

DRAFTING UPDATE MODULE A

PLANNING COMMISSION

JANUARY 27, 2026

MEETING AGENDA



- » **Review UDO drafting process**
- » **Confirm Planning Commission touchpoints and other outreach with the County Commissioners, TAC, and public**
- » **Review proposed zoning districts**
- » **Review consolidated uses and definitions**
- » **Next steps**
- » **Utility permitting project update**
- » **Discussion**

DRAFTING STRUCTURE



» Alignment with proposed Table of Contents

» Five drafting modules:

- A. DISTRICTS AND USES
- B. GENERAL REGULATIONS, USE SPECIFIC STANDARDS, AND ADMINISTRATIVE ELEMENTS
- C. DESIGN STANDARDS (GENERAL, SITE-SPECIFIC, BUILDING, PARKING, AND CIRCULATION)
- D. DESIGN STANDARDS (LANDSCAPING, STORMWATER, ENVIRONMENTAL DESIGN, AND SIGNS); PROCESS AND ADMINISTRATION
- E. BUILDING AND CONSTRUCTION, ENFORCEMENT, DEFINITIONS

OUTREACH AND UPDATES



2026



- » **TAC updates will be held monthly on modules A, C, D, and the draft generally (through April 2026)**
- » **Online updates will be provided to the public via Zoom following TAC updates**
- » **Planning Commission and County Commission will be engaged during each module**

ZONING DISTRICT METHODOLOGY



EVALUATED:

- » Current zoning district's name, purpose, uses, and bulk and dimensional requirements
- » Alignment with comparable place type(s) and purpose statement(s) identified in the comprehensive plan

PROPOSED AND IDENTIFIED:

- » New zoning district name and purpose statement
- » Corresponding place type where the zone could apply

ZONING DISTRICT METHODOLOGY



Existing Zoning District	Description/Purpose	Proposed Zoning District	Proposed Purpose Statements	Place Types Aligned
Names and acronyms taken directly from Appendix A .	Purpose statements and/or district descriptions as they exist today within the regulations.			Place type(s) where a proposed zoning district may apply.
OS Open Space	This open space preservation zone is established to provide areas in which the principal use of land is devoted to open space and/or the preservation and protection of park and recreation lands, wilderness areas, beach and shoreline areas, scenic routes, wild and scenic rivers, historical and archeological sites, watersheds and water supply areas, hiking, cycling and equestrian trails and fish and wildlife and their habitats. Property classified under this zone shall meet the criteria set forth in the open space plan approved by the county, and only property so zoned shall be considered as open space for the purposes of property assessment under the Agricultural, Forest and Open Space Land Act of 1976, provided the other conditions for inclusion under the act are satisfied.	OS - Open Space Zoning District	The open space zoning district applies to publicly-owned land or land held in conservation, and is established to protect, preserve, or support passive recreation opportunities; wilderness and wildlife habitat; wild and scenic rivers and shoreline areas; scenic viewsheds; significant historical and archeological sites; watersheds and water supply areas; hillside and ridgetop areas (as designated in the plan) and other environmental features.	Parks and Open Space
RP Rural Preservation	The rural preservation zone is provided to help insure the continued production of agricultural commodities by encouraging preservation of productive agricultural lands and the open space, wildlife habitat, and scenic corridor value that productive agricultural lands provide. Uses allowed within the district are intended to be limited to uses which are compatible with the long-term agricultural productivity of lands. The general intent of the district is to encourage farming without undue burden on the landowner. Applications for Rural Preservation zoning shall be reviewed for: A.Preservation of agricultural and forest lands and activities; B.Water supply protection; and/or C.Conservation of natural, scenic or historic resources.	AP - Agricultural Preservation Zoning District	The agricultural preservation zoning district is established to protect and conserve productive agricultural lands and other significant natural areas that contribute to the rural character of the County. The district allows for limited residential, agricultural, recreational, and similarly compatible uses clustered with regard to existing topography, natural characteristics, and environmental constraints that may exist.	Rural Agriculture, Rural Living, Rural Conservation
A Agricultural	This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.	AR - Agricultural Rural Zoning District	The agricultural rural zoning district is intended to ensure the continued production of agricultural commodities by preserving acreage of productive agricultural lands and activities that contribute to the rural character and economy of the County. Uses and activities allowed within the district are limited to those which are compatible with agricultural production, grazing, and timber harvesting, with the intent of reducing conflicts between farming and development. Cluster development is not permitted within the agricultural rural zoning district.	Rural Agriculture, Rural Living, Rural Conservation
E Estates	This zone is for residential areas at very low population densities and for other uses compatible with the residential environment. These areas are intended to be defined and protected from encroachment of uses not compatible with residences.	RR - Rural Residential Zoning District	The rural residential zoning district provides for low-intensity residential dwellings and related uses and activities such as hobby farming and agritourism. The development pattern in a rural residential district is shaped by variation, with large lots of varying sizes arranged along roads that may not have an established grid or curvilinear pattern.	Rural Living, Rural Agriculture, Rural Crossroads Commercial, Rural Conservation
RAE Exclusive Residential	This zone provides only for residential areas with low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density residential environment.	NR - Neighborhood Residential Zoning District	The neighborhood residential zoning district provides for residential development. The district is divided into subdistricts (NR1 and NR2) to address varying scales and types of residential development that may occur. The primary use throughout the district is detached residential dwellings, though attached units may be appropriate in some locations. A curvilinear street network is typical of the development pattern within this district, and interconnectivity between developments is encouraged.	Suburban Residential, Suburban Mixed Residential
RA Low Density Residential	This residential zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.			
	This residential zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments.		The mixed residential zoning district provides for a variety of housing types in areas where the road network, water, wastewater, and stormwater infrastructure can support increased intensity and promote connectivity. The district is divided into subdistricts (MR1 and MR2). Lot sizes vary	

PLACE TYPE CHARACTERISTICS

WALKABLE COMPACT GROWTH

- Traditional Neighborhood
- Corridor Mixed-Use
- Town Center Mixed-Use

OTHER AREAS

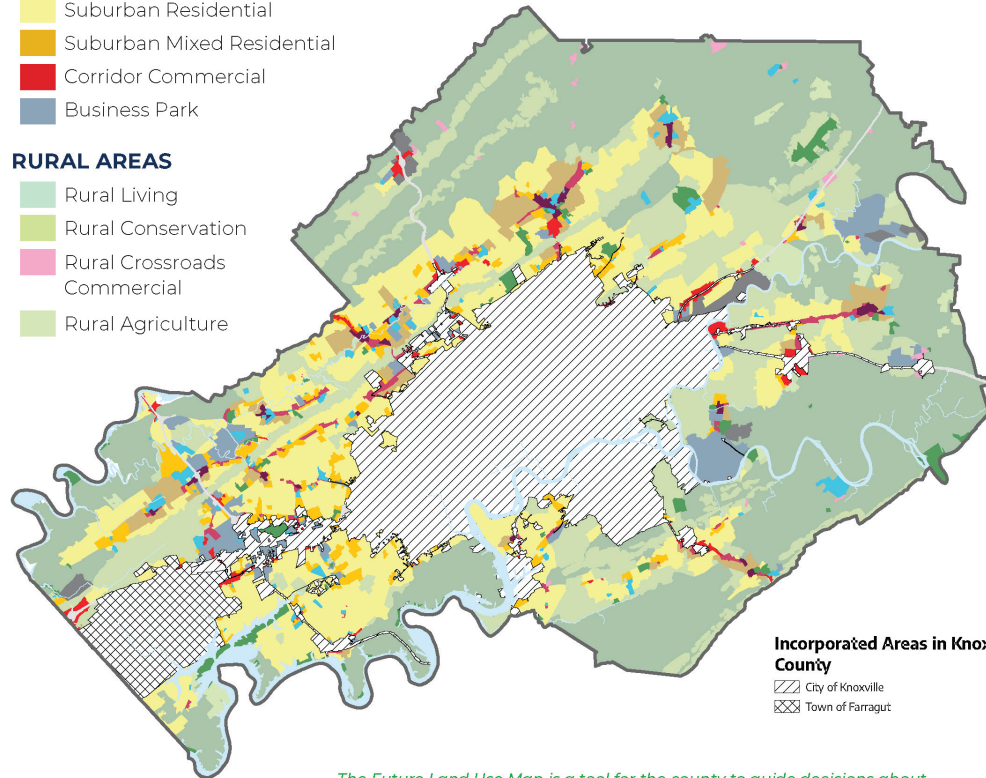
- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial

SUBURBAN GROWTH

- Suburban Residential
- Suburban Mixed Residential
- Corridor Commercial
- Business Park

RURAL AREAS

- Rural Living
- Rural Conservation
- Rural Crossroads Commercial
- Rural Agriculture



Incorporated Areas in Knox County

- City of Knoxville
- Town of Farragut

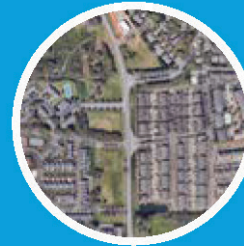
The Future Land Use Map is a tool for the county to guide decisions about future land use and development. It is not a mandate for development but describes the county's vision for growth. It is implemented over time through the zoning regulations and various public and private development decisions. It will serve as the basis for potential future zoning updates.

Four groups of place types
(descriptions in chapter 2):



WALKABLE COMPACT GROWTH

- Traditional Neighborhood
- Corridor Mixed-Use
- Town Center Mixed-Use



SUBURBAN GROWTH

- Suburban Residential
- Suburban Mixed Residential
- Corridor Commercial
- Business Park



RURAL AREAS

- Rural Living
- Rural Conservation
- Rural Crossroads Commercial
- Rural Agriculture



OTHER AREAS

- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial

EVOLVED ZONING DISTRICTS

- » **PR - Planned Residential**
- » **PC - Planned Commercial**
- » **T - Transition**
- » **SC - Shopping Center**
- » **OC - Civic and Institutional**
- » **F - Floodway**
- » **TO - Technology Overlay**

OPEN SPACE, RURAL, AND AGRICULTURAL

OLD

NEW

PLACE TYPE

OS Open Space



OS - Open Space

Parks and Open Space

RP Rural Preservation



AP - Agricultural Preservation District

Rural Agriculture, Rural Living, Rural Conservation

A Agricultural



AR - Agricultural Rural District

Rural Agriculture, Rural Living, Rural Conservation

RESIDENTIAL ZONING DISTRICTS

OLD

E Estates



RAE Exclusive Residential
RA Low Density Residential



RB General Residential



NEW



RR - Rural Residential District

PLACE TYPE

Rural Living, Rural Agriculture, Rural Crossroads, Rural Conservation



NR - Neighborhood Residential District

Suburban Residential, Suburban Mixed Residential



MR - Mixed Residential District

Suburban Mixed Residential



NEW

TND - Traditional Neighborhood Development District

PLACE TYPE

Traditional Neighborhood, Corridor Mixed-use, Town Center Mixed-use

COMMERCIAL AND MIXED USE ZONING DISTRICTS

OLD

CR Rural
Commercial



NEW

**RHB - Rural
Hub District**

PLACE TYPE

Rural Crossroads
Commercial, Rural
Agriculture, Rural Living

CN
Neighborhood
Commercial



**NMU -
Neighborhood
Mixed-Use
District**

Suburban Mixed
Residential, Traditional
Neighborhood Corridor
Mixed-use, Commercial
Corridor







CA General
Business
PC Planned
Commercial



**MUCC -
Mixed-use
Community
Corridor
District**

Corridor Mixed-use,
Town Center Mixed-use,
Commercial Corridor

COMMERCIAL AND MIXED USE ZONING DISTRICTS

OLD	NEW	PLACE TYPE
CH Highway Commercial CB Business and Manufacturing 		HC - Highway Commercial District Corridor Commercial, Corridor Mixed-use, Mining and Heavy Industrial
OB Office, Medical, and Related Services 		BC - Business and Commercial District Corridor Commercial, Corridor Mixed-use, Business Park, Civic and Institutional
OA Office Park BP Business and Technology Park EC Employment Center 		EC - Employment Campus Zoning District Business Park, Civic and Institutional

TOWN CENTER AND INDUSTRIAL ZONING DISTRICTS

OLD

TC Town Center



LI Light Industrial



I Industrial



NEW



TC - Town Center District



LI - Light Industrial District



HI - Heavy Industrial District

PLACE TYPE

Town Center Mixed-use,
Corridor Mixed-use

Corridor Commercial,
Business Park, Mining and

Mining and Heavy
Industrial

SPECIAL AND OVERLAY ZONING DISTRICTS

OLD

HZ Historical
Overlay



NEW



**HZO -
Historic
Overlay
District**

PLACE TYPE

Any placetype;
properties retain the
base zoning when
overlay applies.

TO Technology
Overlay



**CO -
Corridor
Overlay
District**

Any placetype;
properties retain the
base zoning when
overlay applies.

Proposed District

(MR) MIXED RESIDENTIAL

Previous District

(RB) GENERAL RESIDENTIAL

DESCRIPTION

The mixed residential zoning district provides for a variety of housing types in areas of Knox County where water, wastewater, and stormwater infrastructure can support increased densities, and the road network addresses multiple modes of connectivity. Lots sizes vary but are typically less than a half acre in this zoning district, and housing types range from detached residential units to attached units in the form of duplex, triplex, quadplex, and apartment-style development. Supporting uses and activities such as daycares, laundromats, educational and religious institutions, and civic centers may be permitted within this zone.

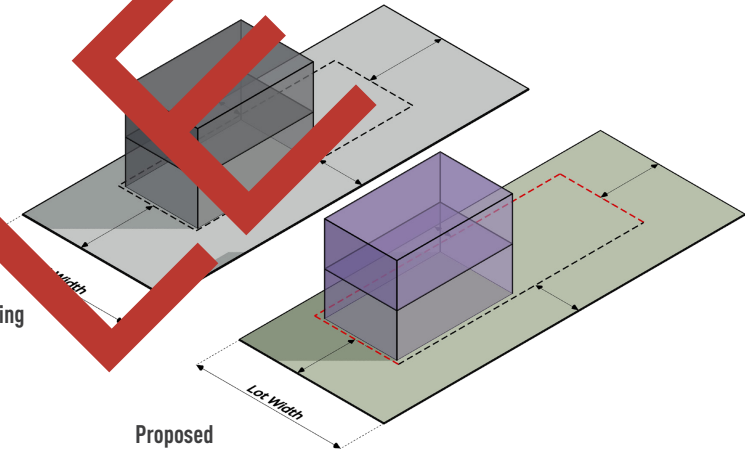
DIMENSIONAL STANDARDS

LOT STANDARDS	EXISTING DISTRICT	PROPOSED DISTRICT
Min. Lot Area (sewer / non-sewer)		
Min. Lot Width (ft.) (single-family / multi-family)	50', 75'	
Min. Front Setback (ft.)	25'	
Min. Rear Setback (ft.)	25'	
Min. Interior Side Setback (ft.) (one story, multi story)	8'	
Min. Street Side Setback (ft.)	15'	
PARKING LOCATION AND SETBACKS		
Min. Front Setback (ft.)		
Min. Side Setback (ft.)		
Min. Rear Setback (ft.)		
BUILDING(S) STANDARDS		
Max. Height of Primary Structure (ft.)		
Max. Height of Accessory Structure (ft.)		
Max. Height of First Floor/Story (ft.)		
Max. Area of Impervious Surface (%)		
Rear / Alley Setback (min)		
Building Mass Req. in Front BTZ (%)		
Build-to Line/Build-to Zone		
OTHER STANDARDS		
Sewered/Unsewered (S/US)		
Access Limitations		
Internal Building Setback		

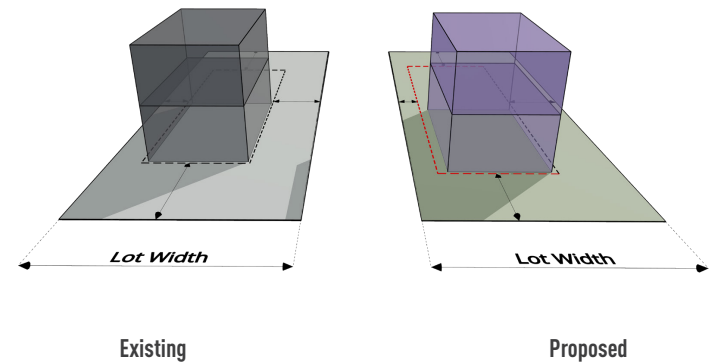
PLAN VIEW



ISOMETRIC VIEW



FRONT PERSPECTIVE VIEW



● Illustrates change from existing standard

CONSOLIDATION OF USES



EVALUATED:

- » Current permitted uses and uses on review definitions and application across existing districts
- » Comparable codes and ordinances across Tennessee, the southeast, and nationwide for best practice
- » Legality of select terms in TN and Knox County

PROPOSED AND IDENTIFIED:

- » Consolidated list of uses
- » Corresponding use definitions

CONSOLIDATION OF USES



Use	Proposed Definition
Accessory Dwelling Unit	Accessory Dwelling Unit (ADU). An additional dwelling unit located on the same lot with and is incidental to, a primary structure. An accessory dwelling unit may be attached or detached and must include separate cooking and sanitary facilities, with its own means of ingress and egress.
Adult-oriented establishment	Sexually explicit establishments which include, but are not limited to: adult bookstores, adult motion picture theaters, cabarets and other enterprises which regularly feature materials, acts or displays involving complete nudity or exposure of the "specified anatomical areas" hereinbelow defined and/or sexual excitement or enticement.
Agriculture	Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any additional dwellings that are accessory to the principal activity of agriculture. Agriculture also includes the use of farmstands for the sale of crops grown on the premises.
Agriculture - High-intensity	Agricultural operations characterized by intensive production methods including, but not limited to, concentrated animal feeding operations (CAFOs), large-scale greenhouse operations, intensive livestock operations, and commercial poultry or egg production facilities. These operations typically involve significant infrastructure, high animal densities, or intensive cultivation methods that may generate greater impacts on surrounding properties than traditional agricultural uses.
Agriculture - Related business	A commercial establishment that provides goods or services directly supporting agricultural operations including, but not limited to, farm equipment sales and service, agricultural supply stores, feed and grain stores, farm equipment dealers, veterinary services for livestock, and similar agricultural support businesses. Includes Garden, Markets, professional greenhouses, outdoor sale of plants as a primary use.

NEXT STEPS



MODULE C

- » **General Standards**
- » **Lot & Building Standards**
- » **Parking and Loading**
- » **Infrastructure and Public Improvements**
- » **Nonconformities**
- » **Update on uses and use conditions**

KNOX COUNTY UTILITY PERMITTING UPDATE

- » **As directed by County Commission Resolution, the UDO Leadership Team has engaged a consultant to incorporate a comprehensive utility permitting process into the UDO.**
- » **We will be interviewing both municipal utilities and private telecom providers in early February**
- » **Goal is to identify strengths and weaknesses of the current process**
- » **Draft regulations will be made available with the full draft UDO in May**
- » **Final permitting process and regulations will be incorporated into the UDO adoption**

DISCUSSION



- » **Do the proposed districts and district purpose statements align with the adopted place types?**
- » **How well do you feel the expressed intent of each district accomplishes specific recommendations of the comprehensive plan?**
- » **What types of predictability are you most interested in seeing within the districts (dimensional standards, landscaping/site design, height, etc.)?**
- » **What issues or limitations do you see prohibiting desired development types by right in the proposed districts?**
- » **Are there uses that have been consolidated or eliminated that you have concerns about?**
- » **Are there uses you feel are missing, that should be included?**