



ANNUAL REPORT

Middle Housing

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INTRODUCTION

The intent of the Middle Housing (MH) standards is to promote the development of “neighborhood-scale housing forms which are compatible with existing housing in the surrounding area” (City of Knoxville Zoning Ordinance, Article 4.6). The purpose of this report is to assess the applications received, evaluate how applicants have used the Middle Housing standards, and provide data on how these projects could impact the City’s housing stock once built.

Because this was the first year the MH standards were in effect, this report provides a high level of detail to convey the impact of the MH applications received with regard to several metrics within the City of Knoxville. The report provides recommendations for zoning amendments to mitigate challenges and provide more clarity where needed. Subsequent annual reports likely will not include this same level of detail.

A BRIEF HISTORY

The City of Knoxville and Knoxville-Knox County Planning (Planning) partnered in 2022 to hire Opticos Design, Inc. to complete an analysis of the feasibility of Middle Housing (MH) in the City of Knoxville. Dan Parolek, the founder of Opticos Design, wrote the book “Missing Middle Housing” so the design firm is on the forefront of this movement and how to make it successful. Opticos reviewed the City’s zoning ordinance and existing conditions to identify opportunities to leverage and barriers to address in implementing Middle Housing to add housing stock and increase the diversity of housing options. Opticos determined that Middle Housing had the greatest chance of success in traditional neighborhoods already supported by infrastructure, as these are more walkable/bikeable than non-traditional neighborhoods and are close to transit routes and neighborhood businesses.

The City and Planning worked with stakeholders and held community meetings as part of the process to incorporate MH standards into the City’s zoning ordinance. The ordinance amendment that was adopted added the option for several types of middle housing forms to be permissible under the RN-1, RN-2, RN-3, and RN-4 zones within the TDR (Traditional Neighborhood Residential) future land use classification of the general plan. These options provide an opportunity to make modest, incremental increases in density in existing neighborhoods.

The MH standards were recommended for approval by the Planning Commission in December 2023 (10-B-23-OA) and adopted by Knoxville City Council on February 6, 2024 (City Ordinance No. O-10-2024). Planning received the first MH application in March of 2024.

SUMMARY OF ACTIVITY

This report covers MH applications from February 6, 2024 through January 31, 2025. In general, the inclusion of MH forms and standards in the City's zoning ordinance has led to a modest increase in housing diversity through the MH projects that have been submitted. Most of the applications have been for duplexes in the RN-2 zone, which implies the MH process is a more palatable approach than seeking a special use. Most applicants have been either property owners or small-scale developers.

Planning has provided an in-depth analysis of the applications received within this report. Below are a few highlights.

- Fifty applications were received between March 2024 when the MH amendments were adopted and January 2025.
- One hundred and forty-three dwelling units will be added to the City's housing stock if all projects are constructed.
- Applications have increased steadily, though not consistently, since the MH process began.
- Applications have been received for all permissible MH housing types. If this pattern persists, this will eventually lead to a greater increase in the diversity of the City's housing stock.
- Applications have been received for 16 different neighborhoods.
- Of the 50 applications received, five were conversions, meaning the majority of applications are for new construction.
- Of the 45 applications received for new construction, 44 were for vacant lots.
- The RN-2 district boasts the highest number of applications received, with 86% of the applications (43 of the 50 applications received).

APPLICATION PROCEDURES

Pre-application Meetings

Since these standards went into effect on February 22, 2024, Staff have dedicated specific blocks of time for regular pre-application meetings to introduce potential applicants to the Middle Housing standards and application process and to review projects in depth. These meetings are held on the first and third Thursday of each month.

The first such meeting window occurred in May 2024. Between the first meeting on May 2, 2024 and January 31, 2025, Planning has held 45 pre-application consultations, though many of these involved discussions about multiple properties (see Table 1). From the adoption of the MH standards through the end of July, a period of six months, Planning staff held 20 pre-application consultations over six meeting dates. For the second six-month period, Planning held 25 pre-application meetings over ten meeting dates. The second half of the year featured a higher number of these meetings and a higher number of consultations per meeting on average. However, the first six months averaged a little over three consultations per meeting date, while the second half of the year averaged 2.5 consultations per meeting date. This decrease in the number of consultations held per meeting date is likely the result of repeat applicants becoming more familiar with the process and the MH standards.

Planning staff also accommodated informal MH discussions at the front desk and via phone and email. The list below only includes the scheduled pre-application meetings.

Table 1. Pre-Submittal Meetings

Date of Pre-Submittal Meeting	Number of Applicants Scheduled
5/2/2024	4
5/16/2024	3
6/6/2024	3
6/20/2024	4
6/27/2024	2
7/18/2024	4
8/1/2024	1
8/15/2024	4
9/5/2024	2
9/19/2024	4
10/2/2024	2
10/17/2024	4
11/7/2024	3
11/21/2024	2
12/5/2024	1
1/16/2025	2

MH Application Process

Applications are accepted on a rolling basis. To aid in the initial application submittal, Planning has tools and resources to help guide applicants prior to application submittal, including the [Middle Housing Checklist](#) pre-application meetings with Planning staff, and the [Design Standards](#) posted on our website. These resources are in addition to the pre-application meetings available to applicants.

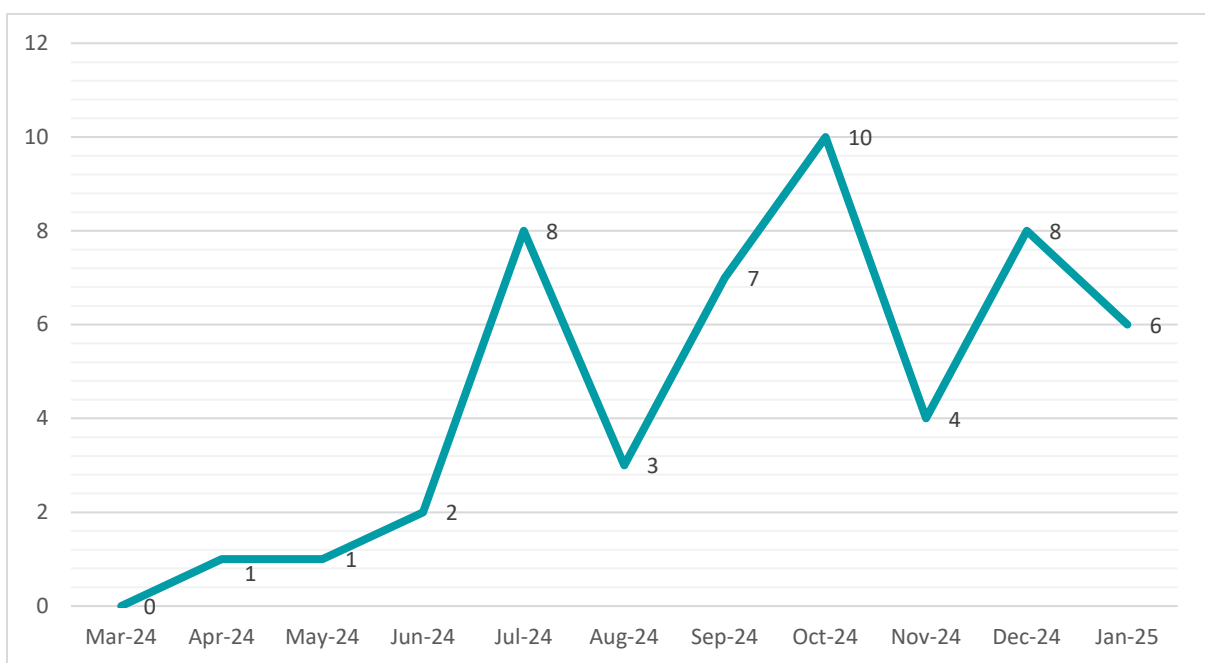
Once a complete application is submitted and the fee is paid, staff reviews the site plan and elevation drawings and coordinates with City Engineering and City Plans Review & Inspection staff to identify additional issues. Planning then sends the applicant a list of review comments with items to address. Once all issues are resolved, Planning staff issues a Middle Housing Approval certificate. The applicant may then apply for building permits with City Plans Review and Inspections.

APPLICATION DATA

Applications by Month

MH had a modest start with April and May only seeing one application each (an application submitted in March was subsequently withdrawn). The number of applications increased overall throughout the year, though the increase was not steady (see Chart 1 below). The average number of applications received each month is 4.55, and the median number of applications received was four. Since the number of MH applications have increased since its inception, the average and median numbers should also increase. For example, looking at the number of applications beginning in July when MH seemed to catch on yields an average of 6.57 applications received, which may be a better indicator of a typical month since the opening months were atypical regarding the number of applications received.

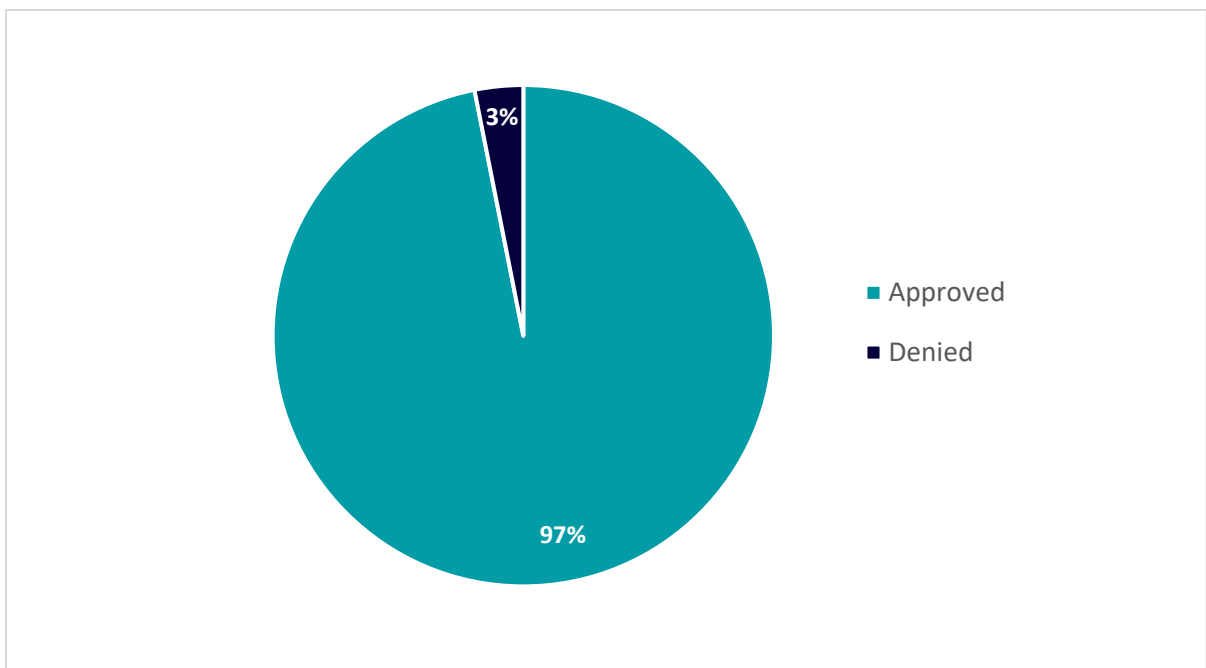
NUMBER OF APPLICATIONS BY MONTH



Approved Requests

Of the applications that have completed the review process, the vast majority have been approved. Thirty-one of the 32 MH applications were approved, representing 97% of the requests. This includes one application that was denied then approved after revisions were received. One additional application was denied. Both denials were appealed to the Planning Commission and upheld. An additional 18 applications are currently undergoing the review process.

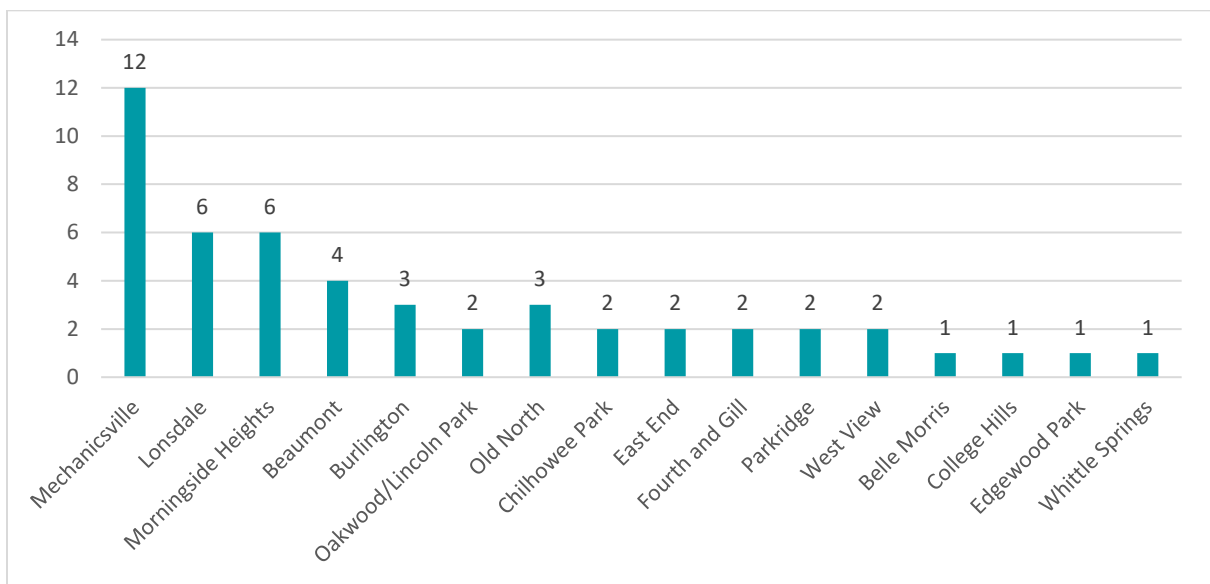
STATUS OF APPLICATIONS THAT HAVE COMPLETED THE REVIEW PROCESS



Neighborhoods

The TDR land use classification is centrally located within the City of Knoxville and spans multiple established older, traditional neighborhoods. MH applications were received for 16 neighborhoods. Mechanicsville had the highest number of applications with 12 applications received from four unique applicants. One Mechanicsville applicant submitted five applications, another submitted four, and the other applicants submitted two and one. Lonsdale and Morningside Heights each had six applications, though there are several neighborhoods with multiple applications.

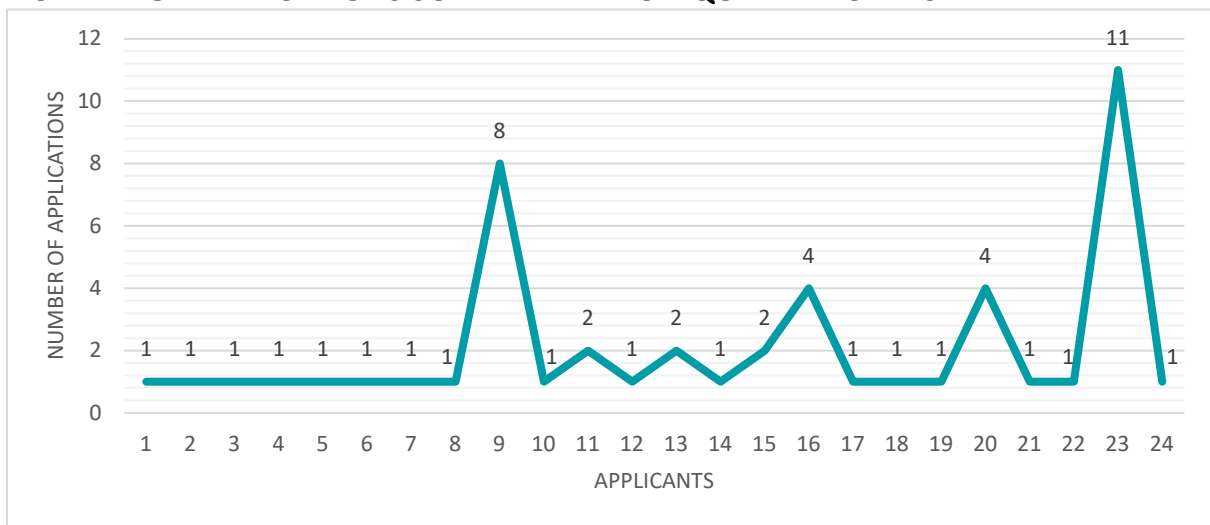
NUMBER OF DEVELOPMENTS BY NEIGHBORHOOD



Unique Applicants

There were 24 unique applicants across the 50 MH requests. One applicant submitted 11 MH applications, followed by another applicant who submitted eight. Two applicants submitted four applications, and the rest submitted only one or two applications. Applicants were either individual property owners or small-scale developers.

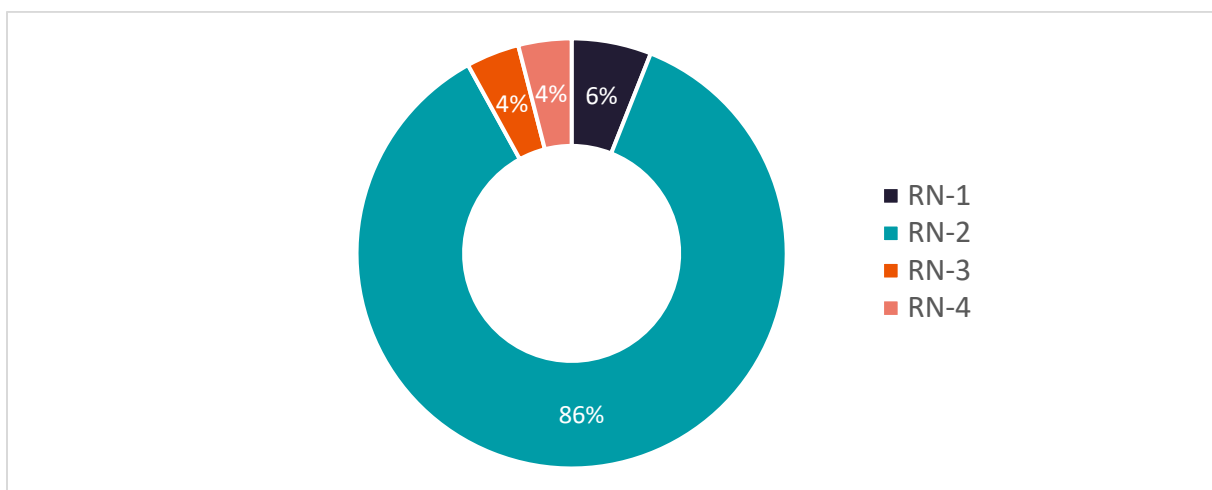
NUMBER OF APPLICATIONS SUBMITTED BY UNIQUE APPLICANTS



MH Applications by Zoning and Housing Types

The vast majority of applications were for properties in the RN-2 district (see Chart 5 below). Forty-three of the 50 applications submitted were in RN-2. Most of these were requests for duplexes. This seems to indicate that MH standards make it easier to develop a duplex in the RN-2 zone (and by extension based on the similarity of uses allowed, the RN-1 zone). Fourplexes were also prevalent in RN-2, as 13 applications for this housing type were received. The rest of the applications were fairly evenly distributed between the RN-1, RN-3, and RN-4 districts, with two applications received for the RN-3 and RN-4 districts, and three received for RN-1.

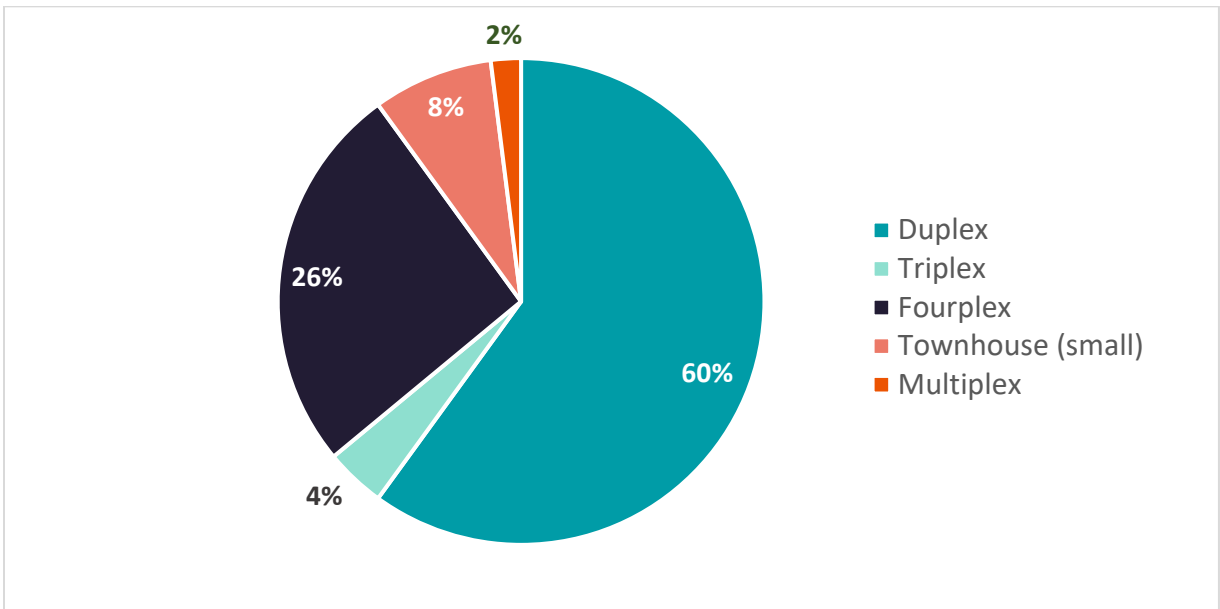
REQUESTS BY ZONING DISTRICT



Dwelling Units Added

Based on the applications received by Planning, a total of 143 dwelling units would be added to the City's housing stock if all projects are completed. Applications were received for all the permissible MH housing types. Duplexes represent the highest number of requests by far with 60% of the applications (see Chart 6 below) adding 60 dwelling units (30 duplex structures). Of the 30 duplex applications received, 27 were for side-by-side configuration, and three were for stacked units. Fourplexes were the next highest type of housing requested with 13 applications, representing 26% of the applications and adding 52 dwellings. Townhouses (small) comprised 8% of the applications, followed by triplexes at 4% and multiplexes at 2%.

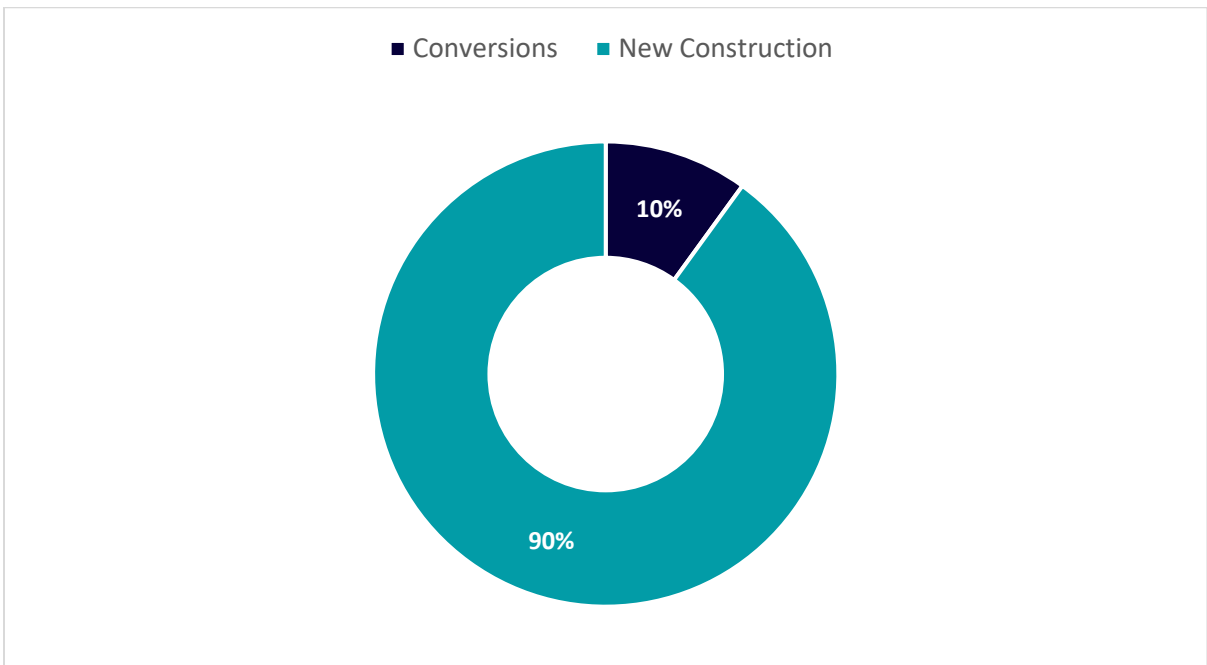
DEVELOPMENTS BY BUILDING TYPE



Type of Construction

The majority of requests were for new construction, but there were some conversions mixed in (five of the 50 applications received). Conversions included duplexes, triplexes, and fourplexes and represented 10% of the applications received.

TYPE OF CONSTRUCTION



Nonconforming Lots

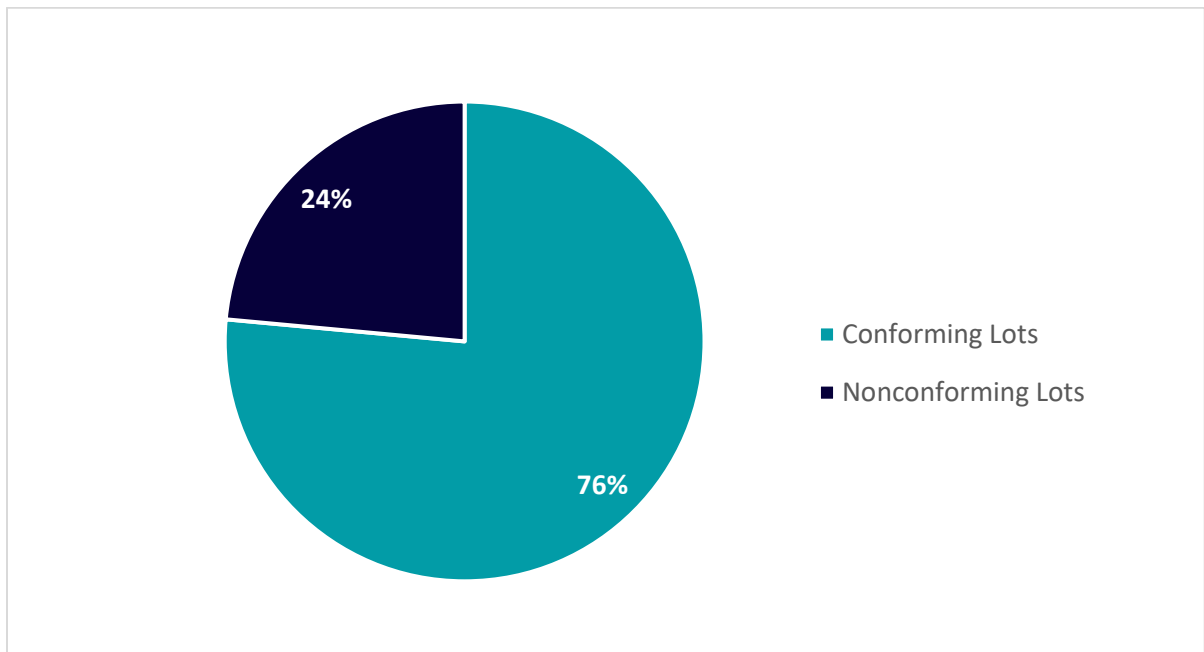
LOT WIDTH

Most of the applications received were for lots that met the standards of the base zoning in which they were located, but a few were received for nonconforming lots. This is an important factor to consider since MH standards allow more housing types than the base zone, and these housing types can occupy more space on a lot. Since lots that are nonconforming regarding lot width are narrower than standard lots in a zone, if they have more intensive MH housing types proposed than allowed by the base zoning, they can feel more out of character than if they were on a lot that conformed to lot size requirements.

Of the 50 applications received, 12 were for lots that were not in conformance with lot width requirements. It is worth noting that two of those lots were subdivided in 2023 after the Board of Zoning Appeals (BZA) approved variance requests for lot size, among several other variances needed.

Of the 12 lots with nonconforming width, six were for fourplexes and six were for duplexes. Five of the six duplexes were proposed in the side-by-side configuration.

NONCONFORMING LOT WIDTH

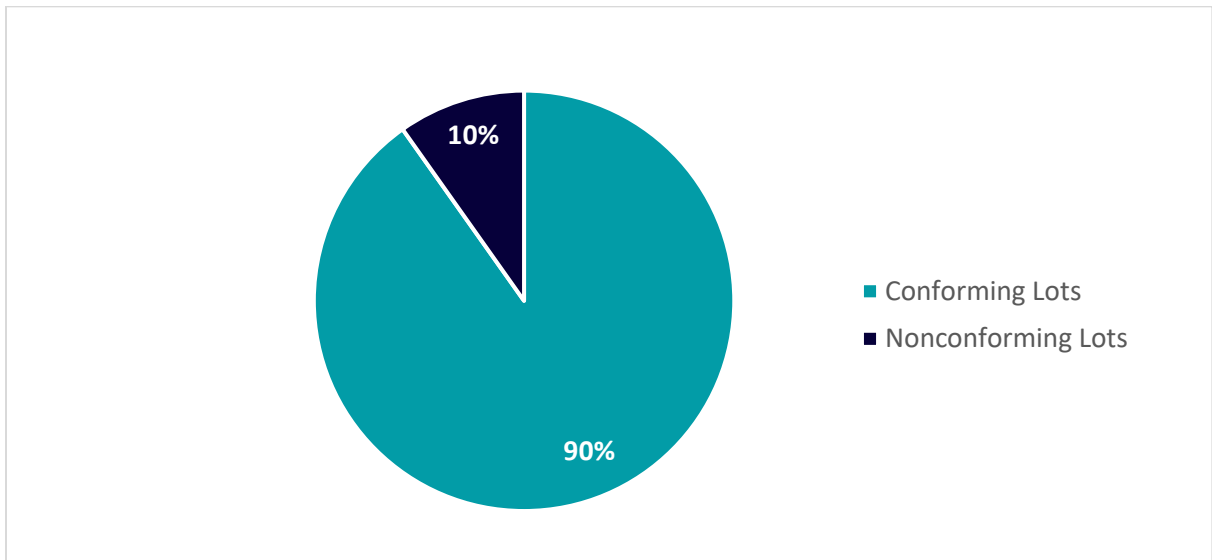


LOT AREA

Of the 50 applications, five were for lots that did not meet the minimum lot area of the base zone standards. Of the five applications received for properties with nonconforming lot area, three of them were also nonconforming regarding lot width. All five applications were for duplexes. Three of the five applications were for side-by-side duplexes; two were for stacked duplexes.

One of the lots with nonconforming width also did not conform to the minimum lot area and was one of the denied applications. These lots are more appropriate for smaller footprints and singular structures due to their size and the complications that can arise from attempting to build too much intensity on a lot that was not sized appropriately to accommodate it.

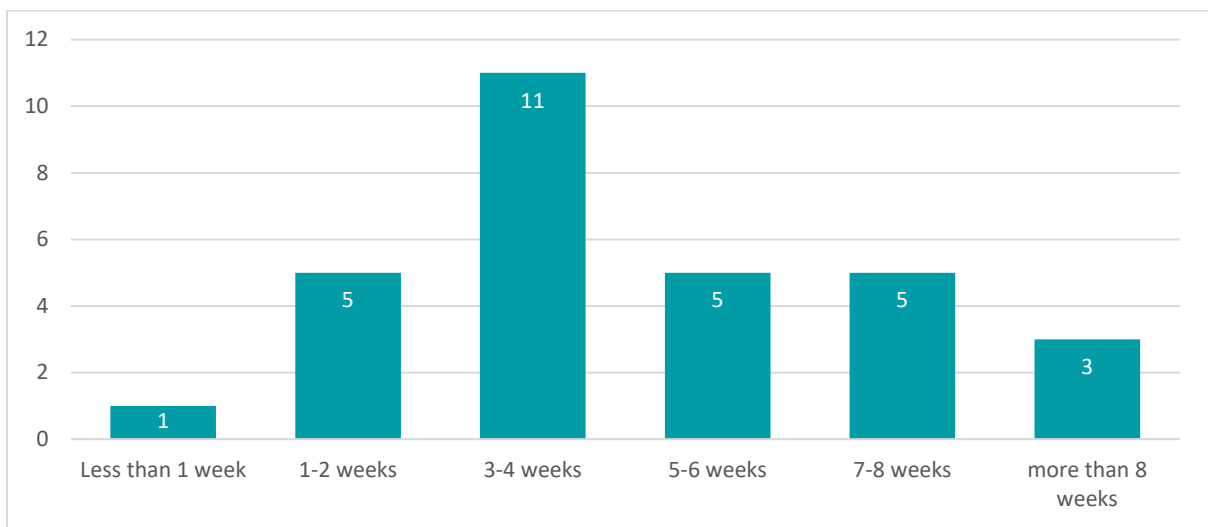
NONCONFORMING LOT AREA



Review Time

The time it takes an application to undergo this review process varies considerably (see chart 10 below). There are several factors that affect the time it takes an application to go through this process: the quality of the initial drawings submitted, the time it takes to receive revised drawings from the applicant, the quality of the revised drawings and whether all comments were addressed, the caseload of the planner doing the review, and the number of other MH applications received around the same time. Over the past year, most applications have taken three to four weeks from the time of application submittal to the time the plans are approved, though others have ranged anywhere from less than a week to eight weeks to complete the process.

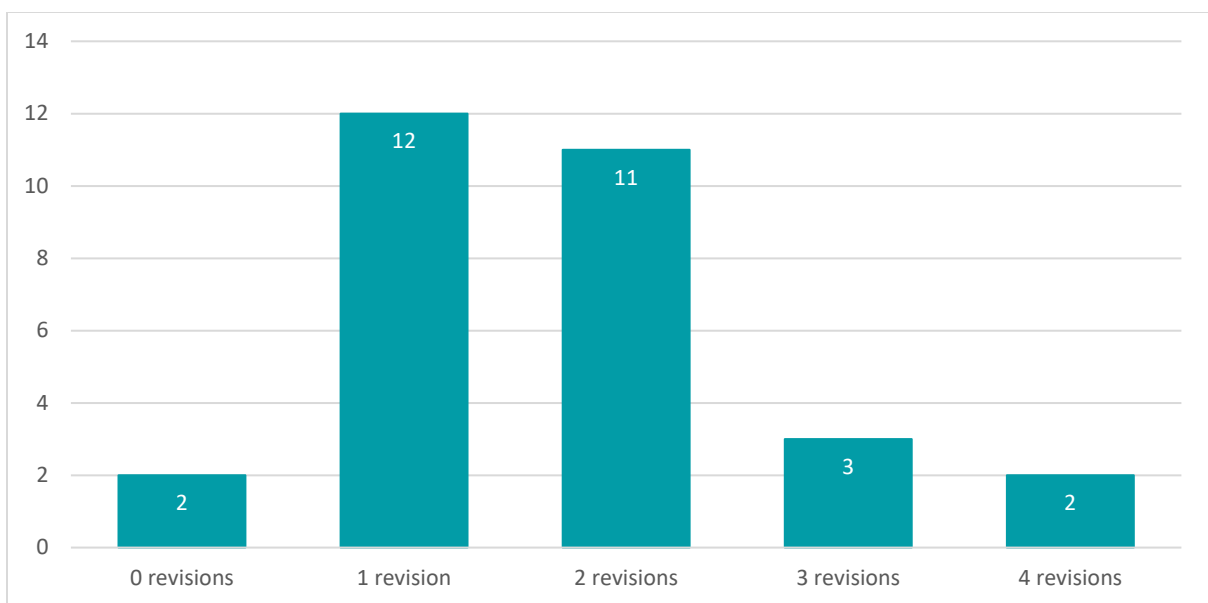
REVIEW PROCESS TIME



Typical Number of Revisions

The number of revisions required to get the drawings into compliance with the zoning regulations are an indication of the quality of the revisions and whether all comments were addressed. Of the applications that have completed the review process, most needed one or two revisions, which is typical, while five applications needed as many as three or four rounds of revisions.

NUMBER OF REVISIONS NEEDED



OPPORTUNITIES TO IMPROVE

When adopting new zoning standards within an existing code, unanticipated conflicts within the code can be inevitable. Several conflicts and issues were revealed during the MH application review process this past year. These are identified in the list below.

1. INTENT OF MH

There appears to be a general misunderstanding of what MH is intended to achieve.

One example of this is the call to include single-family houses in the Middle Housing types. By definition, “Middle Housing” refers to housing types between single family dwellings, the lowest intensity type of residential development, and multifamily developments, the most intensive form of residential development. Middle Housing standards pertain to those types of housing that fall between this range in an effort to increase diversity of housing stock. The MH standards pertain to building forms ranging from duplexes to small multifamily buildings and intentionally were not written to address single-family houses. Single-family houses are not a Middle Housing type and are already permitted by right in all residential zones.

Another misperception of MH is that its purpose is to add density that is more intensive than that of the surrounding area. The MH standards are not meant to be a tool for increasing density to the maximum potential of a lot, just like that is not the intent of base zoning. It is meant to be a tool to increase diversity of housing stock that adds gentle density within existing neighborhoods compatible in scale and form with single-family houses. We do have a high demand for housing currently, and the City has expressed interest in incremental density. However, additional housing stock and density should not come at the expense of neighborhood character. Many cities have been able to establish a middle ground where gentle density was added while protecting neighborhood character.

Recommendation: Further clarify the intent of MH regarding the exclusion of single-family homes and intensity of development in comparison to the surrounding neighborhood.

2. ATTEMPTS TO MIX BASE ZONING STANDARDS WITH MH STANDARDS

Middle Housing projects are guided by dimensional standards that supersede those of the base zoning district standards in Article 4, Residential Neighborhood Districts. The two sets of standards use different methodologies. For example, Middle Housing types are regulated by minimum lot width,

while residential dwelling types permitted in the base zoning districts are regulated by minimum lot area and lot coverage.

The MH standards are meant to be used in place of base district zoning regulations. Mixing dimensional standards from the base zoning and the optional MH Standards leads to higher intensity development than intended by either the base zone or MH. Selecting standards item-by-item in a carte blanche manner can easily result in the maximum allowed by both standards, creating conflicts in zoning review, permitting, and enforcement.

Recommendation: Clarify when MH standards and when base zoning standards apply.

3. NON-CONFORMING LOTS OF RECORD

Article 17.3 allows development of a non-conforming lot of record with exceptions cited for the lot area and/or lot width condition that makes the lot nonconforming. This article allows the lot to be developed with uses that are permissible by right or with a special use. This is much more generous than zoning ordinances of other cities of similar size. Most of those ordinances are more restrictive than Knoxville's and allow a nonconforming lot in a residential district to be developed only with a single-family dwelling and an associated accessory structure, like a garage or shed.

The ability to build on a nonconforming lot of record without additional parameters means the MH standards are applicable to these lots. Since MH standards allow for additional housing forms beyond a single-family home, and a nonconforming lot is already smaller and/or narrower than the typical single-family lot, the nonconformity is exaggerated as the more intensive housing form occupies a greater lot area. This could result in development of a kind that is out of character than the surrounding housing.

Recommendation: Clarify the applicability of MH housing standards on nonconforming lots.

4. DEVELOPING MULTIPLE PRIMARY STRUCTURES ON ONE LOT

The current MH standards were not written with the intent of accommodating multiple primary structures on one lot. However, there is currently a gap between the MH standards in Article 4.6 and two articles pertaining to use and development standards. Article 9.1.D, General Use Regulations, and Article 10.1.A, General Development Requirements, allow multiple primary structures on one lot for properties zoned RN-3 or RN-4, and both zones allow the use of MH housing types and standards.

This has led to multiple rezoning requests to RN-4 for lots in neighborhoods predominantly zoned RN-1 and RN-2 with the intent to construct multiple primary structures on a lot using the MH housing types to expand the intensity that would be allowed in RN-4.

One of the stated intents of the adopted MH standards was to create “incremental density in housing forms that are compatible with the surrounding neighborhood character.” This could include duplexes or other MH housing types on individual lots in areas with mostly single-family housing. However, creating a development pattern featuring multiple duplexes on one lot, for example, is a different development pattern from the concept of “Missing Middle Housing,” where new multi-unit structures should fit in with existing houses on the block. One issue with this development approach is that single-family lots tend to be narrow, so putting multiple structures on such a lot requires situating one dwelling directly behind the other so the dwelling further back on the lot faces the rear of the dwelling in the front. Another issue with this approach is that multiple primary structures tend to occupy a large part of the lot area since it is a smaller lot, resulting in less usable outdoor space left on the lot than other lots in the neighborhood. This is a different development form than an accessory dwelling (ADU). Because ADUs are smaller, they can be situated to the side of the lot and do not occupy the same land area as a primary structure.

Recommendation: Clarify the use of multiple primary structures on one lot for projects utilizing MH standards.

5. INCOMPATIBILITIES PERTAINING TO FRONT SETBACKS AND PERMITTED ENCROACHMENTS

There are incompatibilities between Article 4.6.C.3.a pertaining to front setbacks and Article 10.4.A, Table 10-1, pertaining to permitted encroachments. As written, the MH standards are either the average of the blockface plus or minus five feet, though it cannot be less than 10 feet. In contrast, the encroachments section allows a five-foot maximum encroachment of an unenclosed front porch into the front setback. These conflicting standards have led to recurring issues with applications for porch additions. For example, many applicants have wanted an eight-foot deep porch, which would not be allowed under the current standards.

The current practice of calculating the average front setback of a blockface is to only include lots within the same zone as the subject parcel. Under all of the residential zones, the front setback requirement includes the verbiage “or the average of the blockface, whichever is less.” It does not specify the calculation should only include those parcels in the same zone. As experienced on the

ground, all structures are perceived relative to each other without regard for zoning. Excluding certain parcels from consideration could lead to discordance among the setbacks on a block, which does not support the intent of the blockface setback calculation, which calls for structures to be built with similar setbacks to each other.

Recommendation: Calculate the average front setback using all parcels on the block without regard to the zoning, both for MH and base zoning administration.

6. APPEALS HEARD BY THE PLANNING COMMISSION

The Planning Commission, which typically hears cases such as rezoning and subdivision concept plans that are broad in scope, is currently the body that hears appeals of MH staff determinations. The Planning Commission does not often hear cases that are design related, which can be very detail oriented and pertain to sections of the zoning ordinance outside of the purview of this body.

In contrast, the Design Review Board (DRB) hears applications for the Infill Housing (IH) overlay and the downtown (DK) districts, which involve a high level of detail and consider design related to neighborhood context. Therefore, the board is well-versed in assessing compliance with design guidelines. It is comprised of people in the design and development community, including mostly architects, contractors, developers, and other design professionals. They regularly review MH cases that are also in the IH overlays and review new single-family dwellings and duplexes monthly and are accustomed to delving into the level of detail required by these types of review cases. For these reasons, the Design Review Board would be a better fit for hearing these appeals.

Recommendation: Update the appeals process of staff determinations regarding administrative review of MH standards.

7. ADMINISTRATION OF MH APPLICATIONS

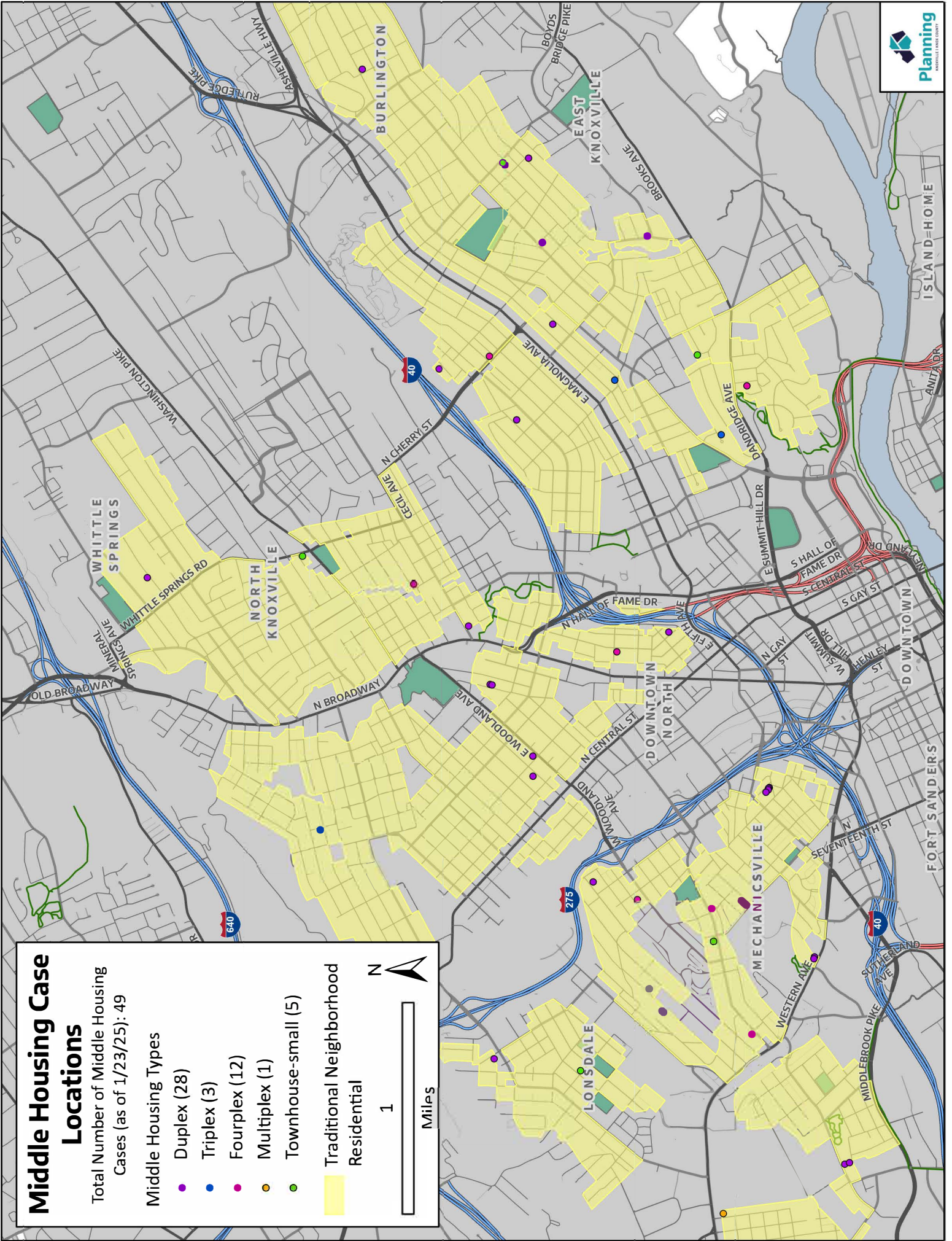
The MH application process can be arduous for applicants. MH approval is needed prior to permitting, necessitating two review processes and two separate applications. This often requires multiple conferences and points of collaboration which takes additional staff time and leads to delays in approvals.

Planning believes the process could be streamlined, and the expense could be reduced, by including MH review in the permitting process. A streamlined process would be better aligned with the City's

intent for the MH ordinance section to increase housing stock and would be less burdensome for property owners and small-scale developers.

Recommendation: Eliminate the multiple application processes for MH projects.

APPENDIX



Middle Housing Case Locations

Total Number of Middle Housing Cases (as of 1/23/25): 49

Middle Housing Types

- Duplex (28)
- Triplex (3)
- Fourplex (12)
- Multiplex (1)
- Townhouse-small (5)

Traditional Neighborhood Residential

1 Miles

N

Month	File Number	Neighborhood	Zoning	Lot Width	Nonconforming to Lot Width	Lot Size (sq t)	Nonconforming to Lot Size	Building Type	Construction Type	Status
Mar-24	3-A-24-MH	Oakwood/Lincoln Park	RN-4	50	No	7,474	No	Duplex, side-by-side	New	WITHDRAWN - data not counted
Apr-24	4-A-24-MH	Edgewood Park	RN-4	100; 132 & 113	No	14,429 and 14,037	No	Townhouse (small)	New	Approved
May-24	5-A-24-MH	Chilhowee Park	RN-2	50	No	7,259	No	Fourplex	New	Approved
Jun-24	6-A-24-MH	Oakwood/Lincoln Park	RN-2	50	No	7,415	No	Triplex	Conversion	Approved
Jun-24	6-B-24-MH	Beaumont	RN-2	80	No	10,895	No	Fourplex	New	Approved
Jul-24	7-A-24-MH	Chilhowee Park	RN-2	75	No	12,974	No	Duplex, side-by-side	New	Approved
Jul-24	7-B-24-MH	Parkridge	RN-2	50	No	6,424	No	Duplex, side-by-side	New	Approved
Jul-24	7-C-24-MH	Mechanicsville	RN-2	42	Yes	5,095	No	Duplex, side-by-side	New	Approved
Jul-24	7-D-24-MH	Mechanicsville	RN-2	27	Yes	2,432	Yes	Duplex, side-by-side	New	Approved
Jul-24	7-E-24-MH	Mechanicsville	RN-2	32	Yes	2,867	Yes	Duplex, side-by-side	New	Approved
Jul-24	7-F-24-MH	Old North (no H)	RN-2	50	No	5,088	No	Duplex, side-by-side	New	Approved
Jul-24	7-G-24-MH	Beaumont	RN-2	57	No	7,946	No	Fourplex	New	Revisions pending
Jul-24	7-H-24-MH	Morningside Heights	RN-2	120	No	8,603	No	Triplex	Conversion	Approved
Aug-24	8-A-24-MH	Fourth and Gill (H)	RN-2	100 and 150	No	15,339	No	Fourplex	Conversion	Approved
Aug-24	8-B-24-MH	West View	RN-1	85	No	10,427	No	Duplex, side-by-side	New	Approved
Aug-24	8-C-24-MH	West View	RN-1	86	No	10,568	No	Duplex, side-by-side	New	Approved
Sep-24	9-A-24-MH	Burlington	RN-2	50	No	6,088	No	Duplex, side-by-side	New	Approved
Sep-24	9-B-24-MH	Burlington	RN-2	50	No	7,893	No	Duplex, side-by-side	New	Approved
Sep-24	9-C-24-MH	Old North (no H)	RN-2	50	No	5,782	No	Duplex, side-by-side	New	Approved
Sep-24	9-D-24-MH	Old North (no H)	RN-2	50	No	5,332	No	Duplex, side-by-side	New	Approved
Sep-24	9-E-24-MH	Morningside Heights	RN-2	50	No	8,812	No	Fourplex	New	Approved
Sep-24	9-F-24-MH	Beaumont	RN-2	80	No	11,505	No	Townhouse (small)	New	Approved
Sep-24	9-G-24-MH	Whittle Springs	RN-2	50	No	3,500	Yes	Duplex, side-by-side	New	Approved
Oct-24	10-A-24-MH	East End	RN-2	50	No	5,222	No	Duplex, side-by-side	New	Approved
Oct-24	10-B-24-MH	Morningside Heights	RN-2	95	No	9,500	No	Duplex, side-by-side	New	Approved
Oct-24	10-C-24-MH	Morningside Heights	RN-2	67	No	10,863	No	Duplex, side-by-side	New	Approved
Oct-24	10-D-24-MH	East End	RN-2	50	No	7,500	No	Duplex, side-by-side	New	Approved
Oct-24	10-E-24-MH	Mechanicsville	RN-2	30	Yes	4,046	Yes	Duplex, stacked	New	Denied
Oct-24	10-F-24-MH	Lonsdale	RN-2	50	No	7,200	No	Duplex, side-by-side	New	Revisions pending
Oct-24	10-G-24-MH	Lonsdale	RN-2	50	No	7,200	No	Duplex, side-by-side	New	Revisions pending
Oct-24	10-H-24-MH	Morningside Heights	RN-2	85	No	15,410	No	Duplex, side-by-side	New	Revisions pending
Oct-24	10-I-24-MH	Burlington	RN-2	90, 120	No	11,318	No	Townhouse (small)	New	Approved
Oct-24	10-J-24-MH	Mechanicsville	RN-4	75	No	10,115	No	Duplex, side-by-side	New	Approved
Nov-24	11-A-24-MH	Lonsdale	RN-2	50	No	6,990	No	Duplex, side-by-side	New	Approved
Nov-24	11-B-24-MH	Oakwood/Lincoln Park	RN-2	45	Yes	6,663	No	Duplex, side-by-side	New	Approved
Nov-24	11-C-24-MH	Parkridge	RN-2	50	No	6,865	No	Duplex, side-by-side	New	Approved
Nov-24	11-D-24-MH	Lonsdale	RN-2	40	Yes	5,879	No	Duplex, side-by-side	New	Under Review
Dec-24	12-A-24-MH	Fourth and Gill (H)	RN-3	50	No	4,653	Yes	Duplex, stacked	Conversion	Approved
Dec-24	12-B-24-MH	Beaumont	RN-2	45	Yes	5,548	No	Fourplex	New	Revisions pending
Dec-24	12-C-24-MH	Lonsdale	RN-3	75	No	12,148	No	Multiplex	New	Revisions pending
Dec-24	12-D-24-MH	Mechanicsville	RN-2	40	Yes	6,250	No	Fourplex	New	Revisions pending
Dec-24	12-E-24-MH	Mechanicsville	RN-2	40	Yes	6,215	No	Fourplex	New	Under Review
Dec-24	12-F-24-MH	Mechanicsville	RN-2	40	Yes	6,180	No	Fourplex	New	Under Review
Dec-24	12-G-24-MH	Mechanicsville	RN-2	40	Yes	6,145	No	Fourplex	New	Under Review
Dec-24	12-H-24-MH	Mechanicsville	RN-2	55	No	9,110	No	Fourplex	New	Revisions pending
Jan-25	1-A-24-MH	Lonsdale	RN-2	50	No	7,201	No	Townhouse (small)	New	Revisions pending
Jan-25	1-B-24-MH	Mechanicsville	RN-2	50	No	5,976	No	Duplex, side-by-side	New	Under Review
Jan-25	1-C-24-MH	College Hills	RN-2	50	No	5,994	No	Fourplex	New	Under Review
Jan-25	1-D-24-MH	Belle Morris	RN-2	47	Yes	6,444	No	Fourplex	New	Revisions pending
Jan-25	1-E-25-MH	Mechanicsville	RN-2	100, 99	No	10,157	No	Duplex, stacked	Conversion	Under Review
Jan-25	No File #	Morningside Heights	RN-1	100	No	15,181	No	Duplex, side-by-side	New	Under Review

RESOURCES

A helpful resource to better understand the potential pitfalls of Middle Housing is the series by Dan Parolek: The [Top 5 Mistakes to Avoid When Enabling Missing Middle Housing in Your City](#). This link leads to the webpage with links to the individual articles written to address each "mistake". Though Mistake #5 has been identified, an article addressing it has not been published yet, so only Mistakes 1-4 are described at this time.

Daniel Parolek wrote the book, "Missing Middle Housing." Mr. Parolek is the founder of Opticos Design, the firm hired by the City of Knoxville to do a study of housing conditions in Knoxville. That study and the Missing Middle Housing principles led to amendments adding the Middle Housing section to the City's zoning ordinance.



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