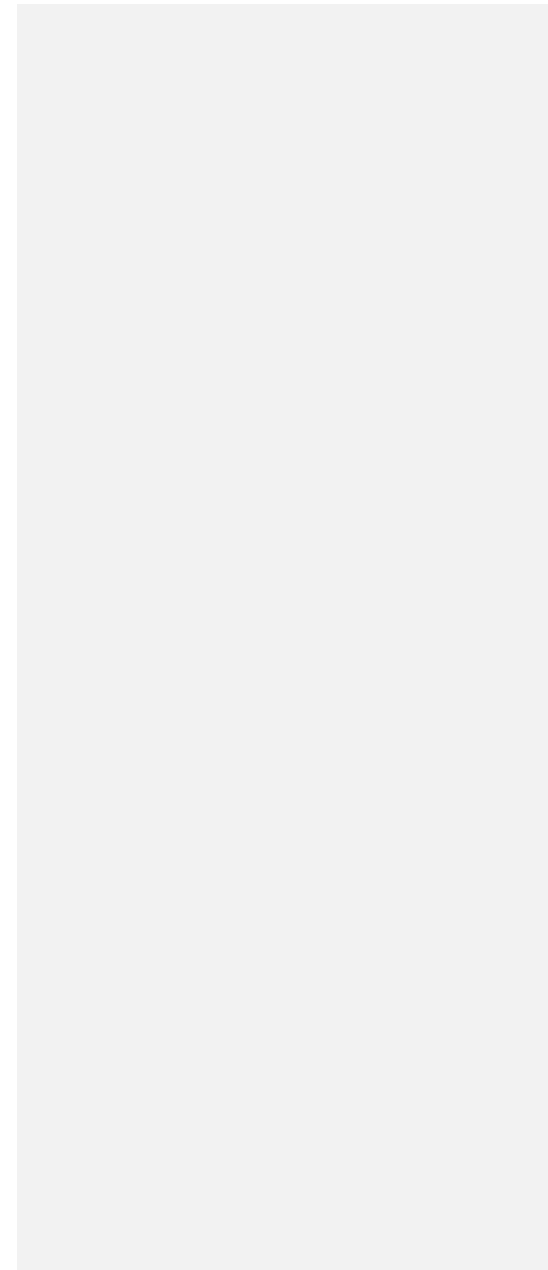


Matrix of Placetype / Zoning District



Proposed Zoning Districts / [Future Land Use Plan](#) Place Types

Proposed Zoning Districts	Placetypes													
	Parks and Open Space	Rural Agriculture	Rural Living	Rural Conservation	Rural Crossroads Commercial	Suburban Residential	Suburban Mixed Residential	Traditional Neighborhood	Corridor Mixed-use	Town Center Mixed-use	Corridor Commercial	Mining and Heavy Industrial	Business Park	Civic and Institutional
OS - Open Space	X													
AP - Agricultural Preservation		X	X	X										
AR - Agricultural Rural		X	X	X	P									
RR - Rural Residential		X	X	X	X									
NR - Neighborhood Res.						X	PX							
MR - Mixed Residential							X							
TND - Traditional Neighborhood							X	X	X					
RHB - Rural Hub		X	X		X									
NMU - Neighborhood Mixed - Use							X	X	X		X			
MUCC - Mixed - Use Community Corridor									X	X	X			
HC - Highway Commercial									X		X	X		
BC - Business and Commercial									X		X		X	X
EC - Employment Campus													X	X
TC - Town Center									X	X				
LI - Light Industrial											X	X	X	

- Commented [A1]:** Agriculture Rural is a reasonable zone until such time as a rural crossroads commercial node begins to develop.
- Commented [A2]:** Rural Residential, which is low density residential, doesn't belong in the Rural Agricultural Placetype
- Commented [A3]:** Rural Residential, which is low density residential, doesn't belong in the Rural Conservation placetype. That Placetype is supposed to be where we could see some growth but have sensitive areas we want to protect, like hillsides, ridgetops, prime farmland soil. Conservation subdivision design. We don't want to 'waste' it on Rural Residential.
- Commented [A4]:** The Suburban Mixed Residential Placetype is where we want more density. Neighborhood Residential is a loss of density in this area and is a not-preferred zone, but partially aligned. There should be a good reason why something is zoned Neighborhood Residential instead of Mixed Residential
- Commented [A5]:** If Neighborhood Mixed Use is appropriate for Suburban Mixed Residential, then so should Traditional Neighborhood, a less intensive zone than Mixed Use (Mixed Use is more emphasis on commercial with "limited" residential uses)
- Commented [A6]:** Highway Commercial isn't at all related to the vision for Commercial Mixed Use Placetype- just look at the pictures of the placetype vs. the pictures of the Highway Commercial Zone. Yes, we'll have existing Highway Commercial in the Commercial Mixed Use Placetype, but that's not where we WANT to be going forward. The scale and intensity of Highway Commercial is not appropriate next to MUCC and Traditional Neighborhood, which would be zones appropriate to the Commercial Mixed Use Placetype.

HI - Heavy Industrial												X		
HZO - Historic Overlay	*	*	*	*	*	*	*	*	*	*	*	*	*	*
CO - Corridor Overlay	*	*	*	*	*	*	*	*	*	*	*	*	*	*

* overlays apply to any placetype. Property retains the base zoning when overlay applies

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
OS Open Space	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	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 agricultural for limited residential, agricultural, open space, 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	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. This district include agritourism, which by nature must be associated with agricultural operations Cluster development is not permitted within the agricultural rural zoning district.	Rural Agriculture, Rural Living, Rural Conservation, (Partial) Rural Crossroads Commercial

Commented [A7]: Agricultural Preservation is not intended for recreational uses. Example: we do not envision a commercial ATV facility for the Agricultural Preservation zoning district. A wedding event venue is not conserving the agricultural character of a place, and an event venue is not agritourism.

Commented [A8]: If a place is what we've considered to be a Rural Retreat, it belongs in a zone other than Agricultural Preservation. Including Rural Retreats in Agricultural Preservation lessens the protections of Agricultural Preservation purposes.

Commented [A9]: What is the difference between Agricultural Preservation and Agricultural Rural districts? There isn't enough in the Purpose statements to clearly differentiate.

Commented [A10]: Why would clustering be a concern at all in the Agricultural district? There shouldn't be any kind of lot size that would promote density. This should all be 5 acres or more to be viable larger agriculture uses.

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
E Estates	RR Rural Residential Zoning District	The rural residential zoning district provides for low-intensity residential dwellings <u>and related uses and activities such as hobby farming and agritourism</u> . 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, <u>Rural Agriculture</u> , <u>Rural Crossroads Commercial</u> , <u>Rural Conservation</u>
RAE Exclusive Residential	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. <u>A curvilinear street network is typical of the development pattern within this district</u> , and interconnectivity between developments is <u>required encouraged</u> .	Suburban Residential, <u>(Partial)</u> Suburban Mixed Residential
RA Low Density Residential	See above - NR-Neighborhood Residential Zoning District	See above - NR-Neighborhood Residential Zoning District	See above - NR-Neighborhood Residential Zoning District
RB General Residential	MR-Mixed Residential Zoning District	The mixed residential zoning district provides for a variety of housing types in areas where the road network, water, wastewater, and stormwater infrastructure <u>can</u> supports increased intensity and promote connectivity. The district is divided into subdistricts (MR1 and MR2) Lot sizes vary but are typically less than a quarter acre, and housing types range from detached residential units to attached units and small-scale multifamily development. <u>Low intensity C</u> commercial uses and activities may be permitted within the MR2 zone where they support residential development within close proximity.	Suburban Mixed Residential
n/a	TND-Traditional Neighborhood Development Zoning District	The traditional neighborhood development zoning district is intended to create a walkable, interconnected environment with a mix of housing types, a defined neighborhood center, and small-scale <u>commercial and commercial and</u> and public spaces, providing an alternative to conventional suburban development pattern.	Traditional Neighborhood, Corridor Mixed-use, Town Center Mixed-use, <u>Suburban Mixed Residential</u>

- Commented [A11]:** Hobby farming is Agricultural. Agritourism is agricultural. These uses should be in the Agricultural Rural zoning district, and would not be included in Rural Residential.

Rural Residential would be what, the rural sprawl development pattern of half acre to 5 acre lot sizes, many of which have no landscaping, agriculture, and are just a house on a big lot without any trees?
- Commented [A12]:** Rural Residential does not belong in the Rural Agricultural placetype. That placetype is for production of crops, livestock, and timber.
- Commented [A13]:** Rural Residential is not intended for the Rural Crossroads Commercial district.
- Commented [A16]:** we don't want to see a lot of NR put in the Suburban Mixed Residential placetype - in those cases we are giving up density which would force sprawl in other areas.
- Commented [A14]:** Why would it be a curvilinear street pattern? Couldn't we do grids? Better yet, not specify the street pattern in the definition.
- Commented [A15]:** 'encouraged' has gotten us nowhere the last 40 years. It needs to be required. These are public streets, and connectivity brings resiliency. See the example for Beeler Rd - <https://www.kcpa.us/2025/02/what-happens-when-we-dont-connect-new-subdivisions/>. This is EXACTLY what happens when it's only encouraged.

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
PR Planned Residential	n/a	Development types that would traditionally fall under the Planned Residential zoning district have been incorporated within the proposed Traditional Neighborhood, Neighborhood Residential, Mixed Residential and Rural Residential zoning districts, eliminating the need for the PR district Zoning district no longer necessary, proposing to eliminate.	n/a
T Transition	n/a	Zoning district no longer necessary; proposing to eliminate	n/a
CR Rural Commercial	RHB-Rural Hub Zoning District	The rural hub zoning district allows for limited retail and service uses and activities that offer convenience to and support nearby rural residential development. These areas are typically located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. Site design and performance standards help maximize compatibility between this district and surrounding rural areas and reinforce vehicular and possible pedestrian accessibility within and between these zones.	Rural Crossroads Commercial, Rural Agriculture, Rural Living

Commented [A17]: Hooray!

Commented [A19]: Nobody in the placetype Rural Living or Rural Agriculture would be expecting a zoning of Rural Hub District to pop up there. That's bad future land use planning. Instead, a land use plan change to the Rural Crossroads Commercial Placetype would be expected first which would take a look at the bigger picture.

Commented [A20]: Note that a number of places for Rural Crossroads Commercial were missed in Advance Knox. . Example: Roberts Rd and 8432 Washington Pike - filling station, which had specifically been called out for rural crossroads commercial type in the 2015 Northeast Sector Plan. Or the Corryton Alignment Center at 9303 E Emory Rd and Foster Rd.

Commented [A18]: Looking at the areas these are in, there aren't a lot of pedestrian accessibility options there.

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
CN Neighborhood Commercial	NMU-Neighborhood Mixed-Use Zoning District	The neighborhood mixed-use zoning district allows for office, retail, and service uses and activities that are compatible with and meet the needs of established neighborhoods. Limited residential uses are compatible. Areas zoned neighborhood mixed-use are typically located at or near intersections with a collector or arterial street, at the edge of or entrance to an established neighborhood. Site design and performance standards help maximize compatibility between this district and the adjacent neighborhoods and reinforce vehicular and pedestrian accessibility within and between neighborhoods.	Suburban Mixed Residential, Traditional Neighborhood, Corridor Mixed-use, Corridor Commercial
CA General Business	MUCC-Mixed-Use Community Corridor Zoning District	The mixed-use community corridor zoning district is established to create and enhance vibrant, pedestrian-oriented mixed-use corridors along major thoroughfares. This district accommodates a mix of residential, retail, and service uses and activities that serve the needs of adjacent neighborhoods as well as the broader community. The district supports the development and redevelopment of underutilized commercial land and is characterized by a variety of building and development types that may include vertical mixed-use within a building or a horizontal mix of uses in one or multiple buildings development-wide. Site design standards ensure that development is supported by transportation infrastructure that safely connects cars and pedestrians to and through the district and ensures compatibility between mixed-use development and adjacent residential areas.	Corridor Mixed-use, Town Center Mixed-use, Corridor Commercial
PC Planned Commercial	See above - MUCC-Mixed-Use Community Corridor Zoning District	See above - MUCC-Mixed-Use Community Corridor Zoning District	See above - MUCC-Mixed-Use Community Corridor Zoning District

Commented [A21]: Picture depicted shows more intense development than a neighborhood might envision next to or in the middle of the neighborhood.

<u>Existing Zoning District</u>	<u>Proposed Zoning District</u>	<u>Proposed Purpose Statements</u>	<u>Place Types Aligned</u>
SC Shopping Center	n/a	proposing to eliminate	n/a
CH Highway Commercial	HC-Highway Commercial Zoning District	The highway commercial zoning district provides commercial activities that cater to the needs of the highway user and the general public. This district is designed to accommodate a range of uses that require a high degree of viability and accessibility from major arterial streets and state and local highways.	Corridor Commercial, Corridor Mixed-use, Mining and Heavy Industrial
CB Business and Manufacturing	See above - HC-Highway Commercial Zoning District	See above - HC-Highway Commercial Zoning District	See above - HC-Highway Commercial Zoning District
OB Office, Medical and Related Services	BC Business and Commercial Zoning District	The business and commercial zoning district provides for professional office space, medical offices and clinics, retail, and services at a smaller scale than the employment campus environment. Such uses and activities that fall under this zone are typically located on their own lot or share a common building.	Corridor Commercial, Corridor Mixed-use, Business Park, Civic and Institutional

Commented [A22]: This would not be an appropriate new zone to locate next to existing residential based on the use types. Think a car dealership with bright lights for the car lot that shine 24/7. The types of activities at highway commercial districts generate light, noise, and air pollution that are not appropriate next to residential or agricultural preservation land.

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
OC Civic and Institutional	n/a	proposing to eliminate	n/a
OA Office Park	EC Employment Campus Zoning District	The employment campus zoning district provides for the development of business, technology, and office parks that accommodate a mix of uses that are traditionally viewed as employment-generating, such as research and development, light manufacturing, medical and professional office complexes, and related uses and activities. Site design and architectural standards ensure these districts are compatible with adjacent uses and districts, while also creating an attractive campus-style environment for major employers. Development in this district should include a high level of amenities for employees and visitors, including open space, pedestrian connections, and shared facilities.	Business Park, Civic and Institutional

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
BP Business and Technology Park	See above - EC Employment Campus Zoning District	See above - EC Employment Campus Zoning District	See above - EC Employment Campus Zoning District

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
EC Employment Center	See above - EC Employment Campus Zoning District	See above - EC Employment Campus Zoning District	See above - EC Employment Campus Zoning District
TC Town Center	TC-Town Center Zoning District	<p>The town center zoning district is intended to create compact, walkable, mixed-use hubs through a blend of services, shops, restaurants, a mix of housing types, and public spaces. Uses may be both vertically and horizontally integrated within a pedestrian-oriented environment, be located on one parcel or across multiple parcels, and develop at different scales to align with the surrounding development pattern. Development is subject to site design standards and performance criteria that support streetscape design and the integration of public spaces and amenities throughout.</p>	Town Center Mixed-use, Corridor Mixed-use

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
LI Light Industrial	LI-Light Industrial Zoning District	The purpose of the light industrial zoning district is to accommodate a diverse mix of innovative manufacturing, research and development, logistics, and flexible office/warehouse uses. This district is intended to permit industrial uses operated in a clean, quiet, and non-intrusive manner and that are generally considered to be compatible with adjacent non-industrial uses and districts by controlling external impacts and requiring that most operations are conducted within enclosed buildings.	Corridor Commercial, Business Park Mining and Heavy Industrial
I Industrial	HI-Heavy Industrial Zoning District	The purpose of the heavy industrial zoning district is to establish suitable locations for those industrial operations that may create nuisances or hazards. Uses and activities permitted in this district do not depend on customer visits but require good accessibility to major rail, air, or street transportation networks, require large sites, and may produce noise, odors, or heavy truck traffic. Site design standards requiring screening, buffering, and other impact offsets reinforce compatibility to the extent possible with the surrounding areas and uses.	Mining and Heavy Industrial
F Floodway	n/a	This intent of this zoning district can be more effectively accomplished through standards that apply anywhere there is designated floodplain.	n/a

<u>Existing Zoning District</u>	Proposed Zoning District	Proposed Purpose Statements	<u>Place Types</u> Aligned
HZ Historical Overlay	HZO-Historic Overlay Zoning District	<p>The historic overlay zone established to celebrate and safeguard the unique heritage of the County. The historic overlay designates areas and structures of sufficient historical and cultural significance. This allows them to be preserved and protected in their present location or allow them to be moved to an approved location within the overlay, and to require that new construction, alteration or use shall be appropriate to their character. The district is intended to prevent the demolition of historic properties, and to ensure that new development is compatible with the historic character of the district. This overlay adds a layer of design review for designated properties to ensure that changes are compatible with the neighborhood's character, with a goal of preserving local heritage while allowing for appropriate and sensitive development and redevelopment.</p>	Any place type; properties retain the base zoning when overlay applies
TO Technology Overlay	CO-Corridor Overlay Zoning District	<p>The purpose of the corridor overlay is to establish special standards for the development and redevelopment of properties along major transportation corridors to protect the public investment in the street system, promote traffic safety, and enhance the visual appearance. Utilizing site design standards, the overlay addresses access, requires appropriate screening and landscaping, regulates signage, and ensures a coordinated development pattern along collector and arterial routes.</p>	Any place type, properties retain the base zoning when overlay applies

Uses and Definitions

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, <u>timber</u> and/or raise livestock for sale, personal food production, donation, and/or educational purposes. The <u>agriculture use includes single-family dwellings and any additional dwellings</u> 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), <u>large-scale greenhouse operations</u> , 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	<u>A commercial establishment</u> 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.
Agrotourism, <u>Ecotourism</u>	A form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner. This includes the sales of agricultural products produced on site.
Air Transportation	An area of land, water, or structural surface which is used or intended for use for the landing and take-off of aircraft, including helicopters. Includes airports, heliports, and helistops. A heliport is any area for exclusive use by rotorcraft that is used, or intended for use, for landing and takeoff of rotorcraft, and any appurtenant areas which are used or intended for use for heliport buildings and other heliport facilities. May accommodate scheduled or unscheduled passenger operations of air carriers.
Care Center	A facility where four or more people who are aged, infirm, or have intellectual or developmental disabilities receive supportive services, health monitoring, protection, and supervision on a regular basis during part of a 24-hour day. This use does not include any licensed facility that provides for the primary diagnosis or treatment of a medical or mental health. This use also does not include facilities defined within Education uses, Medical uses, Dwelling uses, or Child care centers.
Cemeteries	Land or a structure dedicated to and used, or intended to be used, for the interment of human remains. This may include burial plots for earth interments, as well as structures such as mausoleums and columbaria.

Commented [A23]: Agriculture as a definition shouldn't "include single family dwellings and additional dwellings that are accessory to the principal activity of agriculture." That muddles up what Agriculture is. If a zone allows Agriculture, that doesn't automatically give it right to single family dwellings and additional dwellings. Instead, those uses should be called out separately in the Zoning District / Uses matrix.

Commented [A24]: "Additional Dwellings" is excessively broad and opens up a LOT for interpretation. If I have a 100 acre strawberry field and need housing for seasonal workers, does this mean that by right I can put up 30 single wifes on my property for them?. This type of accommodation is also exceedingly rare in Knox County - I'm not aware of any ag operations in the county that have that kind of temporary workforce.

Commented [A25]: Can we define 'large-scale' greenhouse operations? This is pretty vague. Example: Would Stanley's Greenhouses (in the city of Knoxville) be a large-scale greenhouse operation?

Commented [A26]: Large-scale greenhouse operations overlaps with "professional greenhouses" in the use 'Agriculture - Related Businesses"

Commented [A27]: I get confused by this one. Would a retail store selling a mix of local products and agricultural equipment that aren't local (seeds, tools, etc) be a Agriculture-related business? Or would it fall under the 'Retail' use below? Would it be both? Is it non-optimal for a use to fall under multiple Use definitions?

Commented [A28]: Ecotourism is not related to Agrotourism and would not be on the same parcels for the most part. If Ecotourism is a desired use in Knox County, it should be listed as a separate use so that it can be associated with the correct zoning districts, like Parks and Open Space.

Use	Proposed Definition
Child care - Center	Child care center (Amended name and definition, formerly Child Day Care Center): Any place or facility operated by any person or entity that provides child care for three (3) or more hours per day for at least thirteen (13) children who are not related to the primary educator.
Child care - Group	Group child care home (Amended name and definition, formerly Group Day Care Home): Any place or facility operated by any person or entity that provides child care for three (3) or more hours per day for at least eight (8) children who are not related to the primary educator, but not more than twelve (12) children or fifteen (15) children if approved for three (3) additional school-agers.
Child care - Home	Family child care home (totally new use): Any place or facility which is operated by any person or entity that provides child care for three (3) or more hours per day for at least five (5) children, but not more than seven (7) children who are not related to the primary educator.
Civic	Uses and facilities operated by governmental agencies or nonprofit organizations to provide a service to the public. Includes government offices, public libraries, community centers, post offices, fire and police stations, and similar public or quasi-public facilities.
Commercial mulching operation	A type of solid waste processing facility that processes woody waste consisting of stumps, trees, limbs, branches, bark, leaves and other clean wood waste which has undergone size reduction by grinding, shredding, or chipping and is distributed to the general public for landscaping and horticultural purposes. Such woody waste is generally transported to the operation from off-site, and the mulch product is sold to the general public. (See "Solid waste processing facility.")
Community Garden	An area of land managed and maintained by a nonprofit organization or group of individuals to grow and harvest food and non-food crops for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group.
Construction Sales and Service	Establishments primarily engaged in construction activities and incidental storage on lots, including building materials stores, tool and equipment rental or sales, and building contracting/construction offices. Construction-related sales and service facilities such as general and specialty contractor offices, electrical, plumbing, heating and air-conditioning, masonry, carpentry, roofing, landscaping, other special trade contracting, and equipment rental yards.
Correctional Facility	A federal, state, county, municipal, or privately owned facility that houses individuals confined for violations of law. Any facility, public or private, under the control of a competent board or managers and used as a place of detention, correction, or confinement.
Crematorium	A facility containing one or more cremation chambers, used for the reduction of human or animal remains to ashes by heat. A crematorium may be a principal use on a property or an accessory use to a funeral service establishment or cemetery, subject to the regulations of the applicable zoning district.
Cultural Services	A library, museum, performing arts center, community center, or similar civic or cultural use. Such use may involve displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences or providing a place for the community to gather for educational, social, or limited recreational activities.

Commented [A29]: Suggest defining this as "Garden, Community" so that similar garden uses are grouped. See the City of Knoxville definitions with multiple definitions, which makes it much clearer.

Commented [A30]: Some selling can and does occur. I know that in Knoxville there are people who have a share in a community garden plots that grow well more than they can personally consume and sell some of it. This could be resolved by having the multiple "Garden" definitions that you can find in the City of Knoxville zoning ordinance - Garden, Market; Garden, Community; Garden, Personal

Use	Proposed Definition
Drive Through Facility	That portion of a business where transactions occur directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone drive-through ATM is considered a drive-through facility for the purposes of this Code.
Dwelling - Above ground floor	Dwelling units located within a single multi-story building located above nonresidential uses on the ground floor or to the rear nonresidential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, nonresidential uses must front on the primary street frontage.
Dwelling - Manufactured Home	A single dwelling designed for transportation after fabrication on streets and highways on its own wheels or on a flat bed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy... These structures remain on a chassis and are regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. -OR- Dwelling-Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes...
Dwelling - Multiplex	A building on a single lot containing 3 - 4 dwelling units, each of which may be attached to one or more of the others by common vertical or horizontal walls.
Dwelling - Multi-unit (small/large)	A structure containing 5 or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a townhouse dwelling.
Dwelling - Single-unit	A structure containing only one dwelling unit.
Dwelling - Townhouse	A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard area. A townhouse dwelling does not include a multi-unit or multiplex dwelling.
Dwelling - Two-unit, side by side	A building on a single lot containing two dwelling units, each of which is attached to the other by a common vertical wall, with each unit having separate access to the outside.
Dwelling - Two-unit, stacked	A building on a single lot containing two dwelling units, one located above the other, with separate access to each unit.
Eating and drinking establishments	An establishment where food and/or drinks are prepared and provided to the public for on-premises consumption by seated patrons or for carry-out service. Eating and drinking establishments may have outdoor dining/seating areas. Restaurants and bars are considered eating.
Education Primary and Secondary	A public <u>or</u> private school at the primary, elementary, middle, junior high, or high school level that provide state mandated basic.
Education - College, University	A facility for post-secondary higher learning that grants associate or bachelor's degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees... include typical accessory services such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.
Education - Pre-K Facility	An educational establishment that offers early childhood education prior to the start of required education at the primary school level.

Use	Proposed Definition
Education - Trade	A facility for post-secondary higher learning that grants associate or bachelor's degrees... includes facilities that offer instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise...
Event Venue	An establishment that hosts special events, such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, retirement parties, corporate meetings, conferences, and trade shows.
Financial Services, Alternative	An establishment providing services that may include check cashing, payday lending, and/or title loan services either exclusively or as a primary service. Such establishments are typically not FDIC-insured financial institutions... includes pawnbrokers, title pledge lenders, deferred presentment services, and/or check cashers.
Financial Services, FDIC	Financial Institution. A bank, savings and loan, credit union, investments, or mortgage office.
Food Bank	Food Distribution Center (Food Bank/Pantry): A non-profit establishment that solicits, stores, and redistributes food to other agencies, or directly to individuals and families. This definition includes both "food banks" or "food hubs" (larger facilities that primarily distribute to other organizations) and "food pantries" (facilities that primarily distribute to end users).
Food Pantry	Food Distribution Center (Food Bank/Pantry): A non-profit establishment that solicits, stores, and redistributes food to other agencies, or directly to individuals and families in need. This definition includes both "food banks" (larger facilities that primarily distribute to other organizations) and "food pantries" (facilities that primarily distribute to end users).
Food Truck Park	The use of land designed to accommodate two or more mobile food units (MFUs) and mobile food vendors offering food and/or beverages for sale to the public as a primary use of the property, which may include seating areas for customers.
Funeral Services	An establishment engaged in providing services such as preparing the human dead for burial or other disposition, and arranging and managing funerals or memorial services. Includes viewing facilities, ceremonies, and sale of merchandise such as caskets and urns.
Galleries and exhibition space	Commercial space used to display and sell artwork. This term does not include art museums as defined under "Cultural Services" or studio or production space.
Golf course, driving range	A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A driving range may be designed as a standalone facility or part of a golf course.
Home Occupation	A business or commercial activity conducted entirely within a residential property by the residents thereof, which is clearly incidental and secondary to the use of the residential purposes and does not change the character thereof.
Industrial - Heavy	Higher intensity manufacturing, warehouse, and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare, or vibration. These are uses not captured by "manufacturing".
Industrial - Light	Typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities. These are uses not captured by "manufacturing".

Commented [A31]: Food Bank and Food Pantry appear to be identical in definition. Recommend that they be split - a Food Bank is a larger facility that distributes to other organizations. A Food Pantry distributes directly to those in need. The difference is the scale of the operation, which will influence which Zoning Districts it is appropriate for.

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Commented [A33]: In the uses and standards, a Food Truck Park needs to include lighting and noise, especially if it will incorporate a live performance element. Several food truck parks in the county are adjacent to residential and have live performance venues, which creates a disturbance for adjacent residential uses.

Use	Proposed Definition
Information services and data processing services	A facility <u>with a primary use of</u> housing computer systems and associated components, such as telecommunications and storage systems... Tier 1 (Light Industrial): Data centers up to 40,000 square feet... Tier 2 (Heavy Industrial/Special Use): Data centers exceeding 40,000 square feet... <u>This use definition excludes onsite internal data centers for a business or organization that only serve that business.</u>
Junk, Salvage, and Wrecking Yards	Auto wrecking yard: dismantling of two (2) or more inoperable vehicles. Salvage Yard: facility where used/damaged vehicles, appliances, fixtures are sorted or dismantled. Impound Lot: temporary outdoor storage for vehicles awaiting insurance adjustment or transport.
Kennel and animal boarding	Any lot or premises on which five (5) or more animals, more than six (6) months of age, are kept and may include grooming, breeding, training, or other animal care services not related to healthcare.
Laboratories - Research, development, testing	An establishment engaged in research, development, and controlled production of high-technology electronic, biological, or precision products. Includes laboratories, testing facilities, and pilot production facilities.
Landfill	A facility [accepting material from off site] for the disposal of solid waste by burial in the ground. Includes sanitary landfills, construction and demolition debris landfills.
Laundry and dry cleaning, excluding processing	A facility where patrons wash, dry, or drop off dry clean clothing and other fabrics in machines operated by the patron, including coin-operated or card-operated machines.
Laundry and dry cleaning, including processing	A facility where the dry cleaning of garments and other fabrics is conducted using chemical solvents... includes the on-site storage, use, and disposal of dry cleaning agents and the operation of dry cleaning machinery.
Live Performance Venue - Indoor	A facility for the presentation of live entertainment, including musical acts, DJs, theatrical plays, and comedy. Tickets are required for admission. Only open when a live performance is scheduled. Primarily located indoors.
Live Performance Venue - Outdoor	A facility for the presentation of live entertainment... Performances are scheduled in advance and tickets are required. Only open when a performance is scheduled. This use is primarily located outdoors.
Lodging - Bed & Breakfast	A single-family dwelling where an owner [or manager], who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares breakfast meals for guests.
Lodging - Hotel, Motel	Motel: A building or group of buildings used for the temporary residence of motorists or travelers.
Lodging - Recreational Vehicle	Temporary Recreational Vehicle (RV) Park. An existing parking lot or structure used on a short-term basis for the accommodation of recreational vehicles for short-term accommodations.
Manufacturing - Craft	Production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment typically in an enclosed building with no outdoor storage.
Manufacturing - Heavy	The manufacturing of products from processed or unprocessed raw materials, where the finished product is noncombustible and nonexplosive... may produce noise, vibrations, illumination, or particulate...
Manufacturing - Light	An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials... where there are no external effects across property lines.

Commented [A34]: There are many businesses that have small data center or telecommunication closets that could qualify. I'm sure there's one at the City County Building. The old Scripps Networks, Jewelry Television, the larger banks headquartered here- they all have internal data centers of small sizes which service primarily their own operations. Maybe this needs to be called out as the primary use in order to not pull those into the definition?

Use	Proposed Definition
Marinas	A facility for storing, servicing, fueling, berthing and securing of pleasure boats. The facility may include eating, sleeping and retail facilities for owners, crews and guests.
Medical and dental clinics, offices, laboratories, outpatient	Establishments where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, other health care professionals, or similar professions.
Medical clinics & facilities, inpatient	Establishments providing health services primarily for human in-patient medical/surgical care... includes outpatient departments, training facilities, and staff offices. Does not include freestanding emergency rooms or urgent care centers.
Microbrewery	A facility for the production and packaging of beer for wholesale distribution, where production does not exceed 25,000 square feet in commercial districts, and may include a tasting room.
Microdistillery	A facility for the production and packaging of alcoholic spirits, where the area of production does not exceed 25,000 square feet, and may include a tasting room.
Micro-winery	A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of fruit or vegetables... where production does not exceed 25,000 square feet.
Mining, Extraction, Support services	The extraction of minerals, including solids such as coal and ores; liquids such as crude petroleum; and gases such as natural gas. Includes quarrying and well operations.
Nightclub	An establishment having as its principal or predominant use the serving of alcoholic beverages for consumption on the premises with entertainment, dancing, or live performances.
Office and Professional Services	Establishments where professionals, government officials, managers, or administrative services providers offer professional services (attorneys, accountants, architects, engineers, realtors, etc.).
Parks	A facility that serves the recreational needs of residents and visitors. Public park includes playgrounds, ballfields, dog parks, passive recreation areas, and gymnasiums. May include zoos and amphitheaters.
Parking - Structure	A building or structure, or part thereof, used or designed to be used for the parking and storage of vehicles.
Parking - Surface	Parking lot: An off-street facility... usable for the parking of more than six (6) automobiles as a primary use.
Personal Services	Personal service: An establishment primarily engaged in providing services involving the care of a person or his or her apparel.
Place of Assembly or Worship	Structures and land designed for 50 or more people to congregate for civic, social, religious, [private], or recreational functions. Includes theaters, arenas, coliseums, and worship centers.
Amusement and Recreation, Indoor	A location commercial business offering amusements, recreational or entertainment activities such as a bowling alley, pool hall, game arcade and amusement rides where such activities are contained within a building.
Recreation, Outdoor	Parks and other areas requiring some level of development intended for hosting organized activities... includes playground structures, sports fields, picnic shelters. Includes commercial businesses like batting cages and miniature golf.
Recreation, Passive	Recreation that involves limited development with minimal impact to the natural environment. Examples include hiking, biking, horseback riding, picnicking, and birdwatching.

Commented [A35]: What about a community indoor recreation center, or a non-profit one. Don't limit to just 'commercial'

Use	Proposed Definition
Renewable Energy Facility	Includes: solar, wind, geothermal, water power (10MW or less), landfill/farm methane, gas from wastewater, biomass, and hydrogen for fuel cells.
Repair and maintenance (excluding vehicles)	An establishment providing repair services for personal and household goods, such as appliances, computers, and electronics.
Retail - Heavy, Rental and Service	Establishments of a heavier/larger-scale character typically requiring permanent outdoor service or storage areas. Examples: home improvement centers, lumberyards.
Retail - Large scale	Businesses over 10,000 sq ft involved in the sale, lease, or rent of new or used products to consumers.
Retail - Small scale	Businesses under 10,000 sq ft involved in the sale, lease, or rent of new or used products to consumers.
Rifle range - Commercial	A public or private facility, operated for profit, designed and operated for the use of rifles, shotguns, pistols, or other firearms. Includes indoor and outdoor ranges.
Rural Retreat	A facility providing a rural setting in which lodging, conferences, banquet facilities, and meeting/event facilities are provided. Does not include a farm engaged in agriculture.
Safety Facilities	Facilities operated by and for the use of safety agencies, such as fire and emergency rescue services, including dispatch.
Self Storage - Indoor	A building compartmentalized with controlled-access stalls for the storage of personal effects, accessed from within the building.
Self Storage - Outdoor	An area of land with buildings containing individual stalls for storage, where some or all have direct access from the outside.
Special trades contractors	Establishments primarily engaged in specialized construction activities such as plumbing, heating, electrical, masonry, carpentry, and roofing.
Storage - Indoor	Storage or warehousing service within a building or under a shelter for individuals to store personal effects and for businesses to store materials.
Storage - Outdoor	An area of land used in conjunction with a principal use on the same lot for long-term storage of merchandise, materials or equipment outside of an enclosed building.
Temporary Uses	A use of land/buildings for a limited duration, not to exceed [60] days per year. Includes seasonal sales, special events, and farmers' markets.
Transitional Housing - Supervised	A facility providing structured, 24-hour supervised housing for specific populations, such as individuals in recovery or transitioning from institutions.
Transitional Housing - Supportive	A facility providing temporary housing (up to 24 months) and supportive services to facilitate movement to independent living.
Transitional Housing - Temporary	A facility providing short-term overnight accommodation (generally 6 months or less) for individuals and families experiencing homelessness.
Vehicle - Fuel services	Retail sale of fuels, lubricants, and automotive products. Includes alternative sources like EV charging. May include convenience retail and minor maintenance.
Vehicle - Large vehicle sales, rental, and storage	Storage, sale, or rental of large vehicles such as school buses, farm equipment, and construction equipment.
Vehicle - Maintenance	Maintenance of motor vehicle engines and mechanics (brakes, tire repair, lubrication, auto-sound, car wash).
Vehicle - Repair	Repair of motor vehicles/engines, including paint, body, collision work, auto dismantling, and major engine overhaul.

Commented [A36]: There's not a corresponding "nonprofit" rifle range.

Any rifle range - for profit or nonprofit or government - is going to have the same issues. It would be better to separate it out into indoor and outdoor rifle ranges. Indoor have one set of issues. Outdoor have a lot of nuisance, including sound traveling extensively, not to mention safety.

I live 13,650 feet from the Knox County Sheriff's rifle range at the detention center, and I can definitely tell you what days they operate. Rifle ranges are loud and their impact travels a long way.

Commented [A37]: Follow up on with a better definition.

Commented [A38]: @murphysprings@gmail.com work on this

Commented [A39]: Is this use substantially different than "civic" to warrant a different definition?

Commented [A40]: Does an Autozone fall under the same use and requirement as a 16 station fuel canopy at a convenience station? The vehicle traffic and noise levels are very different.

I suggest narrowing the definition of "Vehicle - Fuel Services" to simply selling fuel - a single use. Don't add lubricants and auto products, as well as convenience retail.

Commented [A41]: EV charging should be a separate use. EV charging, like Tesla Superchargers, can be located in shopping center parking lots, restaurant parking lots, and other locations where the predominant use is parking. Does that mean a restaurant that has a Supercharger would need to be zoned with a use that allows "Vehicle - Fuel Services"?

The difference between fueling stations and EV charging is that EV charging doesn't emit fumes from engines or noise from engines stopping, starting, and revving. The impact is much smaller, so EV charging is more compatible with adjacent uses.

Use	Proposed Definition
Vehicle - Sales and rental	Sale, leasing, or rental of automobiles, trucks, RVs, motorcycles, boats, or buses.
Veterinary clinics, Large animal	Veterinary care for animals not defined as small animals, including horses, goats, and pigs. Boarding must be associated with the facility.
Veterinary clinics, Small animal	Veterinary care for small pets/companions kept within the home (dogs, cats, small mammals, birds, reptiles). Boarding must be associated with the facility.
Waste facilities	Receiving of solid or liquid wastes from other users for transfer, collection for disposal, or manufacture of goods from organic composting. Includes Transfer Stations.
Wholesale, warehousing, or distribution enterprise.	The storage, wholesale sales, and distribution of goods, materials, and equipment. Does not include mini-warehouses.
Wireless communications facilities	Any facility utilized for the broadcast or reception of electro-magnetically transmitted information.

Commented [A42]: If a vet doesn't have boarding, then what use are they? Why is boarding required?

Commented [A43]: Again, why is boarding required for a veterinary clinic? If a vet doesn't have boarding, what use definition are they in?