUSING TYPES
WHO? Local Governments | TIMEFRAME Medium

HC12 » SUPPORT PLACE-BASED OR COMMUNITY-WIDE DESIGN AND DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION THAT ENSURES NEW HOUSING TYPES ARE COMPATIBLE WITH EXISTING HOUSING
WHO? Individuals • Families • Community Organizations • Businesses | TIMEFRAME Short | POTENTIAL PARTNERS East TN Quality Growth

SUPPORT INCLUSIVE COMMUNITIES AND NEIGHBORHOODS

Make our neighborhoods stronger and more resilient by encouraging diversity in age, ethnicity and income.

HC13 » CONSIDER INCLUSIONARY ZONING TECHNIQUES FOR HOUSING
WHO? Neighborhood & Community Organizations | TIMEFRAME Short | POTENTIAL PARTNERS Local Governments

HC14 » RAISE AWARENESS ABOUT THE STRENGTH OF DIVERSITY IN NEIGHBORHOODS AND COMMUNITIES
WHO? Neighborhood & Community Organizations | TIMEFRAME Short | POTENTIAL PARTNERS Local Governments, East TN Quality Growth
HC15 » RELAX ZONING RESTRICTIONS TO ALLOW A VARIETY OF HOUSING TYPES IN APPROPRIATE NEIGHBORHOODS
WHO? Local Governments | TIMEFRAME Medium

HC16 » SUPPORT RESIDENTS’ EFFORTS TO MAINTAIN AND IMPROVE NEIGHBORHOOD ASSETS AND CREATE SAFE PLACES FOR RESIDENTS TO MEET
WHO? Local Governments | TIMEFRAME Short

HC17 » LOCATE COMMUNITY FACILITIES IN PLACES THAT CAN BE SHARED BY MULTIPLE NEIGHBORHOODS
WHO? Local Governments | TIMEFRAME Medium

HC18 » DESIGN COMMUNITY FACILITIES AT A NEIGHBORHOOD SCALE TO SUPPORT NEIGHBORLINESS AND PARTICIPATION
WHO? Local Governments | TIMEFRAME Medium

HC19 » CONSIDER THE CREATION OF HOUSING TRUST FUNDS TO FOSTER INCLUSIVE HOUSING WITHIN COMMUNITIES
WHO? Local Governments | TIMEFRAME Medium

CREATE OPPORTUNITIES TO LIVE CLOSER TO WORK
Provide housing options to reduce transportation costs that frequently exceed the cost of housing.

HC20 » EVALUATE THE TRUE COST OF HOUSING TO INCLUDE LOCATION-RELATED TRANSPORTATION AND UTILITY COSTS AND MAKE HOUSING CHOICES THAT REDUCE THOSE COSTS
WHO? Individuals • Families | TIMEFRAME Short | POTENTIAL PARTNERS Knoxville Regional Transportation Planning Organization

HC21 » PROMOTE STRONG TOWNS AND DYNAMIC NEW CENTERS THAT PROVIDE A MIX OF LAND USES ORGANIZED IN ACCORD WITH THE REGIONAL GROWTH CONCEPT
WHO? Region | TIMEFRAME Short | POTENTIAL PARTNERS East TN Quality Growth, Local Economic Development Agencies

HC22 » SUPPORT DEVELOPMENT STANDARDS SUCH AS SITE DESIGN REQUIREMENTS AND BUFFERING REQUIREMENTS THAT ALLOW THEIR LOCATIONS IN CLOSER PROXIMITY TO THEIR EMPLOYEES, TRANSPORTATION SYSTEM AND MARKETS
WHO? Businesses | TIMEFRAME Short

HC23 » CONSIDER THE CREATION OF EMPLOYEE ASSISTED HOUSING PROGRAMS
WHO? Businesses | TIMEFRAME Medium

HC24 » ALIGN LOCAL LAND USE PLANS WITH THE REGIONAL GROWTH CONCEPT
WHO? Local Government s | TIMEFRAME Long
Enable Housing Diversity within Existing Neighborhoods

Strengthen existing neighborhoods through investments in a wider variety of compatible new housing.

HC25 » Preserve Existing Housing Stock

**WHO?** Local Governments | **TIMEFRAME** Long

HC26 » Adopt Development Standards That Reflect Neighborhood Scale and Character

**WHO?** Local Governments | **TIMEFRAME** Medium

HC27 » Broaden the Types of Housing Allowed Within Each Zone District

**WHO?** Local Governments | **TIMEFRAME** Medium

HC28 » Support Preservation and Adaptable Reuse of Historic Landmarks to Increase Diversity of Housing Choices in Neighborhoods and Communities

**WHO?** Local Governments | **TIMEFRAME** Short

HC29 » Seek Brownfield Cleanup Funds and Use Land to Diversify Housing

**WHO?** Local Governments | **TIMEFRAME** Short

**Local Implementation Example: Five Points Revitalization**

Knoxville’s Community Development Corporation (KCDC) has completed a Master Plan for the footprint of Walter P. Taylor / Lee Williams Homes that includes a mix of housing types, from single-family and duplex to multi-family and senior housing. The major goals of the project include restoring a sense of neighborhood and increasing walkability. Sidewalks and roads will bisect the community, creating safe community green spaces and attracting mixed-income residents, drawn by better quality structures blended with market-rate homes.

Apartments, townhomes, senior-living units, and single-family homes will allow Five Points residents to find appropriate housing at every stage of life without having to leave the community. The plan offers several ways to create community green spaces and leaves the option for additional phases of retail, office space, or high-end residential housing once the neighborhood is redeveloped. The plan also shows a more walkable connection to Magnolia Avenue, the commercial corridor for the area. The Master Plan will be implemented in several phases of redevelopment with over 120 new housing units already constructed on vacant in-fill lots in the adjacent neighborhood.
HC30 » RELAX PARKING REQUIREMENTS FOR SOME TYPES OF HOUSING
WHO? Local Governments | TIMEFRAME Short

HC31 » PARTNER WITH THE FINANCE INDUSTRY TO MAKE RESOURCES AVAILABLE
WHO? Local Governments | TIMEFRAME Short

HC32 » UTILIZE AVAILABLE STATE AND FEDERAL RESOURCES TO BROADEN THE ARRAY OF HOUSING
WHO? Local Governments | TIMEFRAME Short

HC33 » PLAN FOR DIVERSE POPULATIONS INCLUDING THOSE WITH SPECIAL NEEDS
WHO? Local Governments | TIMEFRAME Medium

HC34 » PROMOTE ACCESSIBLE AND VISITABLE HOUSING
WHO? Local Governments | TIMEFRAME Short