



REGULATORY AUDIT AND ROADMAP

VIRTUAL PUBLIC MEETING

SEPTEMBER 25TH, 2025

ADVANCE KNOX

INTRODUCTION

WHY CREATE A UDO?



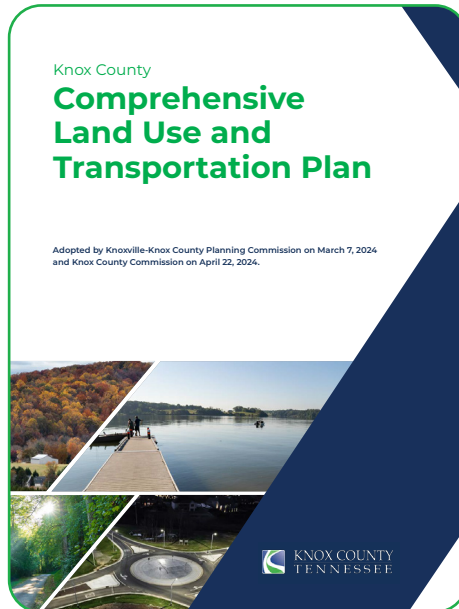
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1.1

» The Comprehensive Land Use & Transportation Plan identified creating a Unified Development Code as the first policy and first action item.

POLICY

ACTION



1. Improve the predictability and transparency of the development process.

Create a Unified Development Ordinance. A Unified Development Ordinance (UDO) incorporates zoning standards, subdivision regulations, and other related development regulations into a single document. This model improves user friendliness for community members to locate regulations and consolidates all development-related standards for staff to administer. Following this model will benefit the community and offer the opportunity to update regulations to align with county land use goals.

INTRODUCTION

WHY CREATE A UDO?



- » Existing regulations are outdated and create barriers to desired outcomes
- » Current codes don't align with Comprehensive Land Use and Transportation Plan goals
- » Inconsistencies and overlapping requirements create confusion
- » Need for streamlined, predictable development processes
- » Opportunity to implement community vision through updated regulations

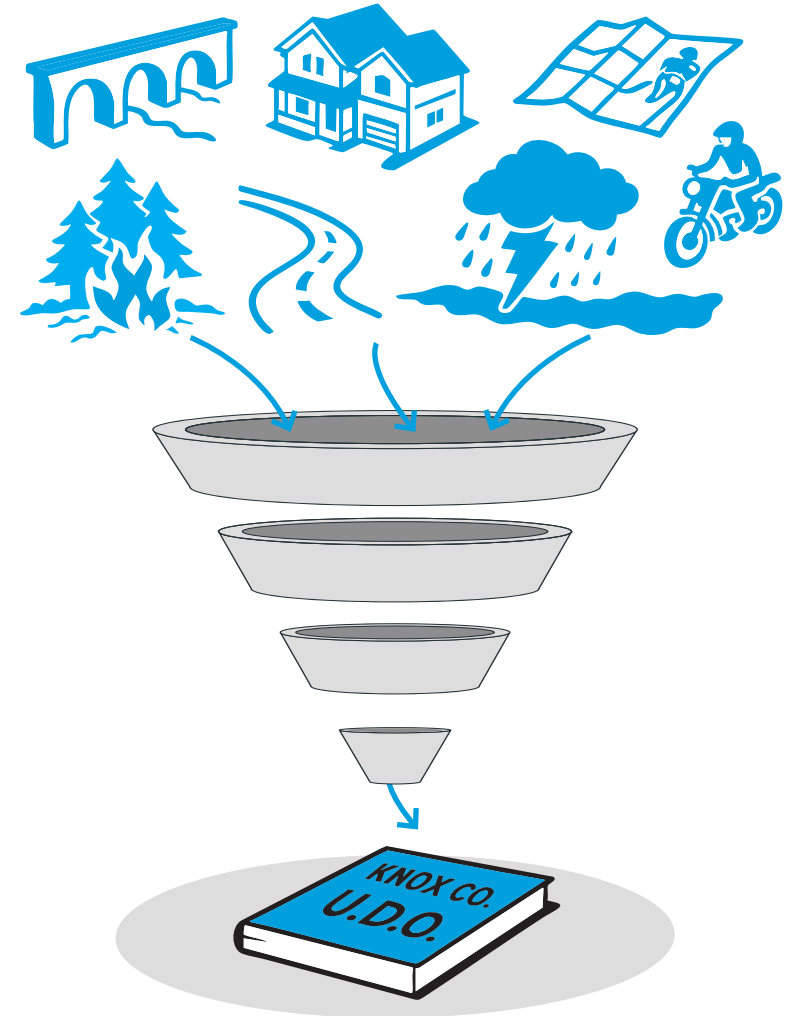
WHAT IS A... UNIFIED DEVELOPMENT ORDINANCE?

A modern practice of managing land use and development through a single document.

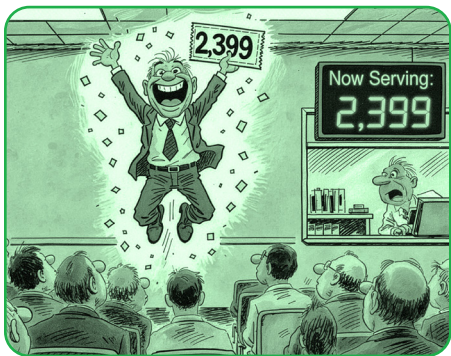
- » Zoning Ordinance
- » Subdivision Regulations
- » Stormwater Regulations
- » Building Codes
- » Fire Protection and Prevention
- » Roads, Bridges, Traffic & Vehicles



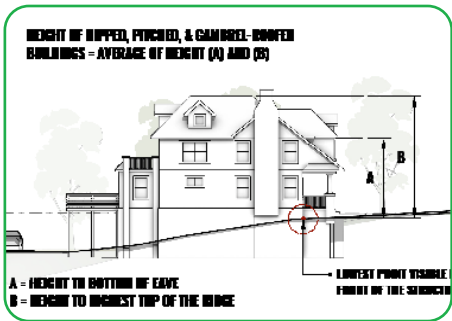
**800
PAGES!**



THE VALUE OF A UDO



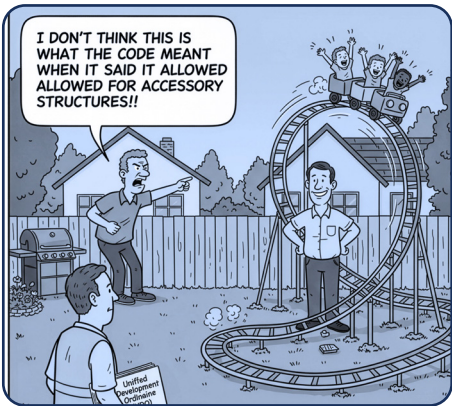
Improves Efficiency.
Reduces excessive interpretations, review times and confusion. Streamlines processes that will save time and resources for residents, developers, and staff.



Increase User-Friendliness And Transparency.
Provide predictability through clear standards and procedures for residents, developers, and staff. The UDO will be better organized and easier to navigate for all users.



Modernizes Development Regulations.
Updates outdated language, antiquated dimensional standards, and incorporates modern best practices in land use and development. These updates will be designed with input from stakeholders and the community.

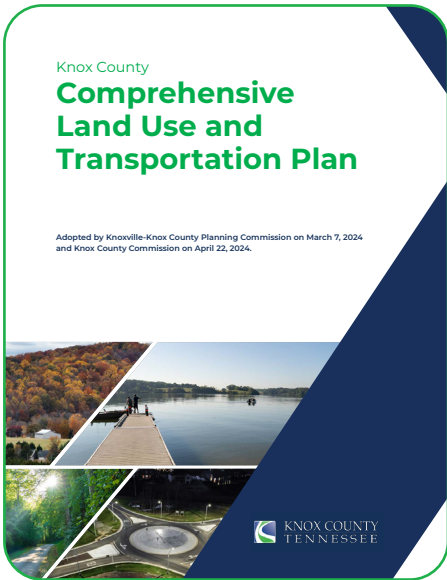


Eliminates Conflicts.
Replaces outdated, inconsistent rules and procedures, and definitions spread across separate ordinances.



Ensures Equitable Regulation.
Applies consistent standards throughout the community.

Aligns regulations to the policies and future land use goals set in the Knox County Comprehensive Land Use and Transportation Plan.
Adjustments regulations to align with the adopted policies, future place types, and land uses of the current comprehensive land use and transportation plan.



AUDIT PROCESS



» *In-Depth Review: Analysis* of existing regulations



» *Stakeholder Input: 97* responses from staff, external users, and officials



» *Plan Alignment: Comparison with Comprehensive Plan* goals



» *Community Check-In: Public workshops and feedback (We are here!)*

WHAT WE HEARD

- » **Need for predictability and flexibility**
- » **Desire for housing mix**
- » **Modernized infrastructure and design standards**
- » **Balance of community character with development**
- » **Alignment with plan goals**

PLAN/CODE ALIGNMENT

PLAN PROMOTES:

- » *Promoting mixed-use and walkable development in designated place types*
- » *Encouraging a mix of housing*
- » *Protecting natural and cultural resources*
- » *Innovative development and subdivision strategies*
- » *Proactive coordination of infrastructure*
- » *Improved transportation safety, efficiency, and connectivity*

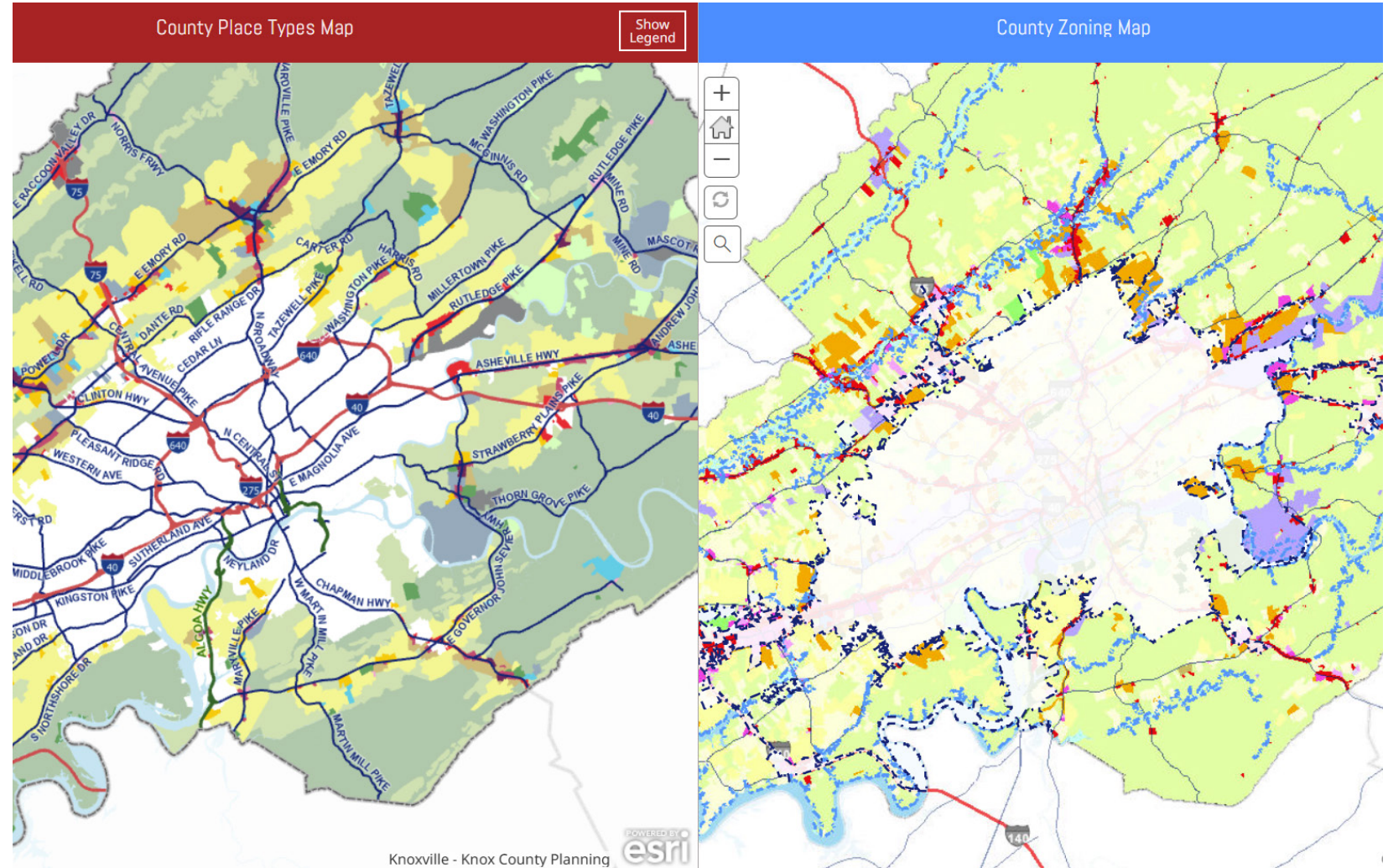
MISALIGNMENT EXISTS:

- » *Place type and zoning districts*
- » *Design and dimensional standards*
- » *Uses and use activities*
- » *Lack of resource protections*
- » *Process and procedures*
- » *Transportation and infrastructure alignment*

KEY FINDINGS

PLACE TYPE AND ZONING DISTRICT MISALIGNMENT

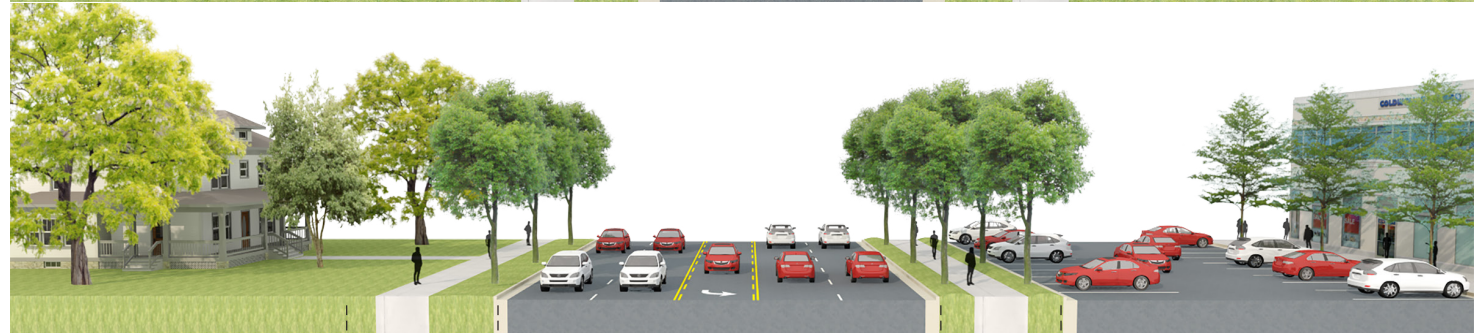
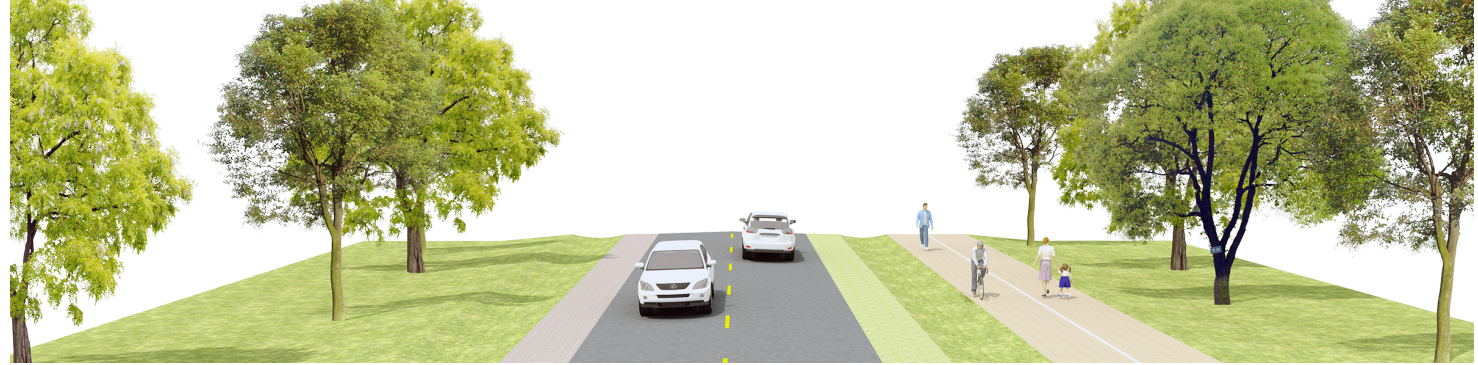
- » Current districts don't match comprehensive plan place types
- » Opportunity to consider consolidating overlapping zones, updating existing zones, and creating new districts



KEY FINDINGS

INFRASTRUCTURE STANDARDS

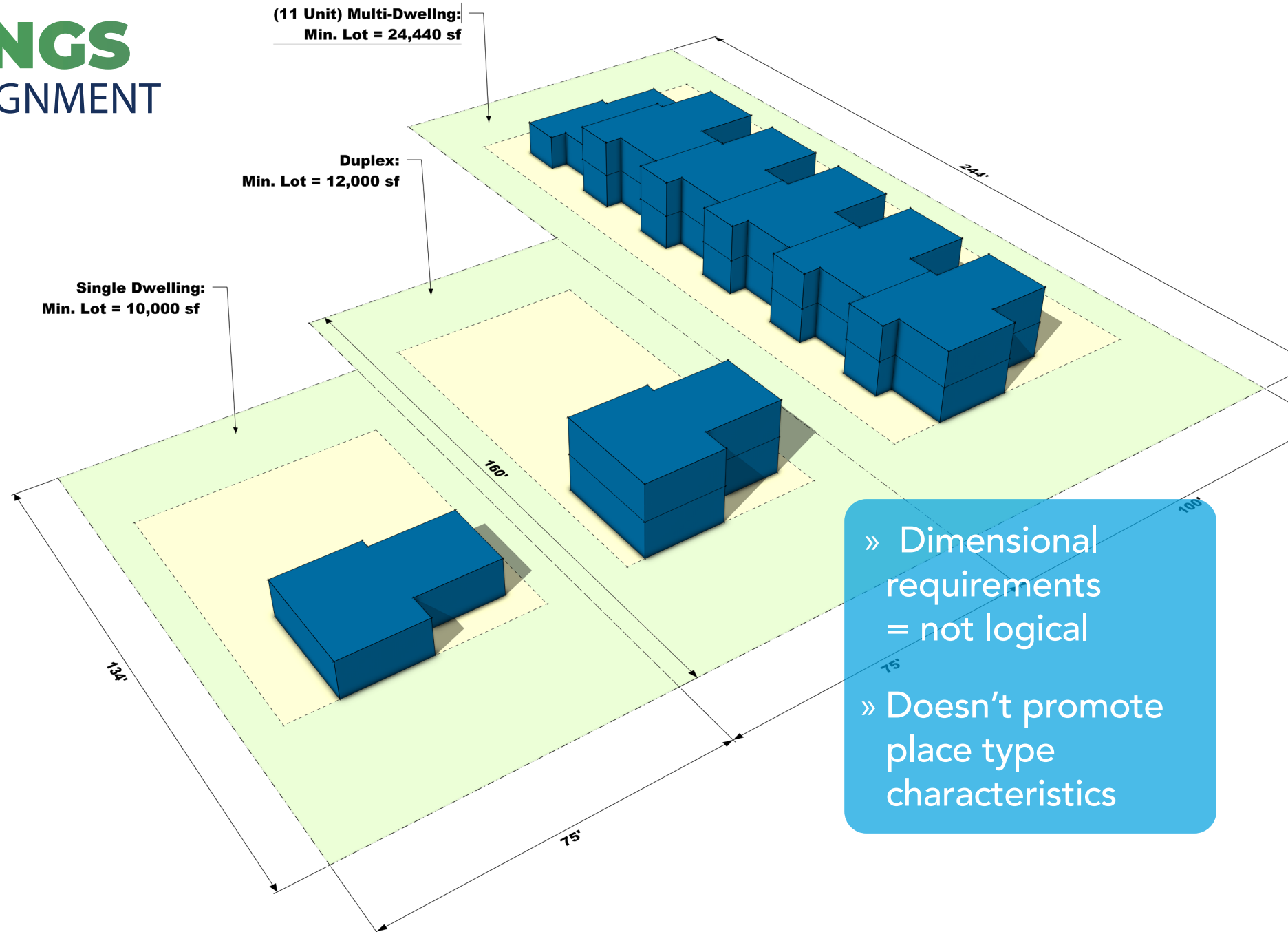
- » Outdated standards
- » Excessive parking requirements and inflexible setbacks
- » One-size-fits-all street standards



KEY FINDINGS

SITE DESIGN MISALIGNMENT

- » 5.12 RB General Residential Zone
- » 5.12.11. Height regulations. Houses and duplexes shall not exceed thirty-six (36) feet in height
- » The height of other main buildings shall be unlimited.



- » Dimensional requirements = not logical
- » Doesn't promote place type characteristics

KEY FINDINGS

USE MISALIGNMENTS

- » Antiquated, overly specific use categories
- » Approximately 385 total distinct use categories
- » Unnecessary "use-on-review" requirements

Use	Zoning District																			
	RAE	RA	RB	PR	OS	E	A	RP	CA	CB	PC	SC	CH	T	CR	CN	OA	OB	OC	BP
Bank.												P								
Banks and similar institutions (NAICS 522).															P	P				
Barber and beauty shops (NAICS 8121).															P	P				
Barber and beauty shops.																	P			
Barber shop.												P								
Bed and breakfast style lodging facilities.								PR												
Beverage and tobacco product manufacturing (NAICS 312).																				P
Boat liveries, subject to the standards of section 4.30, "Standards for marina and boat livery development," of these regulations.							PR													P
Book bindery.											P									
Bottling or packaging works.											P									
Broadcasting and telecommunications (NAICS 513).																				P
Building contractors', building, electrical, and plumbing supply establishments.											P									P
Building, developing and general contracting (NAICS 233).																				P
Buildings, structures, and uses accessory and customarily incidental to any of the above uses when located on the same lot with the principal building.													P							P
Business and professional offices, which provide direct services to customers limited to:																				
1.Travel agencies (NAICS 561510).																				
2.Outpatient medical (NAICS 621).																				
3.Dental (NAICS 6212).																				
4.Real estate (NAICS 531).																				
5.Finance and accounting (NAICS 523, 5412).																				
6.Architect/engineering (NAICS 5413).																				
7.Insurance (NAICS 524).																				
8.Legal services (NAICS 5411).															P	P				
9.Local, state and federal government offices and programs.																				
Business and professional offices.												P								
Business colleges.																	P			

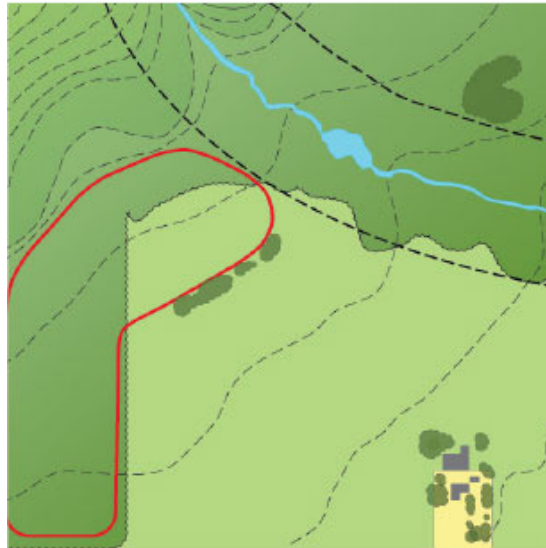
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- 2.Outpatient medical (NAICS 621).
- 3.Dental (NAICS 6212).
- 4.Real estate (NAICS 531).
- 5.Finance and accounting (NAICS 523, 5412).
- 6.Architect/engineering (NAICS 5413).
- 7.Insurance (NAICS 524).
- 8.Legal services (NAICS 5411).
- 9.Local, state and federal government offices and programs.

KEY FINDINGS

NATURAL RESOURCE MISALIGNMENT

- » Insufficient protection for natural resources
- » Regulations require changes in order to work with the existing topography



Existing Landscape



Subdivision Sprawl



Conservation Neighborhood

KEY FINDINGS

ADMINISTRATIVE & PROCEDURAL MISALIGNMENT

- » Over-reliance on negotiation vs. predictable standards
- » Inconsistent outcomes and administrative burden
- » Conflicting terminology, overlapping process and requirements

Appendix A: Subdivision Regulations

Right-of-way *An area used as a public or private street, measured from lot boundary line to lot boundary line on opposing sides of the street, which may also accommodate public utilities.*

Chp. 62 Traffic & Vehicles

Right-of-way *means the right of one vehicle or pedestrian to proceed in a lawful manner in preference to another vehicle or pedestrian.*

PLAN/CODE ALIGNMENT

Policies

In addition to the Future Land Use Map, place types, and transportation projects, the Comprehensive Plan contains a set of policies and action items that advance the goals. Each policy is supported by several actions, which are specific steps the county and its partners can undertake.

- Directly advances the goal
- Supports or reinforces the goal

GOALS	Community Character	Conservation	Infrastructure Investment	Housing Options	Transportation	Economic Growth	Workforce	Recreation
1. Improve the predictability and transparency of the development process.	●	●	●	●	●	●	●	●
2. Ensure that development is sensitive to existing community character.	●	●	●	●				
3. Encourage infill and redevelopment of underutilized commercial land.	●	●	●	●	●	●		
4. Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development.	●			●	●	●	●	
5. Create neighborhoods with a variety of housing types and amenities in close proximity.	●			●		●	●	
6. Promote attainable housing that meets the needs of the current and future residents.				●			●	
7. Encourage development practices that conserve and connect natural features and habitat.	●	●						●
8. Conserve historic and cultural resources.	●	●						●
9. Coordinate infrastructure improvements with development.			●	●	●			
10. Prioritize the long-term fiscal health of the county.	●	●	●	●	●			●
11. Promote connectivity with new development.	●		●	●				

GOALS	Community Character	Conservation	Infrastructure Investment	Housing Options	Transportation	Economic Growth	Workforce	Recreation
12. Improve safety for all users.			●		●			●
13. Provide alternative transportation options.				●	●	●		
14. Promote network efficiency to reduce congestion and improve redundancy.			●	●				
15. Encourage coordination in transportation investments with partners in the county.			●	●				
16. Encourage coordination amongst economic development partners.	●	●	●	●	●	●	●	●
17. Support opportunities for innovation and growth of our local economy.	●	●	●	●	●	●	●	●
18. Create a park system that is accessible to and meets the needs of all residents.	●	●	●	●		●	●	
19. Collaborate to expand the county's park and recreational system.	●	●	●					●
20. Use the park system to promote goals for economic vitality, conservation of natural resources, and resiliency to natural hazards.	●	●				●	●	●
21. Connect a system of greenways.	●	●	●	●		●	●	●
22. Promote public access to and use of Knox County's waterways.	●	●	●	●				●
23. Expand sources of funding for parks and greenways.	●			●				●

AUDIT ENGAGEMENT

- » 4 open house events
- » 3 technical & committee workshops
- » Touchpoint with Planning Commission and County Commission
- » UDO 101 Deep Dive
- » 1 virtual public workshop
- » Ongoing interactive online engagement activities

KNOX COUNTY UDO PUBLIC OPEN HOUSES



ADVANCE KNOX

Engage in our land use and transportation future.

WWW.ADVANCEKNOX.ORG

Come join us!

9/23/25

TUESDAY

5:30-7:30 PM

- » Northshore Elementary School Gym (1889 Thunderhead Road)
- » Ritta Elementary School Gym (6228 Washington Pike)

9/25/25

THURSDAY

5:30-7:30 PM

- » Powell Middle School Gym (3329 W. Emory Road)
- » New Hopewell Elementary School (757 Kimberlin Heights)

LISTEN, LEARN, & SHARE FEEDBACK

- » What's a **Unified Development Ordinance (UDO)**?
- » Hear about key recommendations on how to improve Knox County's

NEXT STEPS

» **UDO 101/DEEP DIVE INTO REPORT**

- » Comprehensive walk-through of audit recommendations

» **INCORPORATION OF FEEDBACK**

- » Review & inform next steps

» **ORDINANCE DRAFTING**

- » Nine month drafting process to develop complete draft



VISIT OUR WEBSITE: ADVANCEKNOX.ORG/UDO

CONTACT THE UDO TEAM

EMAIL: CONTACT@ADVANCEKNOX.ORG

Building a Better Knox County Together

ADVANCE KNOX