

# ADVANCE KNOX

# Unified Development Ordinance

## Knox County, Tennessee – Project Kickoff

Modernizing our development regulations for a better future



# Why We're Here



## **To modernize and unify Knox County's development regulations**

Creating a cohesive system that works for everyone



## **To implement the newly adopted Knox County Comprehensive Land Use and Transportation Plan**

Translating our community vision into actionable regulations



## **To streamline zoning, subdivision, building, transportation, and stormwater standards**

Bringing multiple regulations into one unified document



## **To improve user-friendliness and increase transparency of the process**

Creating predictability for applicants and residents



# What is a Unified Development Ordinance?

**One document. One process. One vision for our community's future.**

A comprehensive document that consolidates all development regulations into one streamlined approach.



**Combines multiple codes**



**User-friendly format**



**Creates consistency**



**Incorporates regulatory best-practice**



**Aligns regulations and development standards with the community's vision**

# Why Do We Need a UDO?

## Current Challenges:

⚠ 8+ separate documents to navigate

⚠ Conflicting regulations

⚠ Outdated language (800+ pages)

⚠ Inefficient review processes



A UDO simplifies the complex, modernizes the outdated, and creates a more efficient system for everyone, aligning regulations to adopted policies and priorities.

# Benefits for Our Community



## Efficiency

Streamlined processes save time and resources for residents and developers



## Consistency

Coordinated regulations that work together without conflicts



## User-Friendly

Better organized and easier to navigate for all users



## Updated

Reflects modern development practices and community goals



## Comprehensive

Addresses sustainability, affordability, and livability



## Community-Focused

Designed with input from all stakeholders



# Project Goals



## **Align regulations with adopted policies and priorities**

Ensure development standards support the community vision established in the comprehensive plan



## **Improve usability and predictability for all users**

Create clear, consistent standards that are easy to understand and apply



## **Promote quality design, housing options, and infrastructure coordination**

Support diverse, well-designed development that meets community needs



## **Preserve natural resources and community character**

Balance growth with environmental protection and neighborhood identity



# What Gets Combined?

The UDO combines multiple chapters of the County code that regulate different aspects of development. This consolidation eliminates conflicts, reduces redundancy, and creates a more cohesive approach to community development.

## Current Separate Documents:

Zoning

Subdivision

Stormwater

Building

Fire protection and prevention

Roads, bridges, traffic, and vehicles



## Unified Development Ordinance



Blue Green Cities



Complete Neighborhoods



Ease of Movement



Heritage Conservation



Public Space



Building at Human Scale



Regional Integration



Transition Design



Sustainable Design

One comprehensive, coordinated document

# Project Timeline



## **Phase 1: Startup & Engagement**

**Winter 2024–Summer 2025**

Project kickoff, stakeholder outreach, and initial data collection



## **Phase 2: Code Audit & Recommendations**

**Fall 2025**

Evaluation of current codes, identification of conflicts, and draft Table of Contents



## **Phase 3: Drafting the UDO**

**Winter 2025–Spring 2026**

Creation of new unified code with stakeholder review and refinement



## **Phase 4: Adoption & Training**

**Summer–Fall 2026**

Final review, formal adoption process, and implementation training



# Focus of the Code Audit



## **Evaluate strengths and weaknesses of current codes**

Identify what's working well and what needs improvement in existing regulations



## **Identify conflicts, redundancies, and outdated standards**

Pinpoint inconsistencies between different regulations and areas needing modernization



## **Explore how current regulations support or hinder plan implementation**

Assess alignment between current codes and comprehensive plan goals



The code audit will provide the foundation for creating a more effective, user-friendly UDO



# Stakeholder Engagement Strategy

Creating an effective UDO requires input from all to ensure regulations meet community needs and support implementation of the comprehensive plan.



## Technical & Community Advisory Committee

Experts in zoning, housing, site development, infrastructure, and other technical areas along with community advisors providing specialized input



## Stakeholder Interviews

One-on-one discussions with development and neighborhood leaders to understand diverse perspectives



## County Staff Coordination

Ongoing collaboration with staff across departments to ensure practical implementation



## Elected Officials

Regular updates and guidance from County Commission to align with policy priorities

# Let's Talk About the Code

We want to hear your thoughts on the current development regulations and how they can be improved to better serve Knox County.

## **What parts of the current code are working well?**

Which regulations effectively support quality development and should be retained?

## **Where do you see challenges or confusion?**

What aspects of the current regulations are difficult to navigate or implement?

## **What types of development should Knox County encourage?**

How can regulations better support desired development patterns?

## **How can regulations better support plan goals?**

What changes would help implement the comprehensive plan vision?

# What's Next

As we move forward with the UDO project, here are the immediate next steps in our process:

1

## **Countywide tour and stakeholder outreach**

Familiarizing core team to Knox County to gather input and understand local context

2

## **Evaluation of the current development codes**

Comprehensive review of existing regulations to identify strengths, weaknesses, and opportunities

3

## **Code audit findings and draft Table of Contents**

Presentation of initial findings and proposed UDO structure (Fall 2025)

4

## **Ongoing engagement with Technical Advisory Committee members**

Regular meetings and opportunities for feedback throughout the process

# Role of the Technical Advisory Committee

The Technical Advisory Committee provides essential professional expertise to ensure the UDO is practical, clear, and effective.



## **Provide Grounded Professional Insight**

Share real-world experience with Knox County's zoning and development processes



## **Evaluate Existing Code Implementation**

Identify gaps between policy and outcomes using actual project examples



## **Bridge to the Broader Development Community**

Act as liaisons to peers, ensuring updated code is transparent and supports responsible growth



## **Inform Technical Feasibility**

Assess draft recommendations for practicality, including impacts on lot sizes and infrastructure



## **Review and Suggest Code Language**

Help refine language for clarity, ease of interpretation, and practical alignment



## **Test Ideas with Real Projects**

Use active or past projects to illustrate potential effects of zoning changes

# Questions & Resources



## Attend an Event

Join us at community meetings and workshops throughout Knox County

[View Calendar](#)



## Submit Feedback

Share your thoughts and suggestions through our online portal

[Online Form](#)



## Join Our Mailing List

Receive regular updates on the UDO process and upcoming events

[Subscribe](#)



## Visit Our Website

Access project documents, FAQs, and the latest information

[advanceknox.org/udo](https://advanceknox.org/udo)

# ADVANCE KNOX

## Contact the UDO Team

Email: [contact@advanceknox.org](mailto:contact@advanceknox.org)

**Building a Better Knox County Together**